Statement of Significance: Terrace Houses, 31 and 33 Cromwell Road, South Yarra (June 2026)

Heritage Place:	Terrace Houses 31 and 33 Cromwell Road, South Yarra	**PS ref no:**	HO797



Figure 1: *Terrace Houses at 31 and 33 Cromwell Road, South Yarra* (GJM Heritage, July 2024).

What is significant?

The pair of Terrace Houses at 31 and 33 Cromwell Road, South Yarra, constructed 1892-93.

Elements that contribute to the significance of the place include:

- Pair of two-storey terrace houses in the Italianate style of the late Victorian period
- Red brick construction with principal elevations of dichromatic brown and red brick and cement render highlighting
- Parapeted front elevations concealing main hipped roofs, with rear hipped-roof wings (no. 31 slate-clad)
- Large, rendered brick chimneys with rendered capping

- Wing walls at side boundaries and party wall between properties, forming recessed front verandahs and balconies
- Decorative cast iron decoration to verandahs and balconies including friezes, brackets, balustrading and columns
- Decorative classical render detailing to brick wing walls including scrolled volute capitals, sections of entablature with patera-like motifs and crowning orbs
- Decorative brick parapet with rendered bracketed entablature with obelisks above the pilasters
- Full-height timber sash windows at ground and first floor
- Timber front doors with glazed sidelights and highlights.

Rear additions do not contribute to the significance of the place. While the front fence is consistent with the architectural period of the properties, it is of more recent construction and does not contribute to the significance of the place.

How is it significant?

The Terrace Houses at 31 and 33 Cromwell Road, South Yarra are of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Terrace Houses at 31 and 33 Cromwell Road, South Yarra have strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when subdivided land in the south-east quadrant of the suburb was 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 at 31 and 33 Cromwell Road remain highly intact to clearly demonstrate this phase of development in the City of Stonnington (Criterion A).

The Terrace Houses at 31 and 33 Cromwell Road, South Yarra are a fine and highly intact representative example of a pair of two-storey late Victorian terrace houses. They display typical characteristics of the Italianate style of the Victorian period, including elaborate parapeted front elevations of dichromatic brickwork with cement render highlighting, recessed verandahs and balconies with decorative cast iron friezes, brackets, balustrading and columns, decorative render detailing including classical elements and motifs and obelisks topping the parapet, large rendered brick chimneys with capping, full height timber-framed sash windows and timber front doors with glazed sidelights and highlights. The Terrace Houses are highly legible as a high-quality example of Italianate-style housing in the City of Stonnington (Criterion D).

The Terrace Houses at 31 and 33 Cromwell Road, South Yarra are richly decorated and elaborately executed examples of the Italianate style of the late Victorian period. The rich detailing – including scrolled volute capitals, patera-like motifs, orbs, bracketed entablature and obelisks, along with decorative ironwork including friezes, brackets, balustrading and columns to verandahs and ironwork balconies – 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).