

PLACE IDENTIFICATION FORM

ADDRESS

119-121 Auburn Road

TYPE

- Single Residence
- Shop and residence
- 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 Nov. 91.  
 NEG FILE 82 35.

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 c1890-1891.

Architect

Builder

Elements -

Two, two-storey shops/  
 residences.

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



NOTABLE FEATURES/SIGNIFICANCE

See Butler, Upper Hawthorn Study.  
 See attached

No. 121 early shop front.

INTEGRITY Good  Fair  Poor   
 CONDITION Good  Fair  Poor

CROSS REFERENCED INFORMATION

Associated significant garden

LOCATION: SHOPS AND RESIDENCES  
119-21 AUBURN ROAD,  
MMPS ZONE: Local Business  
BUILT: c1890-1

HISTORY - Built by 1891 as part of an extensive shop row (111-33) financed by James Jamieson, speculator of Brighton (later of Toorak) in partnership on this occasion with J. Tuckfield of Glen Iris (later of South Yarra).<sub>1</sub> Stabilising after 1893, the early tenants included Joseph Picone, fruit<sup>er</sup>, and J. Macartney, wine merchant, followed by Mrs. M. Brebeck and a John Begg, of the same pursuits.<sub>2</sub>

DESCRIPTION - A two storeyed, parapetted shop and residence pair of brick and stucco, with raised arched parapet entablatures and serlian pattern arched, tripartite fenestration. Deep brackets underscore the cornice mould whilst similar Corinthian order pilasters to (111-17), are supported on blocks which terminate the string moulds. Ornament consists of a similar parapet shell motif but is distinguished from (111-17) by a bulls eye motif within the entablature and attenuated flanking pilasters. Balustrading is also used in preference to the guilloche, at the parapet; and unusual continuous basalt window sills provide further differences in detail.

INTEGRITY - Shop fronts are gone; suspended verandah added to 119; parapet orbs and urns are gone. Upper side of windows of (119) have been altered; and the iron street verandahs removed.

STREETSCAPE - Contribute to the 19th century streetscape (1:1) and particularly to the element (111-33).

SIGNIFICANCE - Architecturally are near original above verandahed facade of a competent design using a common commercial form and materials. The pair possess unusual, mannered details and contribute an important commercial streetscape: of local importance. Historically exemplifies effect on speculation by railway expansion: of regional importance.

ENHANCEMENT - Replace street verandahs (refer H.P. p.128); replace parapet ornament; replace shop fronts and repaint trim as original or typical.

HAWTHORN COMMERCIAL AREA CONSERVATION STUDY



REFERENCES: (Abbreviations Key: Appendix 5)

1. RB 1890, 2744-5; HBI
2. D 1895;  
D 1907