

PLACE IDENTIFICATION FORM

ADDRESS

623-629 Burwood Road

TYPE

- | | |
|--|--|
| <input type="checkbox"/> Single Residence | <input type="checkbox"/> Multiple Unit Res. |
| <input checked="" type="checkbox"/> Shop and residence | <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 ☐ 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 June 91

NEG FILE 43.34.

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 1886-7

Architect

Builder

Elements



- | | |
|--|--|
| <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 attached - Butter, Upper Hawthorn Study

INTEGRITY Good ☐
 Fair ☒
 Poor ☐

CONDITION Good ☒
 Fair ☐
 Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

LOCATION: SHOPS AND RESIDENCES,
623-9 BURWOOD ROAD & 137-9 AUBURN ROAD
MMPS ZONE: Restricted Business
BUILT: 1886-7

HISTORY - On the east corner of Auburn Road in Burwood Road is a terrace of four shops built for W. Morton, replacing the old wooden Boroondara Store dating from circa 1854. 623 was built in 1886, 627-9 were finished in 1887.¹ The new shops were rented out tenancy - but for that of the corner shop - changing very little over the decades. In the corner (623) was a fruiterer (W.H. Beater - first occupant), then carpenter, dyer, bootmaker, and much later in 1939, another fruiterer.²

Next door in 625 (once 453) was Charles Ellis, painter and decorator from the time the terrace was erected until the late 1890s.³ Of the other original occupants, S.C. Nokes, hairdresser, was still at number 627 in 1919 and Robert Marshall, plumber ironmonger lasted another 20 years at least, although joined by his sons in 629.⁴ Marshall (along with Schmidt) and W.T. Nokes (Hawthorn's original tonsorial artist (hairdresser), who was probably related to S.C. had occupied earlier buildings belonging to Morton nearby, since 1882 and 1881 respectively.⁵

DESCRIPTION - A two-storeyed, stuccoed and parapetted shop and residence row of four, facing Burwood Road and two in Auburn Road, plus the residential entrance. Half-fluted Corinthian order pilasters divide the upper facade, containing irregular width bays of mainly one segment-pedimented window, sometimes two; the stair window, at the residential entrance, is arched. The parapet entablature is panelled with an unusual, arched and raised entablature at the splayed corner.

INTEGRITY - All verandahs and shop fronts gone; a continuous sign-strip, with signs, has been added at the storey line; and an awning placed over one shop front.

STREETSCAPE - A major corner element, relating to Morton's other shop development (619-21) and the Auburn shopping centre; part of streetscape (1.5)

SIGNIFICANCE - Architecturally: An incomplete shop row in a common commercial form and of unresolved facade composition but contributes strongly to an important 19th century commercial precinct: of local importance.

Historically: one of the early shop rows in the area: of local importance.

ENHANCEMENT - Replace (stepped) street verandah (refer photograph HHS, 256B); remove 'sign strip'; repaint in typical or original colours, noting old photographs 256B, 2179 HHS.



REFERENCES: (Abbreviations Key: Appendix 5)

1. H.P. p.54;
RB 1887,
1557-8;
RB 1886, 1554-4
2. D 1888-1939
3. D 1888-97
4. D 1888-1939
5. H.B. I