

ADDRESS

132-142 Auburn Road

TYPE

- | | |
|---|--|
| <input type="checkbox"/> Single Residence | <input type="checkbox"/> Multiple Unit Res. |
| <input checked="" type="checkbox"/> Shop <i>and residence</i> | <input type="checkbox"/> Outbuildings |
| <input type="checkbox"/> Office | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Landscape feature | <input type="checkbox"/> Public building |
| <input type="checkbox"/> View | <input type="checkbox"/> Other |

TITLE

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

A [x] 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 83.16, 19, 20.
Title
Vol.
Fol.

THEME

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

CONSTRUCTION DETAILS

Date 1891
Architect Beswicke & Coote.
Builder
Elements -
Six shop / residences



- | | |
|--|--|
| <input type="checkbox"/> Contributing garden | <input type="checkbox"/> Original or early hard landscape layout |
| <input type="checkbox"/> Landmark tree | <input type="checkbox"/> Original or early fence |

NOTABLE FEATURES/SIGNIFICANCE

See Butler Upper Hawthorn Study.
See attached

Nos. 140, 142 - early shop fronts.

INTEGRITY	Good	[x]	CONDITION	Good	[x]
	Fair	[]		Fair	[]
	Poor	[]		Poor	[]

CROSS REFERENCED INFORMATION

Associated significant garden []

LOCATION: SHOPS AND RESIDENCES
 132-42 AUBURN ROAD,
 MMPS ZONE: Light Industrial
 BUILT: 1891

HISTORY - The west side of Auburn Road, south of the Auburn station, had two shops or houses dating from 1878 which belonged to the Morton family of the drapery store around Burwood Road from the 1850s.¹ The opening of the Auburn station in 1882 was slower to initiate commercial development of the surrounding area than the Glenferrie centre, but the grand three storey shops listed as unfinished in the rate book of 1891, being in the early years of the depression were an optimistic sign of economic stability to the area, although the first tenants did not necessarily stay. Only bootmaker Morris had lived in Hawthorn for any length of time; having moved from a shop in Burwood Road near Glenferrie Road (138). Boyce (watchmaker) and Cohen (hairdresser) tenanted 132. Cohen, a hairdresser was there still until the second World War; next was Morris, then S. Rosenberg, a tailor; E. Wilson, fruiterer; Alf Richmond, chemist and John Morton an estate agent was in 142. This was possibly the Morton who owned vacant land opposite in 1880, also conveniently close to the station. This block of 6 shops the subject of tenders called for by architects Beswicke and Coote; in the name of Dr. F. Morton in 1891. During the mid 1890s, when tenants included the Misses Stronach, dressmakers, fishmonger Parsons and Lawrence's bamboo depot. It was owned by John Hoare in the early 1900's when tenants included Renard a piano tuner and Barcham, interior

decorator from across the road.² By the 1930s the directories showed nearly a dozen tenants and their families in the 6 shops, as the Auburn shopping centre's popularity had declined with the development of, in particular, the Camberwell Junction. Many of the wealthy Auburn families had deserted their mansion houses by the 1920s, which were demolished or in apartments; or shopped further afield in the family car. The grand shops relied more and more on the custom of people in the nearer poorer parts of Auburn where unemployment levels were high during the 1930s depression.³

DESCRIPTION - A parapetted, three storeyed shop row of red machine made bricks, with cream brick bands (tuck pointed) and cement ornament. The typical parapet balustrading, is in this row, restrained beneath a Tudor arch at the end bays of each elevation (east, south); the southern end bay being also penetrated by a corniced chimney (atypically) with a panelled shaft. Parapet piers provide expression at the parapet of the Tuscan order pilasters which divide each tenancy. Horse shoe or Chinese arches are used in the raised parapet entablatures which enhance the two central and southern corner bays of the facade. A similar arch is used in the paired fenestration which is varied in its spacing to achieve the overall symmetry of the row's composition. Heavy bracketed impost blocks terminate equally heavy architraves, linking with the keystone. A slightly scrolled bracket is used under blocks which separate the cornice and string moulds and is repeated, in bas relief, below each of the parapet entablature arches. A tripartite residential

LOCATION: SHOPS AND RESIDENCES
132-42 Auburn Road

DESCRIPTION - cont'd

entrance door and doorway occurs on the south facade and an old painted sign "Barcham, Painter" depicts William Barcham's tenancy there from the early 1900's (142). Overall the row shows more diverse architectural sources than most of the study area shops: showing the growing medieval influence from the English Queen Anne also Oriental characteristics.

INTEGRITY - Parapet orbs and the iron street verandah have been removed and shopfronts have been replaced, in a sympathetic manner (140-2), in c1910, signs, and awnings have been added generally.

STREETSCAPE - A contributive corner and major part of precinct 1:2, an important 19th century commercial streetscape.

SIGNIFICANCE - Architecturally a near original above verandah facade, ⁷using an uncommon row composition and unusual detailing in a competent and usually commanding manner, also a major part of an important streetscape and the work of prominent architects Beswicke and Coote: of high regional importance. Historically the most prominent of the commercial

development group around the near contemporary opening of the Auburn Railway Station: of local importance.

ENHANCEMENT - Remove awnings and above verandah signage; restore street verandahs (see H.P. pl28); replace shopfronts as typical or original (132-38); and repaint trim in original or typical colours; make provision in the MMPS for encouragement of original retail use or rezone to local business.



REFERENCES: (Abbreviations Key: Appendix 5)

1. RB 1857-1888
2. BEJ 24.4. 1891;
RB 1895;
D 1889;
D 1895;
D 1897;
D 1907;
D 1919;
3. RB

132-142 Auburn Road

