

Riversdale Village Precinct



277 Auburn Road.jpg



328?332 Auburn Road.jpg



Riversdale Village Precinct Map

Location

Auburn Road and Riversdale Road HAWTHORN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO777

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - October 26, 2020

What is Significant?

The Riversdale Village Precinct, located at the intersection of Auburn and Riversdale roads, Hawthorn. The precinct has a mixed character created by the range of Victorian, Edwardian, and interwar architectural styles, the single and double-storey built form of the shops, and the one three-storey corner building (the Riversdale Hotel). The precinct consists of nos. 261-305 on the east side of Auburn Road, nos. 282-290 and 324-332 on the west side of Auburn Road, nos. 201-233 on the north side of Riversdale Road, and nos. 234-242 on the south side of Riversdale Road. The Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287-289A Auburn Road are individually significant buildings within the precinct. No. 267 Auburn Road and nos. 205-207 Riversdale Road are identified as non-contributory buildings within the precinct.

The precinct was subdivided for commercial development from larger estates from 1883. It was established and consolidated as a retail and commercial centre over a fifty-year period from the 1880s into the interwar period.

How is it significant?

The Riversdale Village Precinct is of local historic, architectural, and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the Riversdale Village Precinct is significant for its ability to demonstrate the establishment and consolidation of one of Hawthorn's commercial and retail centres at the intersection of Riversdale and Auburn roads from the late 1880s into the interwar period. The varied architectural styles reflect the precinct's development over an approximately 50-year period. The southeast corner of the intersection was the first to be developed and this is reflected in the predominance of Victorian architectural styles in this part of the precinct. Land for these shops was subdivided and made available for sale in 1883. From this time, the area began its development as a retail and commercial centre in response to the extension of the railway to this area in 1882. Growth continued with the establishment of the horse drawn tram in 1890 along Riversdale Road, which terminated at Auburn Road. While Hawthorn's development, like elsewhere, slowed during the economic depression of the 1890s, the City of Hawthorn experienced a period of economic recovery and suburban resurgence during the first decade of the new century. This is reflected in the precinct's Edwardian-era shops, many of which are elegantly designed and elaborately detailed. The northwest corner consists of predominantly Interwar-era buildings, built in response to a broader intensification of residential development in Hawthorn through the interwar years, when remaining vacant land was taken up during an intensive boom between 1910 and 1940. The greatest changes were seen in the area south of Riversdale Road. (Criterion A)

Architecturally, the buildings in the precinct are representative of typical forms of Victorian, Edwardian, and interwar commercial/retail buildings of suburban shopping strips prior to WWII, built to the front and side boundaries, forming a continuous street wall and sense of cohesion, with roofs hidden behind parapets. Set back from the street and a more domestic-styled building, the single-storey shop at no. 269 Auburn Road is unusual

within the precinct. Its original, low face brick fence on the street boundary responds to the building design and helps to integrate the building into the otherwise continuous street wall. The shops and hotel, which represent a range of architectural styles, demonstrate features typical of the eras in which they were designed, including: decorative parapets with pediments and finials, and decorative mouldings and pilasters for Victorian shops; symmetrical and asymmetrical designs and use of contrasting materials for Edwardian shops; use of more restrained detailing for interwar shops; timber-framed and glazed entry doors, metal-framed shop windows with top-lights (some leadlight), recessed entrances, panelled highlight windows above awnings. (Criterion D)

Like other precincts in Boroondara, the precinct is characterised by a range of architectural styles from the Victorian, Edwardian, and interwar periods, and single and double-storey built form of the shops; plus the three-storey Italianate Riversdale Hotel corner building. While the overall precinct is characterized by its diversity, development of some shop buildings as pairs and in larger groupings of up to six shops contributes a sense of cohesion (in addition to that noted above). While some original surfaces have been overpainted, some awnings have been removed or replaced, and some original shopfronts have been removed or altered (some sympathetically), this does not adversely affect the aesthetic character of the precinct. (Criterion D)

Aesthetically, the precinct is distinguished from other precincts in Boroondara by the relatively high proportion of intact high quality upper-storey facades and intact and partially intact shopfronts. (Criterion E)

Aesthetically the precinct is also significant for its fine landmark buildings, specifically the Italianate Riversdale Hotel at 277 Auburn Road and the Federation Free Style W.A. Carr's Butcher Shop at 287-289A Auburn Road, both of which are locally significant places. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study Volume 3: Hawthorn, Context, 2018;
Hermes Number	202199
Property Number	

Physical Description 1

The Riversdale Village Precinct is located at the intersection of Auburn and Riversdale roads, Hawthorn. The precinct has a mixed character created by the range of Victorian, Edwardian, and interwar architectural styles, and single and double-storey built form of the shops and one three-storey corner building (the Riversdale Hotel). The precinct consists of nos. 261-305 on the east side of Auburn Road, nos. 282-290 and 324-332 on the west side of Auburn Road, nos. 201-233 on the north side of Riversdale Road, and nos. 234-242 on the south side of Riversdale Road. No. 267 Auburn Road and nos. 205-207 Riversdale Road are identified as non-contributory buildings within the precinct.

Almost all the shops are built to the front and side boundaries forming a largely continuous street wall, and their roofs are hidden behind parapets as was typical prior to WWII; the exception being the single-storey face brick domestic-style interwar commercial premises at no. 269 Auburn Road. The varied architectural styles in the precinct are indicative of its development and consolidation as a retail and commercial precinct over an approximately 50-year period, from the 1890s into the interwar period.

Nos. 261-265 Auburn Road comprises a cluster of three Edwardian shop buildings, nos. 261 and 265, each individually built by 1910. No. 261 is a single-storey rendered shop building with roof concealed behind a parapeted gable with pointed apex flanked by two squat piers. The top edge of the parapet and piers is accentuated by contoured moulding. The piers and apex are topped by orb finials, all three intact, over-painted. The shopfront has been replaced. There is no awning. A narrow alley separates no. 261 from no. 263. No. 263 is a freestanding single-storey brick Edwardian shop with roof concealed behind a tall, rendered parapet, divided into three sections by pilasters. The central section is widest. Horizontal mouldings below the top of the parapet

and just above the awning provide the only other decoration. The shopfront and awning have been replaced. No. 265 is a double-storey, face brick and render Edwardian shop. The upper storey is characterised by contrasting materials, combining red face brick with grey rendered horizontal banding and mouldings, and arched surrounds to the central semi-circular arched window. A brick and render parapet, flanked by half pilasters, conceals the roof form behind. Half-hexagonal brick pilasters, with contrasting trim and topped with a rendered 'claw' and nested orb define the boundaries (the claw and nested orb atop half-hexagonal pilasters match the four at the corner shop building at nos. 273-275 Auburn Road). The ground floor shopfront has been replaced. There is no awning.

No. 269 Auburn Road is unusual in the precinct because it is set back from the street and is a more domestic-styled building. It is a single-storey face brick interwar commercial premises with recessed timber-framed window, angled brick sill, and concrete cantilever awning with curved end. Three double horizontal courses of contrasting glazed bricks articulate the otherwise plain face brick facade. The terracotta-tiled hip roof is partially concealed behind a square brick 'sentry box' entry with parapet. The roof is articulated by a row of three brick chimneys that extend above the ridgeline. The low brick fence on the street boundary is original, and responds to the building design.

Nos. 271-273 Auburn Road is a large brick and render Edwardian building, built by 1910, consisting of three shopfronts facing Auburn Road and chamfered corner with oriel window addressing the intersection that is topped by a tall finial/flagpole. The side elevation faces Riversdale Road (nos. 231-233 Riversdale Road). The building is asymmetrical in design, consisting of two single-storey shops and a larger double-storey corner building. The building displays use of contrasting materials (brick and render, overpainted) and Free-Style ornamentation. The two single-storey shopfronts feature decorative parapets with a semi-circular arch pattern and pilasters below the triangular pediment. The arch, triangular pediment, and pilasters are accentuated by decorative mouldings. Side half-hexagonal pilasters are topped with squat claw with nested orb finials (which match those at no. 265 Auburn Road), whereas finials at the sides and apex of the pediments appear to have been lost. There are no awnings. The same decorative features are adapted to the upper storey of the two-storey shop building, which includes a semi-circular arched opening to a verandah with original timber panel door, double-hung timber sash window, roughcast render wall and timber frieze at dado height) and pilaster pattern, topped by a brick and render parapet. The parapet is defined by horizontal mouldings and squat claw with nested orb finials (which match those on the single storey shops and those at no. 265 Auburn Road). The side elevation (nos. 231-233 Riversdale Road) consists of a painted brick facade, decorative name panel on upper storey, original timber and glazed door in segmental arched opening, and windows with moulded sills at varying heights. The side view reveals an original brick chimney with decorative mouldings. The awnings have been replaced. The ground floor shopfronts have been replaced.

No. 277 Auburn Road is the three-storey Italianate style corner hotel at no. 277 Auburn Road (HO595), constructed in 1888-89. The building is a prominent landmark building within the precinct and is an individually significant building described in detail in the citation for HO595.

Nos. 279-281 Auburn Road is a pair of two-storey brick Victorian shops, built by 1890. The upper storeys are rendered, each shop with a pair of double hung sash windows, with decorative mouldings, segmental arched pediments over each of the windows at no. 279 and triangular pediments over each of the windows at no. 281. The roof is concealed behind a balustrade parapet. A single pilaster defines the edges of the pair of shops with a central shared pilaster. The ground floor shopfront closest to the hotel has been replaced, likely modified in the 2000s to create an 'external' space for patrons who smoke in response to changes to smoking laws. The other ground floor shopfront appears to have been modified in the 1950s. The awnings have been replaced. In spite of these changes, the integrity of the upper storey facades is high.

No. 283A Auburn Road is a two-storey overpainted brick shop built during the early interwar period. Piers mark the boundary of the building, with a central pair projecting and creating a tiered parapet. A three-bay timber sash window sits centrally on the first floor. The central piers are terminated by corbelled brick pattern. Concrete coping caps the parapet. Brick pilasters (4) and horizontal course above the window interrupt a facade of otherwise restrained ornamentation. No. 283A retains what appears to be an original shopfront, with brass window joinery, display windows and splayed ingo, and tiling to facade and recessed entry floor original. The verandah has been removed. New signage partially obscures the upper sections of the shopfront.

No. 285 Auburn Road is a single storey rendered Edwardian shop building with roof concealed behind a parapet. The parapet has central triangular pediment with florid masonry motif atop its apex. Remnants of a pedestal at

the top of each side pilaster suggest they once supported a decorative finial, since removed. The parapet is comparable to the parapet at no. 261 Auburn Road, though the profiles differ. The shopfront retains original half-splayed ingo and tiled surface, glazed timber door, obscure glass light above door, obscure glass lights in panels (some painted) above the shop window, and tiled stallboards (painted). The window joinery (bottom horizontal moulding, vertical) of the shop window is largely intact. There is no awning.

Nos. 287-289A Auburn Road is the former W.A. Carr's Butcher Shop, a two-storey brick building built in 1909-10, with two shops on the ground floor and an upstairs residence, with its entrance between the shops. W.A. Carr's Butcher Shop is an individually significant building described in detail in the citation for HO596. The walls are of red brick with render dressings in the Federation Free Style (also called the Edwardian Baroque), described in detail in the separate citation for this place. The building is distinguished by its unusual design, evocative of the work of architect Robert Haddon, particularly details such as 'pepper-pot' pinnacles to the parapet and the wide tiled arch. All parts of the ground floor share a suspended timber-framed skillion verandah with simple vertical slats at either end. The ground floor shopfront of no. 287 and the central entry and door to the upper storey flat retain original features and these are described in the citation for this individually listed place. The shopfront at no. 289 has been replaced.

Nos. 291-293 Auburn Road is an asymmetrical pair of painted brick interwar shops; no. 291 is two-storey and wider than no. 293, a single-storey with a stepped brick parapet otherwise free of ornamentation. The upper storeys appear to be relatively intact, as is the face brick sidewall along the Sayce Lane boundary. Piers mark the boundary of the two-storey shop building, capped with concrete coping. The terracotta-tiled face of the gabled roof is visible and projects over the two-bay timber-framed sash windows with leadlight upper window panes and glazed brick sill (gable end to Sayce Lane). The shopfronts are asymmetrical with doors aligned close to the shared central wall. The shopfronts retain some original features including highlight windows in panels (obscured), some elements of the window framing, rectangular ingo and window panels with obscured glass above the picture window at no. 293, and sympathetic new elements including tiled stallboards.

Nos. 295-305 Auburn Road consists of a group of six two-storey rendered and painted brick Victorian shops, built by 1891 and named "Firmans' Buildings" (lettering on parapets of nos. 299-301). The upper storey facades have their roofs concealed behind a rectangular parapet supported by brackets with florid profile, and are articulated by pairs of double-hung sash windows, the top section of which is outlined in decorative mouldings. Narrow horizontal bands of decorative mouldings (below the brackets, crossing the windows, and above the awning) span the upper facades of the six shops. The asymmetrical ground floor shopfronts of nos. 297-303 are largely intact with the shop entrance offset to the left of a large display window; an additional small display window to left of entrance at nos. 297-301. Original features at nos. 297-303 include splayed ingos with tiled floors, tiled stallboard, timber panelled and glazed door, highlight windows divided into panels. The ground floor shopfronts to nos. 295 and 305 have been replaced with modern shopfronts. Suspended skillion verandah awnings span nos. 295-303, but would have been a twentieth-century replacement from posted verandahs. No. 305 has no awning. In spite of changes to the ground floor shopfronts of nos. 295 and 303 the grouping of six shops has high integrity.

Nos. 284-286 Auburn Road is a pair of single-storey brick interwar shops built by 1930, with brick parapet and triangular pediment (face brick at no. 286, painted at no. 284) capped with decorative mouldings. A geometric motif in contrasting material (render against face brick) sits in the centre of the parapet (half over painted). The shopfront at no. 286 is remarkably intact (undergoing restoration on inspection in 2017) featuring stepped rectangular ingo with terrazzo floor, leadlight panel spanning the entrance in sunburst pattern, pressed metal linings to entrance ceiling and awning, double timber-framed and glazed doors, tiled stallboards, panelled windows above the picture windows with decorative glass in a chequered pattern (seen also at no. 282), metal window framing, highlight windows divided into panels. The ground floor shopfront of no. 284 has been replaced although the highlight windows divided into panels remain. The awning has been renewed.

The narrower single-storey brick Interwar shop at no. 282 Auburn Road with simple brick parapet shares original shopfront features with no. 286, including splayed ingo entrance with pressed-metal ceiling lining, terrazzo floor, timber-framed and glazed door, metal window framing, tiled stallboards, panelled windows above the picture windows with decorative glass in geometric chequered pattern, and highlight windows divided into panels. The awning has been replaced.

Nos. 324-326 Auburn Road were built by 1892 as an asymmetrical pair of two-storey brick Victorian shops. They may have been designed by architect Augustus A. Fritsch but this remains unconfirmed. A rendered parapet

conceals the roof form but original chimneys with moulded tops are visible from street level. The upper storey facade is face brick articulated by three horizontal rendered bands. The corner building (no. 326) is the wider of the two and features an evenly spaced pair of double-hung sash windows topped with an arched pediment. No. 324 also has a pair of double-hung sash windows, but grouped together under a single arched pediment. The upper storey appears to be intact, as does the brick sidewall of no. 362 to Inverleith Street (painted) and chimneys. The ground floor shopfronts have been replaced with modern shopfronts; the shopfront of no. 326 is from the 1950s or 1960s.

Nos. 328-332 Auburn Road comprises a group of three two-storey painted rendered brick Victorian shops built by 1890. No. 328 addresses the corner with a chamfered bay. An embellished parapet conceals the roof form, with pediment above the chamfered corner. The shops at nos. 330-332 feature pairs of double-hung sash windows in arched openings and surrounded by decorative mouldings. No. 328 features a single wider window to each of its three facades, with details of which match those at nos. 330-332. The ground floor shop at no. 328 appears to retain its turn-of-the-century shopfront with heavy timber window frames, corner entrance, and double timber framed glazed doors. It has a c1950s metal skillion awning supported on metal framework. The shopfronts at nos. 330-332 have been replaced with modern ones; the shopfront of no. 332 in the 1950s or 1960s. The original posted verandahs to the row have been removed. There is a modern canvas awning to no. 332.

Nos. 201-203 Riversdale Road are both two-storey brick interwar shops, although not a pair, built by 1930. The upper facade of no. 201 is largely intact, with the exception of infill windows. Originally a verandah with blinds at the openings (shown in Figure 9), it comprises a face brick balustrade, including half brick, half render square brick piers, and rendered face above. Brick piers define the building boundary capped with concrete coping. These piers extend above and frame the protruding face of a terracotta tiled transverse gable roof. The asymmetrical shopfront is largely intact, with asymmetrical splayed ingo, timber and glazed door with geometric pattern leadlight glazing, tiled stallboards, leadlight highlight windows divided into panels, metal window frame with decorative profiles to horizontal sections. The brick and render (painted) upper facade of no. 203 sits higher than the piers of no. 201. It features brick piers defining the building boundary and part brick and part render parapet (over painted) capped with concrete coping. The facade is articulated by evenly-spaced brick brackets to the parapet coping, and a central window with set of four double-hung sash windows with leadlight upper panel and simple concrete cantilever awning. The ground floor shopfront of no. 203 has been replaced. It has a metal skillion awning.

No. 211 Riversdale Road is a two storey brick early interwar shop, built by 1930, with largely intact upper facade and ground floor shopfront. Piers mark the boundary of the upper storey with central tiered pediment. Concrete coping caps the piers and parapet. Two timber sash windows frame a central name panel (blank). The ground floor shopfront retains its splayed ingo and raked floor, timber and glazed front door, leadlight highlight windows divided into panels, some elements of the metal window frame with decorative profiles to horizontal sections, and tiled stallboards. A single-storey interwar Moderne shop stands at no. 213, featuring a rendered parapet with tiered central pediment, restrained horizontal detailing, panelled highlight windows above the awning. The ground floor shopfront has been replaced in the 1950s. The cantilever awning appears to be a replacement.

Nos. 217-221 Riversdale Road (also nos. 288-290 Auburn Road) consists of a two-storey brick and render interwar corner shop building, called 'Coppard's Buildings', dated 1923. The building occupies the northeast corner of the intersection. The upper story facade is largely intact, featuring restrained detailing, and chamfered corner with oriel window addressing the intersection, geometric parapet with rectangular pediments at the ends and chamfered corner. Roughcast render panels articulate the brick facade (recently painted), with double-hung sash windows in rectangular openings with subtle segmental arch, geometric patterned glazing to upper pane (which match the doors of the original shopfronts). The ground floor comprises two (of five) largely intact shopfronts (nos. 219-221), which retain their splayed ingos with tiled floor, matching timber and glazed doors with geometric pattern, leadlight glazing and pressed-metal ceiling lining, metal window frames, highlight windows divided into panels, original leadlight retained at no. 221 (obscured by timber panel at no. 219 or removed). Tiling of stallboards replaced with contemporary tiles. The shopfront at no. 288 Auburn Road retains some original features including splayed ingos and tiled floor, door with geometric pattern leadlight glazing, leadlight panel above the door, some window framing (painted), and tiled stall boards (over painted). The shopfronts at nos. 217 Riversdale and 288 Auburn Roads have been replaced. The awning appears to have been renewed.

Nos. 234 - 238 Riversdale Road comprises a row of three two-storey Victorian brick shops constructed between 1888 and 1892 in the Victorian Mannerist style. The upper storey facade is symmetrical across the three shops and features complex facade modelling including a mix of triangular and squared pediments over the windows,

balustrade parapet is a prominent feature on the skyline (in particular the central pediment), and prominent pilasters. The posted verandah has been replaced with a modern cantilever awning. The ground floor shopfronts have been replaced: no. 234 (part of the Riversdale Hotel) likely modified in the 2000s to create an 'external' space in response to changes to smoking laws; no. 236 appears to have been modified in the 1950s; no. 238 has a modern shopfront with framed aluminium door and windows.

Nos. 240-242 Riversdale Road consists of a pair of two-storey Victorian brick shops constructed by 1897. The shops are separated by a narrow alley. The upper storey facades feature original stucco detailing that resembles a restrained version of the Victorian Free Classical style. Each facade features a pair of arched double-hung sash windows lined with decorative mouldings, and stucco garlands hang below the sills. A small florid pediment sits atop the parapet which conceals the roof form behind. Narrow cornice mouldings sit at the top of the ground and first floors. Original posted verandahs have been replaced with cantilever awnings (pressed metal underside). The ground floor shop fronts have been replaced.

Overall the level of intactness of the precinct is high. Across the approximately 45 shops included in the precinct the upper level facades are mostly all intact, and approximately 50% of these shops have intact or partially intact ground floor shopfronts. While some face brick has been overpainted, many verandahs or awnings have been removed or replaced, and some original shopfronts have been removed or altered (some sympathetically), this does not overly affect the aesthetic character of the precinct.

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/>