
House(s) - Semi-detached pair

Location

13 Cromwell Road SOUTH YARRA, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO228

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The domestic terrace pair at 11-13 Cromwell Road is of regional significance as a distinguished and substantially intact example of high Victorian design. The quality and integrity of the cast iron and stucco work to these buildings, along with elements such as the tessellated tile paths and verandah floors, contribute to their distinctive appearance and overall significance.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Report (Stages 1-5) 1998, Bryce Raworth P/L, 1998; Stonnington - Conservation Review City of Prahran Volume 4: A2 Buildings, Context Pty Ltd, 1993;
Construction dates	1890,
Other Names	13 Cromwell Road, South Yarra,
Hermes Number	31121
Property Number	

Physical Description 1

The House(s) at 11 and 13 Cromwell Road are a pair of Victorian terrace houses located in the area between Malvern and Toorak Roads. They are set in a quiet tree lined residential area.

Each property is approached by way of a modest garden enclosed by a cast iron fence and gate, typical of many Victorian terrace houses. Overgrown plants partially obscure no. 11 from the street. Each house has a pair of entrance doors to its ground floor facade - one grand, one standard - in itself an unusual feature. 11 Cromwell Road has been divided into two flats. One flat uses the lesser entry as its front door, accessed via a central bitumen path. The other flat is accessed by the main front door on the south side. The two entrance doors to 13 Cromwell Road are still intact, as are the original tessellated paths to the verandahs of both terrace houses. On both verandahs, the paired columns and enclosed frieze cast iron work are significant features and embellish the facade, creating an exotic, filigree character¹ The cast iron to the fences came from the Phoenix foundry, Elizabeth Street North, and it is likely the decorative iron to the verandahs and balconies also came from this source. The fenestrations of the terrace houses are symmetrically distributed and the balcony has fine lacework in the balustrade. The parapets of both houses conceal the roofs from views in the street.

Externally, the terrace houses are substantially intact, however, both are in need of maintenance and the fence of 11 Cromwell Road is in need of repair. The Prahran Council Building Permits has no record of major alterations made to 11 Cromwell Road,² since records began after World War 11. 13 Cromwell Road was altered in 1978³ and this may have included the brick paving to the front garden to permit two off street car parks.

The architect of 11 and 13 Cromwell Road is not known. The richness of the ornament in these terrace houses has attracted suggestions that these terraces are the work of Norman Hitchcock,⁴ but this is only speculative. Hitchcock lived and worked predominantly on the opposite side of the city and retired in 1895,⁵ shortly after these terrace houses were built, factors which seem to weigh against such an attribution.

References

8. *Prahran City Council Data Sheet: 11 and 13 Cromwell Road.*

9. *Prahran Council Building Permits.*

10. *Prahran Council Building Permits.*

11. *Context Pty Ltd, City of Prahran Conservation Review, Vol. 4, p 22.*

12. *Geoffrey Falk Development of the architectural practice of Norman Hitchcock, unpublished investigation programme held at Melbourne University 1972.*

Local Historical Themes

8.4.1 Houses as a symbol of wealth, status and fashion

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/>