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# Auburn Village Precinct

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## Location

Auburn Village Precinct

## Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO260

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

HO260 Auburn Village Precinct, Hawthorn

Reference - *Auburn Village Heritage Study Heritage Guidelines (2005)*

The Auburn Village Precinct, Hawthorn, is an area of cultural heritage significance for the following reasons:

- The precinct is a representative example of a major commercial precinct of late 19th and early 20th century.
- The precinct demonstrates the important influence of railways by encouraging the development of commercial centres around stations, and illustrates the speculative development boom in Hawthorn during the late nineteenth century before the on-set of the 1890s depression.
- The scale and grandeur of a number of the shops, particularly the three storey shops at 132-142 and 144-148 Auburn Road, reflect the importance of Auburn Village (and the middle class aspirations of Hawthorn at the time) as one of three major shopping centres in Hawthorn during the nineteenth century, and illustrates the type of development characterising a wealthy and dynamic city that led to the description 'Marvellous Melbourne'.
- The precinct is especially notable for the very intact late nineteenth century commercial streetscape in Auburn Road, which includes a remarkable collection of often elaborate and richly ornamented late Victorian shop rows that are complemented by a number of landmark buildings including the Auburn Hotel, Auburn Railway Station, and the three storey shop rows on the west side of the street.

- Many of the early shops within the precinct were designed by the noted local architect John Beswicke, who also designed the Hawthorn Town Hall.

- Burwood Road, while less intact, includes groups of commercial shop rows with common siting, scale, fenestration, and ornament that create relatively cohesive and homogeneous streetscapes that provide an appropriate

Hermes Number 22130

Property Number

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## Integrity

### Introduction

The following description of the Auburn Village precinct is based on an examination of the available historic evidence and on a physical survey of the built form as it exists today. The boundaries of the precinct are based on those defined by previous heritage studies<sup>8</sup> and have been reviewed on the basis of the additional historic research undertaken for this report, as well as changes to the built fabric (demolition, alterations and new development) within the precinct since the earlier studies were completed.

Brief descriptions are provided for some key buildings within the precinct; for further detail reference is made to the detailed citations contained in the HHS and the HCAS.

### Location

Auburn Village is located at the intersection Auburn and Burwood Roads, near Hawthorn, in the City of Boroondara as shown in Figure 4. It comprises properties in both Auburn and Burwood Roads as follows:

. In Auburn Road, it includes all properties on both sides of the road between Burwood Road and the railway bridge, and extends on the north side of the bridge to include the properties on the east side up to Victoria Street including the former Auburn Hotel at No. 87 and on the west side as far as the south side of Malmsbury Street.

. In Burwood Road it includes properties on the north side generally between Henry Street and Montrose Street at Nos. 549-669, as well as two smaller groups on the south side at Nos. 574-584 (west of Auburn Road) and Nos. 594-608 (east of Auburn Road).

### Building style & form

The Auburn Village precinct is a late 19th and early 20th century commercial area that predominantly comprises buildings constructed from c.1885-1910. As a result the majority of the built form is related in terms of scale (predominantly single or double storey: shopfront and residence), siting (attached, no setback), roof forms (hidden behind parapets), detailing (Victorian or Edwardian) and materials (predominantly rendered or face brick). (Refer to Figures 4 and 5) Many retain their original shopfronts and some retain their original verandahs or awnings. A notable exception is the Auburn Baptist Church, which is setback from Burwood Road. (Refer to Figure 6)

Like most early shopping centres, the buildings are relatively intact at first or second floor level, but have been altered at ground floor level. This has typically included the removal of original post supported verandahs or awnings, and the replacement of shopfronts. However, some buildings within Auburn Village still retain original shopfronts such as No. 107 Auburn Road, and No. 569 Burwood Road. On some buildings the original shopfront has been replaced in the Edwardian era. (Refer to Figure 7)

### Auburn Road

Auburn Road, between the three storey Auburn Hotel and Burwood Road, is the most distinctive part of Auburn Village, which is notable for its intactness and consistency of style and form. All of the buildings in Auburn Road between the railway line and Burwood Road were constructed within 10 years of opening of the railway station in 1882 and many were designed by the one architect, John Beswicke, which accounts for the high degree of integrity. Notable buildings include the two groups of elaborate three storey Victorian shops and residences on the west side at Nos. 132-142 and 144-148. (Refer to Figure 8) Both designed by architect, John Beswicke, they are constructed from red brick with cream brick bands with cement dressings including a balustraded parapet, horse shoe arches and relief moulding.

To the north of the railway, the three storey former Auburn Hotel at No. 87 defines the northern extent of the Village and its design, scale and siting makes it a local landmark. It is complemented by the elaborately designed shops and residences at Nos. 89-93. At the centre of the precinct is the railway station complex, which includes three shops with distinctive arched parapets on the east side of Auburn Road; one between the tracks and two to the north.

#### Burwood Road

By comparison, Burwood Road is generally less intact with more shops being altered and a higher number of non-contributory places. Nonetheless, it retains a number of intact Victorian and Edwardian shop rows as well as the Auburn Baptist Church. Notable buildings include:

. The Murphy Bros. Grain Merchants building at No. 594. It is a near original and skilful example of the Medieval Free Style, with original integral signage to the parapet.<sup>9</sup> (Refer to Figure 9)

. The unusual row of early twentieth century shops at Nos. 647-653. This row is notable for the elaborate parapet and facade detailing, which has been described as a "combination of Islamic Revival and Edwardian Freestyle"<sup>10</sup> with stylised geometric patterning to the parapet, pilasters and window surrounds.

. The former Chalmer's Ironmongers (now hardware store) at Nos. 655-659, which includes an extraordinary original leadlight shopfront.<sup>11</sup> (Refer to Figure 10)

#### Subdivision & layout

The subdivision pattern is typical of nineteenth century shopping precincts with predominantly narrow frontages of similar width throughout.

#### Public realm

There are no original or mature street trees within the precinct; small *Ficus* species in Auburn Road trained as standards date from the late twentieth century. Public realm elements such as street construction mostly appear to date from the late 20th

century. There is some remnant bluestone kerbing and paving on the west side of Auburn Road which may be earlier. (Refer to Figure 11)

As well as the two main roads, the precinct also includes bluestone and unmade laneways at the side and rear of buildings including Newburgh Place and other (unnamed?) lanes at the rear of properties in Burwood and Auburn Roads. There is also an early pitched drain at the rear of 111 Auburn Road off Newburgh Place.

*8 Hawthorn Heritage Study 1993 & Hawthorn Commercial Area Conservation Study 1983*

*9 Meredith Gould, Hawthorn Heritage Study, Eaglemont 1992, Place Identification Form: 594 Burwood Road.*

*10 Meredith Gould, Hawthorn Heritage Study, Eaglemont 1992, Place Identification Form: 647-653 Burwood Road.*

*11 Meredith Gould, Hawthorn Heritage Study, Eaglemont 1992, Place Identification Form: 655-659 Burwood Road.*

*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/>*