

PLACE IDENTIFICATION FORM

ADDRESS

43 Auburn Road

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other

TITLE

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 2 [] 3 []
 SIGNIFICANT [] SIGNIFICANT
 STREET TREES KERB & GUTTERS

GRADING

A [] B C [] D [] E []
 KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC URBAN CONSERVATION AREA
 VAS [] PLANNING SCHEME PROTECTION
 CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Dec. 91.
 NEG FILE 87.04.08.

Title
 Vol.
 Fol.

THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1886
 Architect
 Builder
 Elements -
 House and garden.



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good
 Fair []
 Poor []

CONDITION Good
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

43 AUBURN ROAD

History

Copies from G. Butler, 1989 report.

This single storey villa residence was built in 1883 for the merchant, William Robinson.²⁶

Recommend further research.

Description

A single storey Italianate villa, with rendered walls and hipped slate roof. The design strongly addresses the garden with a return verandah and a corner bay projection. Paired columns are used on the verandah with stand and cast iron straight and brackets in a timber frame.

Assessment

An exceptional stretch of garden villas from the boom Victorian period of the 1880s occurs on the east side of Auburn Road between Harcourt Street and Rathmines Road. These houses are part of the Rathmines Village subdivision of ~~1850s~~^{the} 1850s. Development of the area was spurred on by the opening of the station in 1882 and the character was set by the flow on effect from the Harcourt Street mansion houses. That street had gained notoriety as a fine place to live as Beswicke developed the mansion houses on the large allotments. Spring Hill, as the area was known, had fine views. Its semi rural atmosphere, proximity to the City and transport made it a highly desirable location for a gentleman's villa. The Rathmines Village Area, consolidated Hawthorn's position as a city garden suburb.

This example, built for a merchant, is typical amongst them. It is set apart by the fineness of the detailing and the return verandah. It is the best example in the group of eight. Comparable with the fine example at 1 Bayview Ave. (1886) which also adopts a bayed form reflected in the verandah. The latter adopts more elaborate render embellishment and is typical in its detailing. This example is a good example of standard construction and design.

Significance

Metropolitan

1. The best Italianate garden villa in the Rathmines Village area, utilizing typical construction details, strongly related to a garden context. Illustrative of the rapid 1880s boom development at Hawthorn, when its position as a garden suburb was consolidated.

²⁶. Gwen McWilliam, "Buildings in proposed Conservation Areas in Hawthorn", for Graeme Butler, 1989, p.1. (Recommend that entry no. should be checked in Hawthorn rate records to confirm original owner).



43 Auburn Road