

PLACE IDENTIFICATION FORM

ADDRESS

123-133 Auburn Road

TYPE

- ☐ Single Residence ☐ Multiple Unit Res.
☒ Shop and residence ☐ Outbuildings
☐ Office ☐ Industrial Building
☐ Landscape feature ☐ Public building
☐ View ☐ 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 82.34.

Title
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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 1888-1889.

Architect

Builder

Elements -

Six, two-storey shops/
residences.

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

NOTABLE FEATURES/SIGNIFICANCE

See Butler, Upper Hawthorn Study
 See attached

No. 129 original shop front.

INTEGRITY Good ☒ CONDITION Good ☒
 Fair ☐ Fair ☐
 Poor ☐ Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

LOCATION: SHOPS AND RESIDENCES
123-33 AUBURN ROAD,
MMPS ZONE: Local Business
BUILT: 1888-9

HISTORY - Jas. Jamieson is listed in the Hawthorn rate books first in 1887 owning property in Auburn including a house and land in Auburn Rd., which by the end of 1888 had become 6 unfinished shops. ¹ For the first decade or so the services provided by the shopkeepers remained fairly constant. Henry Garnham, draper, established near the south west corner of Burwood and Glenferrie Rd., in 1881, moved to the developing Auburn shopping centre, above the new Auburn station. H.G. Garnham, Jamieson's first tenant, was joined by bootmaker Symms, also previously near Glenferrie station since 1885, and stationer George Owens who was already established near Glenferrie station. ² Possibly because of the depression, the shops nearer the station changed tenants more frequently in the early 1890s but by 1894 were occupied by shopkeepers usually new to the Hawthorn area. William Reid, produce merchant and Martha Ellis, butcher. ³ At this time Auburn was considered the grandest shopping centre, accessible from stations further east, by horse cars along Burwood Rd., and horse cabs along Auburn Rd. As yet there was little competition from Burke Rd., or Riversdale Rd., shops, which accelerated with the development of the electric tram services around the 1st World War.

DESCRIPTION - A two storey shop and residence row of six, with stuccoed facades paired and arched fenestration, and a guilloche pattern balustraded

parapet. Raised entablatures contain shell motifs and support acroteria and instead of the unusual bulls-eye motif within the entablature, a stilted arch is expressed in bas-relief as the centre to a palladian window device. Corinthian pilasters support a dentillated cornice mould in a similar manner to (111-17) with an inverted acanthus console. Shopfronts from c1910-15 exist at (131-3) whilst the presumed original type survives at (129). An usual element is the cast iron sub floor vent in the footpath adjacent to (129).

INTEGRITY - Iron street verandahs are gone; shopfronts replaced on 123-7 and 131-3, the latter sympathetically in c1910-15; original shopfront at (129) has been altered (door, architrave and tiled entrance); suspended and cantilever verandahs have been added to all except 129, presumably c1930; above verandah signs placed on 131-3; and urns and orbs removed from or damaged on most of the row.

STREETSCAPE - Contributing and corner element in the 19th century commercial streetscape 1:1, particularly to (111-33).

SIGNIFICANCE - Architecturally a near original above verandah facade using a common late 19th century commercial; form with some unusual details, and contributing as a major corner element to an important 19th century commercial streetscape: of regional importance. Historically of local importance as an indicator of the railway's effect on commercial development.

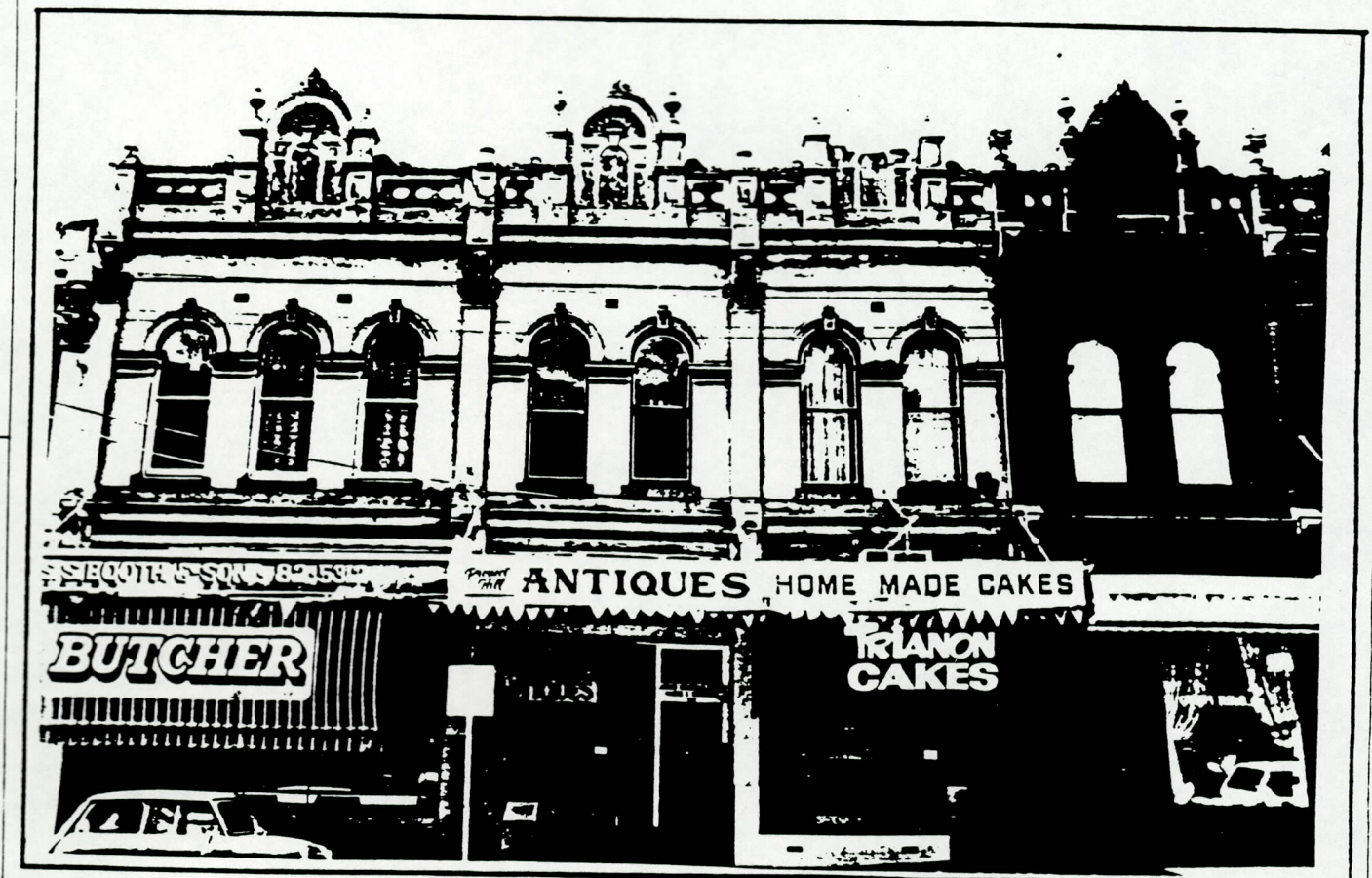
LOCATION: SHOPS AND RESIDENCES
123-33 Auburn Road

MMPS ZONE:

BUILT:

ENHANCEMENT - Replace shopfronts of (123-7) as (129); replace iron verandahs (as H.P. p.128); remove above verandah signs; replace parapet ornaments, using (129, 125) as models; repaint in original or typical colours.

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REFERENCES: (Abbreviations Key: Appendix 5)

1. RB 1887-8, 2060-1
2. HBI;
D 1897
3. RB 1894, 6202-6