
Name	House	Reference No	
Address	193 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 BPS Heritage Overlay

History

No 193 Auburn Road, previously 145 Auburn Road, was one of three brick villas constructed in c. 1887, the others being the adjoining properties at 189 and 191 Auburn Road, previously 141 and 143 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 first occupant of 193 Auburn Road was William Ducker, first listed as resident in the 1890 edition of the *Sands & McDougall Melbourne Directory*. William Ducker occupied the residence until the middle 1900s, with the property listed as vacant during 1910. Subsequent occupants were William Pater (c. 1915), Harold Page (c. 1920) and John Robertson (c. 1925-1933). In 1935 the owner and occupant was William and Eloise Clark. The Clarks – and, from the middle 1940s, Mrs Eloise Clark - resided at the property until at least 1974. In 1961, the property was first listed as flats, a use it shared with its neighbours 189 and 191 Auburn Road. Of the three this property was the last to be converted to this purpose. Mrs. Clark was still listed as the occupant in 1974, it is assumed that she leased part of the property to a tenant or tenants.²

Some additions and alterations including the installation of a swimming pool were undertaken in the late 1980s, with further more extensive works undertaken to the property more recently.³

(Lovell Chen, 2006)

Description & Integrity

No 193 Auburn Road, Hawthorn, is one of three essentially identical large single-storey double-fronted Victorian villas constructed as a group. The hipped roof has been re-clad with slate and features bracketed eaves and a pair of polychrome brick chimneys with moulded caps. Of Hawthorn face brick construction, the essentially symmetrical façade displays rigorous polychrome patterning. A central entrance 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 are screened by a return verandah with ogee corrugated galvanised steel roof, cast iron Corinthian columns, frieze and brackets and diaper-pattern marble floor. The verandah return is terminated by a projecting bay and provides access to a side entrance.

The frontage has a non-original picket fence and gates and contemporary, yet sympathetic, landscape. Rear additions and alterations appear to have been carried out as well as a garage set well back at the rear side of the house, however the house appears 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 191A & B (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, (graded C2) and 33-41 Fernhurst Grove, Kew (graded B) though these examples lack the generous garden setting of the subject group. 193 Auburn Road can also be compared with individual examples at 8 Kembla Street, Hawthorn (q.v. graded C*3 under review), a similarly scaled and detailed polychrome brick Victorian villa, albeit minus a projecting side bay.

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 193 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, 193 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 193 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, 193 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 191A & B Auburn Road, the three sharing a high level of integrity and fine detailing.

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 City of Hawthorn Building Index; City of Boroondara Building File #40/408/28187 and Planning File #40/409/07158.

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