

PLACE IDENTIFICATION FORM

ADDRESS

144-148 Auburn Road

TYPE

- Single Residence
- Shop and residence
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- 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 83.21.

Title
Vol.
Fol.

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 1889-1890
 Architect John Beswicke
 Builder
 Elements -
 Three shop/residences.



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

NOTABLE FEATURES/SIGNIFICANCE

See Butler Upper Hawthorn Study.
 See attached

Early shop fronts.

INTEGRITY Good Fair Poor
 CONDITION Good Fair Poor

CROSS REFERENCED INFORMATION

Associated significant garden

LOCATION: SHOPS AND RESIDENCES
 144-8 AUBURN ROAD,
 MMPS ZONE: Light Industrial
 BUILT: 1889-90

HISTORY - Nos. 144-8 were the first three storeyed shops built in Auburn at the end of the 1880s and like nos. 111-21 across the road were owned by J. Tuckfield, who moved from Sandhurst to Glen Iris, to South Yarra and then Armadale during the decade. Early tenants were H. Freeman, ironmonger, R. Chew, bootmaker and J. Gregory, fishmonger, all of whom were recent arrivals to the Hawthorn area.³ (144) became the second Morrison ironmongery before the turn of the century the first having been established on the north east corner of Burwood and Glenferrie Road.⁴ A fishmonger, E. Brand, continued the trades occupancy of (148) at the end of the 30's when (146) was occupied by Mrs. Hendrie, a pastry cook, and (144) Mrs. Conduit, a dressmaker.⁵ Another dressmaker, Miss Seudamore had tenanted 148 in 1919, Dryden's dining rooms in 1907.⁶ Architect, John Beswicke, called tenders for the building.

DESCRIPTION - A three storeyed red Hawthorn 'Black' and cream tuckpointed brick parapetted shop row of three, with generally unpainted cement dressings to the parapet, the fully and segmentally arched windows and the cornice and string moulds. Of a more conservative mode than (132-42), this row has identical tenancies, each with a guilloche pattern parapet balustrade and a central arched entablature, set between

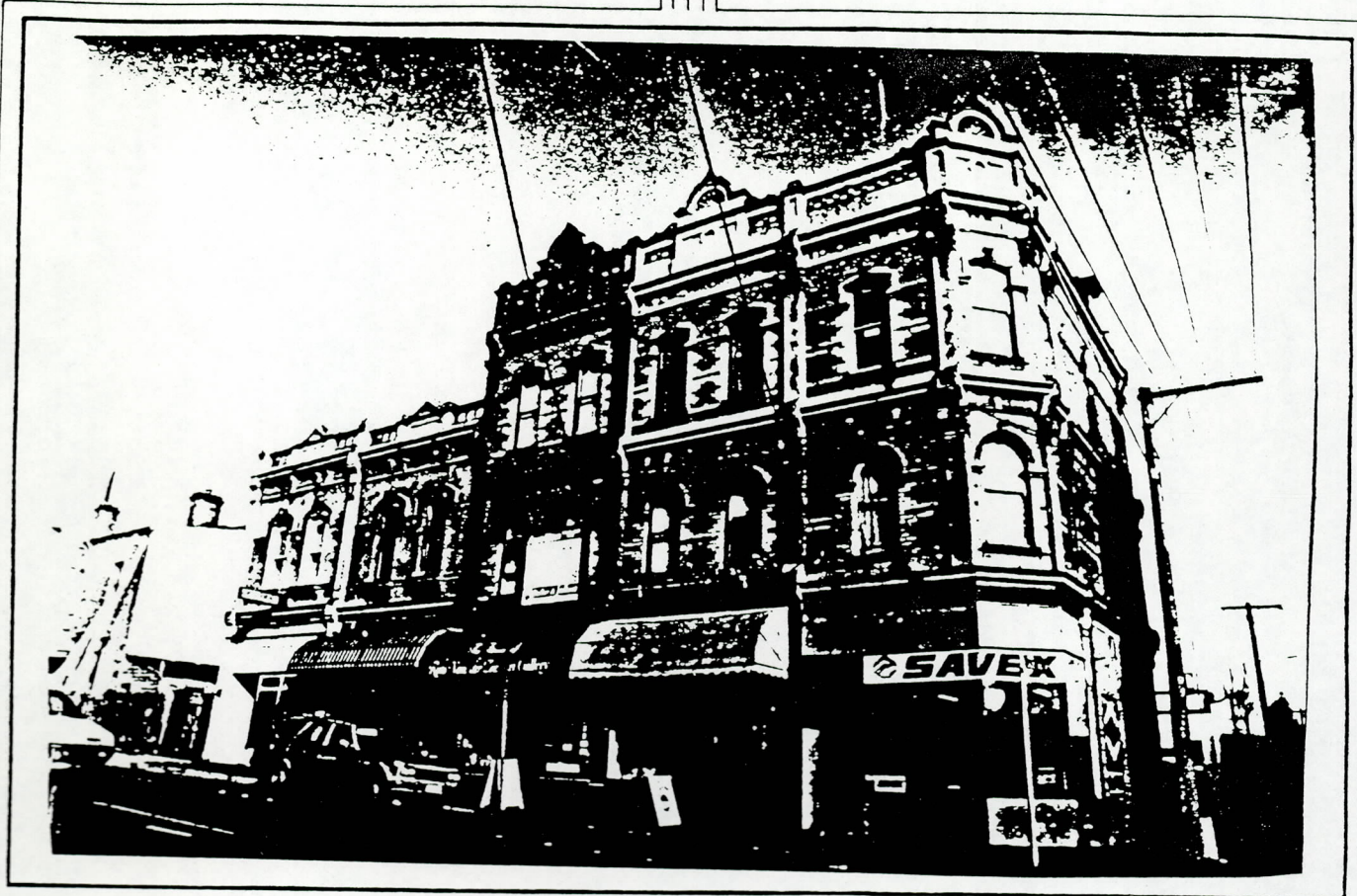
piers and flanked by scrolls. A shell motif is used in each. The corner is splayed.

INTEGRITY - Parapet orbs or urns are missing; shopfronts have been replaced, (146-8) in c1910; iron street verandahs removed; and awnings added to (146-8).

STREETSCAPE - Contributive, corner element of 19th century commercial precinct 1:2.

SIGNIFICANCE - Architectural, a near original above verandah facade, using a common commercial form and contributing to an important commercial precinct also are of two adjacent three storey shop rows by architect John Beswicke: of regional importance. Historically, a further example of railway brought commercial prosperity: of local importance.

ENHANCEMENT - Replace parapet orbs or urns and repaint trim as typical or original; replace iron street verandahs (as H.P. p.128) and consider total replacement of shopfronts as typical or original, or restoration of (144) to match (146-8), a 'sympathetic' shopfront type; consider rezoning to local business, or make provision in the MMPS for reinforcement of original use.



REFERENCES: (Abbreviations Key: Appendix 5)

1. HBI - land
2. RBs Hawthorn & Camberwell
3. D 1895;
HBI
4. D 1897
5. D 1939
6. D 1919, 1907