
Name	House	Reference No	
Address	191A & 191B Auburn Road, Hawthorn	Survey Date	19 May 2006
Building Type	Residence	Grading	C*
Date	c. 1887	Previous Grading	C*3



Extent of Overlay

Refer recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

No 191 Auburn Road, Hawthorn, previously 143 Auburn Road, was one of three brick villas constructed in c. 1887, the others being the adjoining properties on each side at 189 and 193 Auburn Road, previously 141 and 145 Auburn Road. All three properties were listed for the first time in the 1888 edition of the *Sands & McDougall Melbourne Directory* and recorded as 'vacant'.¹ The original owner has not been identified, and no architect has to date been associated with the three houses.

The property was first occupied in 1889, by Lewis Monichon, who had moved by 1895, at which time the property was listed as vacant. Subsequently the property was occupied by Mr & Mrs George May for several years before Joseph Bryant took up residence in c. 1910. Aretas H Young was listed as the occupant from the mid 1920s until the early 1930s. After James Eyre's occupation of the property from the middle 1930s, the house was listed as vacant in 1940. Aubrey Cavill was listed as the occupant during the 1940s, until, in 1948, the property was first listed as flats. Both of the neighbouring houses were also converted to this use; No 189 was listed as flats in 1958 and No 193 was listed as flats in 1961. The subject property continued to be listed as flats until at least 1974.²

In late 1997, the owner of the property applied to convert the house, at that time divided into four flats, into two large flats, the size of semi-detached dwellings, and to construct two additional two-storeyed residences in the property's rear yard. This was approved and the new residences have access from Fletcher Street, which runs parallel to Auburn Road. As part of this programme of works, the fence which presently divides the property's front garden was constructed and the property became 191A and 191B Auburn Road.³

(Lovell Chen, 2006)

Description & Integrity

No 191A and 191B Auburn Road, Hawthorn, is one of three essentially identical large single-storey double-fronted Victorian villas constructed as a group, since subdivided to form two dwellings. The

hipped roof is clad with slate and features bracketed eaves and a pair of polychrome brick chimneys with moulded caps. Of red face brick construction, the essentially symmetrical façade displays rigorous polychrome patterning. A central entrance, which is the original principal entrance (now entrance to 191A) contains a panelled timber door with glazed surrounds and is flanked by two paired window openings with timber-framed double-hung sashes. The façade and south elevation have a return verandah with ogee corrugated galvanised steel roof, cast iron Corinthian columns, frieze and brackets and a non-original tiled floor. A non-original timber screen adjacent to the central entrance subdivides the verandah area. The verandah return is terminated by a projecting bay and provides access, via a side entrance, to the second dwelling (191B).

The frontage has a non-original picket fence (which also subdivides the garden) and gates and contemporary, yet sympathetic, landscape. It appears that rear alterations and additions have been carried out but the house appears largely externally intact when viewed from the street.⁴

Historical Context

The c. 1902 MMBW 160':1" plan of the area shows this block of Auburn Road developed on both sides for a series of comfortable brick villas, with a smaller number of timber residences located to the south of the subject properties.

Comparative Analysis

The most obvious comparison can be made between this house and the neighbouring houses at numbers 189 and 193 (q.v. all graded C*3), which were developed as a group of three villas for a single owner, and were identical as constructed. Each house appears to have a similarly high level of integrity and they form an impressive group which is a strong presence in the streetscape.

In a general sense, the group compares favourably with examples at 9, 11 and 13 Grattan Street, Hawthorn (C-graded) and 33-41 Fernhurst Grove, Kew (B-graded), although these examples lack the generous garden setting of the subject group. No 191A and 191B Auburn Road can also be compared with individual examples at 8 Kembla Street, Hawthorn, a similarly scaled and detailed polychrome brick Victorian villa, albeit minus a projecting side bay (q.v. graded C*, but recommended to be downgraded as part of this Review).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

No 191A and 191B Auburn Road, Hawthorn, is a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

While not necessarily an uncommon type in Boroondara, 191A and 191B Auburn Road, Hawthorn, is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 189 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing.

Statement of Significance

The house at 191A and 191B Auburn Road, Hawthorn, is of local historical and architectural significance as a fine and relatively externally intact Victorian villa which displays all the hallmarks of the mode, including richly patterned polychrome brickwork, bracketed hipped slate roof, and heavy cast iron verandah. While not necessarily an uncommon type in Boroondara, 191A and 191B Auburn Road, Hawthorn is an elegant and assured composition featuring a rigorous application of polychrome patterned brickwork and fine decorative features. It is enhanced by its grouping with the matching villas at 191 and 193 Auburn Road, the three sharing a high level of integrity and fine detailing. Though the building has been subdivided to form two dwellings, this has had limited physical impact on either the building or its setting.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The Heritage Overlay should include all three in the group (ie: a single Heritage Overlay as 189-193 Auburn Road).

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include both sides of Auburn Road between Burwood and Riversdale Roads and the surrounding streets including Fletcher, Rosebery, Munro and Caroline Streets. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ *Sands & McDougall Melbourne Directory*, 1888.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1889 and 1974.

³ Details and drawings sourced from the City of Boroondara Building File #40/408/08751 and Planning File 40/409/01864 Parts 1 and 2; Real estate agent's flyer, 191B Auburn Road, Hawthorn, 28 October 2001.

⁴ As viewed in an aerial photograph of the area, City of Boroondara, 2004.