

## Statement of Significance: Williams Road Terraces, Toorak (March 2022)

**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, March 2022.*