

PLACE IDENTIFICATION FORM

ADDRESS

186-190 Auburn Road

TYPE

- ☒ Single Residence ☐ Multiple Unit Res.
☐ Shop ☐ Outbuildings
☐ Office ☐ Industrial Building
☐ Landscape feature ☐ Public building
☐ View ☐ Other

TITLE

"Kyverdale"

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

Dec. 91.

NEG FILE

87.23, 25

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 1891

Architect

Builder

Elements —

Three row houses.



- ☐ Contributing garden ☐ Original or early hard landscape layout
☐ Landmark tree ☒ Original or early fence (nos. 186, 188)

NOTABLE FEATURES/SIGNIFICANCE

See Butler Upper Hawthorn Study and Supplementary Assessment.
 See attached

INTEGRITY Good ☒
 Fair ☐
 Poor ☐

CONDITION Good ☒
 Fair ☐
 Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

186-190 AUBURN ROAD

Supplementary Assessment

There are few row houses in Hawthorn. The overwhelming trend for Hawthorn's residential development was for villas in a garden setting. The development in the heart of Hawthorn (Upper Hawthorn) is a little different however. Intensive development occurred here from the 1860s. The pattern of garden suburb was not yet developed, and in consequence the block sizes are smaller and the housing stock very mixed in size and design. As a consequence of the closer settlement and the associated municipal and community facilities which congregated in the region, the area became the sense of centre for the town, and retains this today. The construction of the magnificent shops in Auburn Village in the 1880s and 1890s prompted by the improved rail facilities and rail services, consolidated the heart of Hawthorn as the focus for the Municipality.

These high status row houses very close to the commercial centre illustrate the high land values the development encouraged by the improved train service and the different character which persisted in the heart of Hawthorn.

The polychrome brick terrace is designed to be perceived as a single building of mansion proportions. Its double arcade is unusual on a metropolitan level, particularly in the combination of polychrome brick and fine render detailing. The polychrome treatment returns along Oxley Road on the main building rear wing, garden wall and stables. This long expansion of polychrome walling combined with outbuildings is amongst the best in Melbourne. The highly visible rear wing and outbuildings are substantially intact.

Kyverdale is a landmark in Auburn Road, providing a centrepiece to the elaborate polychrome shop/residences of Auburn Village. With arcaded and polychromed Rossbourne House, at the opposite end of Manningtree Road (the extension of Oxley Street) it defines the residential boundary of the commercial and community centre of Hawthorn.

Significance

State

1. A substantially intact example of a high quality row house block from the end of the 1880s boom. Its combined render and polychrome double arcaded form is unusual, and the highly visible expanse of polychrome side elevation, rear wing, garden wall and outbuilding is amongst the best in the State.
2. A local landmark, defining the residential boundary of the commercial and social centre of Hawthorn.

LOCATION: KYVERDALE, ROW HOUSES
 186-90 AUBURN ROAD,
 MMPS ZONE: Residential C
 BUILT: 1891

HISTORY - Kyverdale, a row of three two storey terrace houses, was built in 1891, on the Auburn Rd., frontage of Hepburn Hill, for Dr. William Sparling who had been in Hawthorn, on Burwood Rd., from the 1870's. His new block was in an area popular with doctors; the two Dr. Stones lived next door.²

Kyverdale's three houses were let out, the tenancy changing quite often. Miss E. Sparling lived in (190) for a few years after the terrace was built. The other earliest residents were Mrs. Isabella Wood in (188), and E.O. Hill on the corner next door (186).³ By 1897 Miss Evans was running a kindergarten in the middle house. In 1907 all were vacant. The longest tenancy after that was that held by the Bridgmans, in 186.⁴

DESCRIPTION - A two storeyed parapetted and verandahed row of three, possessing dichrome brickwork, of tuck pointed reds and creams, and cement ornament. Three bays of arcading per house rest on cast iron columns; iron balustrade friezes and picket fencing (186-88), between masonry piers complete the iron ornament. The parapet is balustraded and possesses gabled pediments over panelled entablatures, on the side

4 (4) bays, and a secondary pediment, surmounted by a raised arched entablature, adorns the central bay. Bays have been created in the cornice to align with each entablature; being supported by elongated consoles which also coincide with the column lines. The stable at the rear of (186) survives.

INTEGRITY - At the time of the first inspection (188) had an enclosed upper verandah and the upper level brickwork had been painted white; the iron fence was gone from (190), side and fanlight glass gone from (190, 186); and the draped parapet urns are incomplete or absent on (188-90).

STREETSCAPE - A major corner element and the commencement of a minor 19th century residential precinct.

SIGNIFICANCE - Architecturally a relatively original residential row of an uncommon form, with relatively unusual details (for residential use) at the parapet, also sited prominently: of regional importance. Historically, although linked by ownership with a minor medical occupancy in Auburn Road, as an investment building its tenants did not reflect this medical bias: of local interest.

ENHANCEMENT - Remove enclosure to verandah (188) and paint from brickwork by an approved method; repaint trim in typical or original colours; rebuild iron picket (190) as (186-8); and replace fan and side light glazing (190, 186) as (188).



REFERENCES: (Abbreviations Key: Appendix 5)

1. HBI
RB 1887, 3617f
2. D 1907
3. D 1895
4. D 1919,
D 1939



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