

# Statement of Significance: Williams Road Precinct, Toorak, Prahran and Windsor, October 2023

Heritage Place: Williams Road Precinct, Toorak, Prahran and Windsor

PS ref no: HO155



## What is significant?

The Williams Road Precinct, comprising a group of Victorian, Edwardian and Interwar era dwellings and shops on Williams Road and High Street, Prahran and Windsor, is locally significant.

Significant properties include:

- 78 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence).
- 80 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence).
- 92-94 Williams Road, Prahran (a former fire station part of the Metropolitan Fire Brigade and intact example of a late Victorian building with transitional Federation era influences).
- 118 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence; the dormer window is not original and considered an intrusive design element).
- 131-135 Williams Road, Prahran (a highly distinct, decorative and intact two-storey Italianate Victorian terrace group).

The remainder of the street is largely characterised by contributory properties, with a small number of non-contributory properties. Refer to the grading map for designations.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of late 19th century subdivision and subsequent development created by groups of Victorian, Edwardian and Interwar era dwellings and shops;
- The presence of an important group of significant graded Victorian era residences;

- The regularity and harmony of the single-storey, freestanding Victorian era residential buildings characterised by pitched slate and corrugated galvanised iron roofs with profiled masonry chimneys, face brick, rendered masonry and timber walls, front verandahs with bullnose awnings, decorative lacework and timber or cast iron joinery, original timber window and door joinery, and, in some cases, projecting bay windows;
- The regularity and harmony of two-storey attached and freestanding Victorian Italianate residential buildings primarily characterised by hipped roofs with profiled masonry chimneys behind ornamented parapets, face brick and rendered masonry walls, decorative mouldings, elaborate verandah detailed including cast-iron lacework, upper floor balconies, and original arched windows and doors;
- The collection of one-storey Edwardian era building stock primarily characterised by decorative stucco gable ends, gable finials, profiled masonry chimneys, tiled and hipped gable roofs, original timber window and door joinery, and face brick walls;
- Edwardian era shops characterised by two-storey façades, flat roofs behind parapets, restrained ornamentation, ground floor awnings, and original timber sash windows to the upper floor;
- Several interwar dwellings that are largely complement older building stock in terms of their roof form, height and use of brick and timber in their construction;
- The relative uniformity of front setbacks and building heights across the precinct; and
- Original front fences of timber, cast iron, stone and brick;
- The landscape setting established by wide roads, bluestone kerb and guttering (some original and some contemporary) and young to mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

#### How is it significant?

---

The Williams Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

#### Why is it significant?

---

The Williams Road Precinct is historically significant as an area that rapidly developed during the 1880s boom period, which precipitated urban character changes and the formation of upper middle class enclaves in Prahran during the late 19th century. Evident in its substantially sized allotments and fine collection of one and two-storey terraces and villas set on a wide road, the precinct is distinct from the neighbouring narrow streets within the area that are predominantly characterised by smaller workers cottages. The precinct forms a tangible link to the late Victorian subdivision story of Prahran and illustrates the suburb's growing middle-class character in the early 20th century. (Criterion A)

The Williams Road Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by Victorian, Edwardian and Interwar era dwellings and shops. The buildings retain a high level of integrity as a group, displaying cohesion through built form, materials, setbacks and heights. The character of some buildings is enhanced by original fences of brick, stone, cast iron and timber. Combined, these elements create a harmonious and attractive precinct that is only occasionally intercepted by relatively low scale modern development. (Criterion E)

#### Grades

---

Street address	Current Grading
78 Williams Road	Significant
80 Williams Road	Significant
83 Williams Road	Non-contributory
83A Williams Road	Contributory
85 Williams Road	Contributory

STONNINGTON PLANNING SCHEME

87 Williams Road	Contributory
89 Williams Road	Contributory
90 Williams Road	Contributory
91 Williams Road	Contributory
92-94 Williams Road	Significant
93 Williams Road	Contributory
95 Williams Road	Contributory
96 Williams Road	Contributory
97 Williams Road	Contributory
98 Williams Road	Contributory
99 Williams Road	Non-contributory
100 Williams Road	Contributory
101 Williams Road	Contributory
102 Williams Road	Contributory
103 Williams Road	Contributory
104-116 Williams Road	Non-contributory
107 Williams Road	Non-contributory
113 Williams Road	Non-contributory
115 Williams Road	Contributory
115A Williams Road	Non-contributory
118 Williams Road	Significant
119 Williams Road	Contributory
119A Williams Road	Contributory
121 Williams Road	Contributory
122 Williams Road	Contributory
123 Williams Road	Contributory
124 Williams Road	Contributory
126 Williams Road	Contributory
127 Williams Road	Contributory
129 Williams Road	Contributory
130 Williams Road	Non-contributory
131 Williams Road	Significant
132 Williams Road	Non-contributory
133 Williams Road	Significant
135 Williams Road	Significant
138 Williams Road	Contributory
140 Williams Road	Contributory
142 Williams Road	Contributory

STONNINGTON PLANNING SCHEME

144 Williams Road	Contributory
146 Williams Road	Contributory
148 Williams Road	Contributory
150 Williams Road	Contributory
152 Williams Road	Contributory
154 Williams Road	Contributory
71 Williams Road	Contributory
73 Williams Road	Contributory
75 Williams Road	Contributory
77 Williams Road	Contributory
79 Williams Road	Contributory
420 High Street	Contributory
404 High Street	Contributory
404A High Street	Contributory
406 High Street	Contributory
408 High Street	Contributory
410 High Street	Contributory
412 High Street	Contributory
414 High Street	Contributory
416 High Street	Non-contributory
418 High Street	Non-contributory
1 Malo Street	Non-contributory
2 Malo Street	Non-contributory
3 Malo Street	Non-contributory
4 Malo Street	Non-contributory
5 Malo Street	Non-contributory
6 Malo Street	Non-contributory
2 Wrights Terrace	Contributory
2A Spring Street	Non-contributory
74 Murray Street	Non-contributory
76 Murray Street	Non-contributory
78 Murray Street	Non-contributory
80 Murray Street	Non-contributory
82 Murray Street	Non-contributory

\* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

**Primary source**

---

*Williams Road Precinct, Citation Report, Extent Heritage Pty Ltd, November 2023.*