PLACE IDENTIFICATION FORM

ADDRESS	TYPE
132-142 Auburn Road	[] Single Residence [] Multiple Unit Res. [X] Shop and vesidence [] Outbuildings
TITLE	[] Office [] Industrial Building [] Landscape feature [] Public building
TITUE	[] View [] Other
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 [×]
NECONALIDED TOIL	VAS [] PLANNING SCHEME PROTECTION [X]
	CULTURAL LANDSCAPE [] OTHER []
SURVEY DATE Nov.91	
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Title	and a state of the
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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	MRG COMPUTERS MA
CONSTRUCTION DETAILS	ATOUS
Date 1991	Auburn Heir (S)
Architect Beswicke & Coote.	
Builder Elements -	
Six shop / residences	
[] Contributing garden [] Landmark tree	Original or early hard landscape layout Original or early fence
NOTABLE FEATURES/SIGNIFICANCE	
See Butter 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	

The site information given above has been determined from external street level inspection.

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. bootmaker Morris had lived in Hawthorn for any length of time; having moved from a shop in Burwood Road near Glenferrie Road (138). (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 conventiently 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. By the 1930s the directories showed nearly a dozen tenants and there 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.

DESCRIPTION - A parapetted, three storeyed shop row of red machine made bricks, with cream brick bands (tuck pointed) and cement ornament. 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 fenenestration which is varied in its spacing to achieve the overall symmetry of the row's composition. Heavy bracketted impost blocks terminate equally heavy architraves, linking with the 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, using 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.

1111



REFERENCES: (Abbreviations Key: Appendix 5)

1. RB 1857-1888

2. BEJ 24.4. 1891;

RB 1895;

D 1889;

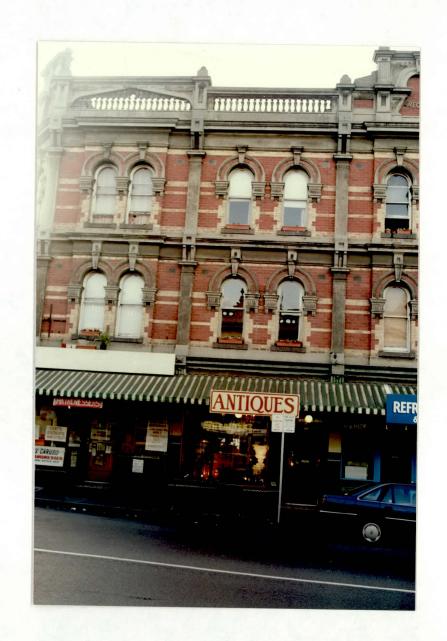
D 1895;

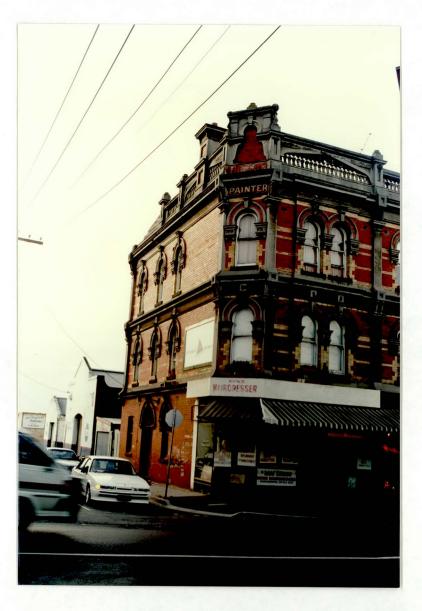
D 1897;

D 1907;

D 1919;

3. RB





132-142 Aubum Road