

Statement of Significance: Williams Road Terraces, Toorak, October 2023

Heritage Place: Williams Road Terraces, Toorak

PS ref no: HO751



What is significant?

The Williams Road Terraces Precinct, comprising six two-storey Victorian Italianate terraces on Williams Road, Toorak, is significant.

The precinct is wholly characterised by contributory graded buildings.

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

- The distinctive pattern of the late 19th century subdivision;
- A high degree of intactness of the Victorian Italianate terraces arising from two close periods of construction and absence of modern infill;
- The regularity and harmony of the terrace group, characterised by hipped roofs with corbelled brick and render chimneys concealed by elaborately ornamented parapets finished with a smooth stucco render, open upper level balconies, filigree iron lacework, timber framed sash windows with expressive windowsill and lintel, and moulded ornaments.
- The uniformity of setbacks, allotment sizes and building heights; and
- Predominance of period appropriate low cast iron palisade fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Williams Road Terraces Precinct is of local historical significance as a group of residential terraces that were developed in two stages as investment properties following the 1886 subdivision of Woodside Estate, which precipitated the area's shift from sparsely developed land to a suburban upper-middle class enclave. The dwellings were developed during an important phase whereby the land boom of the 1880s that saw a period of land speculation, rapid subdivision and development. The terrace group thus forms a tangible link to this period of development. (Criterion A)

The Williams Road Terraces Precinct is of local aesthetic significance as a visually cohesive row of semi-detached boom era Victorian Italianate terraces. Minor alterations aside, the buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through uniformity in built form, materials, ornamentation, fenestration, fencing, setbacks and height. (Criterion E)

Grades

Street address	Grading
238 Williams Road	Contributory
240 Williams Road	Contributory
242 Williams Road	Contributory
244 Williams Road	Contributory
246 Williams Road	Contributory
248 Williams Road	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 Terraces, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.