

4.2.11 Central Gardens/Auburn Village Precinct.

"Representative of the growth of Hawthorn as a Victorian Garden Suburb 1856-1900, particularly the growth of Commercial Shopping centres, transport and Workers Cottages and associated Industrial area".

The Auburn Road Shopping centre developed in direct response to the terminal railway station here. The railway and service activities required workers housing nearby and in turn these facilities generated the provision of a major formal park.

The Central Gardens/Auburn Road Precinct is significant at the State level for the exceptional, high quality, Victorian shopping precinct. At the local level it is significant for the illustration of workers housing, required to service the shopping centre and the railways and for the development of Municipal facilities at Central Park.

Common Characteristics

- Generally small attached row houses or detached repetitive row house forms.
- Shops, large attached shop-and-dwelling form in repetitive units.
- Small front garden setbacks and small/no side setbacks to residences. No setbacks to shops.
- Small variable allotments.
- Driveways not generally used. Concealed car access from lanes.
- Fences to residences 1.2m - 1.4m high visually permeable.
- Residences single storey generally, two storey rarely.
- Shops, three storey or two storey.
- Roof forms secondary to wall features. Parapets or hipped roof forms generally slate or corrugated galvanised steel.
- Simple plan forms.
- Verandahs typical for residences. Posts supported verandahs to some shops now missing.
- Walls brick or render to shops. Generally weatherboard to houses.
- Timber windows.

4.2.12 Corsewall Close Precinct.

"Representation of Changing Patterns 1920-1990 particularly the Flat era".

Hawthorn attracted Mansion house development from the 1850s spread throughout the Municipality but concentrating on the high ground. The large allotments associated with these houses were steadily subdivided in an irregular pattern over the next hundred years. This is in part responsible for the irregular nature of much of Hawthorn's streets.

Corsewall Close is a late subdivision of a relatively small allotment. It is unusual for the consistent style and date of the buildings, the integration of this with the town plan; and the consistency of the flat type development over the whole street, cleverly designed here to appear as single buildings in a garden setting.

Corsewall Close is locally significant for: its clear illustration of the gradual pattern of subdivision overtime; for the consistent building forms; and for the application of the garden villa concept to multiple unit dwellings.

Common Characteristics

- Paired multi-unit residences designed to appear as single houses.
- moderate garden setbacks. Large setbacks to one side to facilitate an open garden setting and give access to various entrances.
- large regular allotments.
- driveways a consistent feature of single car width leading to concealed rear garaging.
- Fences 600 to 750 masonry.
- Two storey buildings.
- Roof forms prominent but secondary to wall treatment. Terracotta or concrete tiles with eaves.
- Complex plan forms.
- Porches typical.
- Walls generally cream brick and sometimes red brick.
- Timber windows.

4.2.13 Fairview Park/Wallen Road Reserve/Riversdale Road Precinct.
Representative of changing patterns 1920-1990 particularly the Flat era.

The close proximity to the city and its high status as a desirable residential area made Hawthorn an ideal location for high density luxury flats in the 1930s and 1940s. Examples of this type of construction are scattered throughout the Municipality. The best collection of individual examples is in Riversdale Road around the MMBW tram terminus, positioned in close proximity to the City.

The construction displayed here illustrates many of the styles used for high quality flats up to the 1950s.

Although Wallen Road Reserve is an early teagardens development from the Victorian period, most of the works relating to that activity have now gone. Overlaid is the Wallen Road/Fairview Park development which is consistent with the flat development period. It illustrates the Municipality's advanced attitude to the development of the Yarra River for passive and active recreation.

The Fairview Park precinct urban conservation area is significant at the local level for its illustration of changing pattern of development from the 1920s, particularly high quality flat construction. At the Metropolitan level it is significant for the innovative development of the Yarra for passive and active recreation.

Common Characteristics

See P.I.F. for Fairview Park and Wallen Road Reserve.

- Detached multiple unit dwellings designed to appear as single large houses.
- Moderate garden and side setbacks to facilitate an open garden setting.
- Large regular allotments.
- Single width driveways to rear concealed garaging a consistent feature.
- Fences 600 - 750 masonry.
- Two, three or four storey.