

# **Auburn Village Heritage Study**

**Volume 1 – Heritage Assessment**

**Final report  
17 May 2005**

**CONTEXT**

**Prepared for  
City of Boroondara**

---

---

© Context Pty Ltd

Project Team:

Katrina Dernelley, Heritage Consultant

David Helms, Senior Heritage Consultant

Sarah Norton, Senior Community Consultant

**Context Pty Ltd**

22 Merri Street, Brunswick 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email [context@context-pl.com.au](mailto:context@context-pl.com.au)

---

# CONTENTS

<b>1 INTRODUCTION</b>	<b>1</b>
1.1 Purpose	1
1.2 Background	1
1.3 Scope	1
1.4 Methodology	2
1.5 Existing heritage listings	3
Local	3
National Trust of Australia (Victoria)	4
State	4
National	4
<b>2 HISTORY</b>	<b>5</b>
2.1 Introduction	5
2.2 History	5
<b>3 DESCRIPTION</b>	<b>8</b>
3.1 Introduction	8
3.2 Location	8
3.3 Building style & form	9
3.4 Subdivision & layout	11
3.5 Public realm	11
<b>4 ASSESSMENT OF SIGNIFICANCE</b>	<b>12</b>
4.1 Introduction	12
4.2 Historical	12
4.3 Aesthetic	13
4.4 Social	13
4.5 Statement of Significance	13
What is significant?	13
How is it significant?	13
Why is it significant?	13
4.6 Significant elements	14
Introduction	14
Comparison with HHS	15
4.7 Precinct Boundaries	15
<b>REFERENCES</b>	<b>16</b>
<b>APPENDIX 1 – SCHEDULE OF SIGNIFICANT ELEMENTS</b>	<b>1</b>
<b>APPENDIX 2 – LEVELS OF SIGNIFICANCE</b>	<b>1</b>
State or National significance	1
Local significance	1

---

Contributory significance	1
Places of no significance	2

# 1 INTRODUCTION

## 1.1 Purpose

This report was commissioned by the City of Boroondara and comprises Volume 1 of the *Auburn Village Heritage Study 2005* (the Study). It provides an assessment of the heritage significance of the Auburn Village shopping centre. In accordance with the Study Brief, the purpose of this assessment is to:

- Review and update (where required) the relevant gradings and citations of the *Hawthorn Heritage Study* (1993) for Auburn Village.
- Define the boundaries of the Auburn Village heritage precinct.
- Prepare a new Statement of Significance for Auburn Village.

The information contained in this report provides the basis for the *Auburn Village Heritage Guidelines*, which comprise Volume 2 of the Study. The purpose of the guidelines is to guide the future management and development of Auburn Village in a manner that conserves its cultural heritage significance. The guidelines provide recommended approaches to future development within the Village including conservation, repair and maintenance, restoration and reconstruction, alterations and additions, infill and development, demolition, subdivision and signage, and the public domain.

This report should also be read in conjunction with the *Auburn Village Key Findings and Recommendations* report, which comprises Volume 3 of the Study. This provides a summary of the key findings of the heritage assessment contained in this report and, on this basis, provides a suite of recommendations for Auburn Village, which includes statutory protection, the implementation of the guidelines, and other actions including education and interpretation.

## 1.2 Background

The *Hawthorn Heritage Study* 1993 (HHS) (which incorporated the findings of the *Hawthorn Commercial Area Conservation Study* [HCACS] 1983) recommended that Auburn Village be subject to planning scheme protection. This recommendation was based on the assessment of the significance of a number of individual buildings within the precinct, as well as an assessment of the precinct itself. The findings of the HHS are discussed further in Section 1.5.

However, this recommendation was never implemented. Accordingly, given that over 10 years has passed the City of Boroondara have identified the need to review and update the findings and recommendations of the HHS.

## 1.3 Scope

The study area comprises the Auburn Village shopping centre as shown on Figure 1. This is based on the map of the Auburn-Burwood Roads Commercial Precinct originally contained in the HCACS, which was included in the Brief for this Study. However, it is noted that the HHS extended the boundaries of the precinct to include the properties on the west side of Auburn Road between Allen Street and Malmsbury Street. This is discussed further in Section 1.5.



Figure 1: Boundary of Auburn Village. Source Hawthorn Commercial Area Conservation Study 1983 as reproduced in the Study Brief

## 1.4 Methodology

This report has been prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999). It includes:

- A brief history (from secondary sources) of the Auburn Village precinct, which traces its historic development from the mid-nineteenth century and identifies key influences upon its development. (Chapter 2)
- A description of Auburn Village as it exists today in terms of its location, building style and form, subdivision layout, and public realm elements. (Chapter 3)
- An analysis and assessment of the significance of Auburn Village using the Register of the National Estate (RNE) criteria. On this basis, a concise Statement of Significance has been prepared, which describes *What* is important about Auburn Village (in terms of extant buildings, public realm elements and other fabric) and *How* and *Why* it is important having regard to the relevant RNE criteria. Significant elements within the precinct are identified and a comparison is made between the findings of this assessment and the previous assessment of the HHS. (Chapter 4)

Stakeholder consultation was also a key component of this project, and considered the diverse range of external (community) and internal (council) stakeholders who take an active interest in the future of Auburn Village. Further discussion about consultation is contained in the *Auburn Village Key Findings and Recommendations* report.

## 1.5 Existing heritage listings

This section provides a summary of the existing listing of Auburn Village (including individual buildings within the precinct) on local, State and National heritage registers and lists.

### Local

As discussed in Section 1.3, the HHS assessed the significance of the Auburn Village precinct and a number of individual buildings within it and made recommendations for statutory protection, and in doing so it incorporated the findings and recommendations of the previous HCACS. The findings of the HHS may be summarised as follows:

- The boundary of the Auburn Village precinct, as originally defined by the HCACS was extended to include additional properties on the west side of Auburn Road north of the railway and in Burwood Road east of Montrose Street as shown in Figure 2.
- The majority of contributory places within Auburn Village were found to be of local or regional significance using a grading system of 'A' (State) to 'E' (very altered places).<sup>1</sup> Places identified as being of potential State significance ('A' grade) included the Auburn Railway Station complex, and the shop rows at 132-142 and 144-148 Auburn Road as shown on Figure 2.
- Within the precinct itself, the section in Auburn Road with the exception of the properties on the west side from 96-130 (inclusive) was identified as a 'Level 1 Streetscape', which was considered to be of 'Statewide or metropolitan significance'. The balance of the precinct was designated either as 'Level 2' (streetscapes of regional or local significance) or 'Level 3' (All streetscapes other than Level 1 or Level 2) as shown on Figure 2.



Figure 2: Boundary of Auburn Village as defined by HHS 1993 showing streetscape levels

<sup>1</sup> A complete list of the gradings applied to properties within Auburn Village by the HHS is provided in Appendix 1.

On this basis, the HHS recommended that the whole of Auburn Village be subject to statutory planning scheme protection, with different levels of controls applying according to the grading of the building or the streetscape level in accordance with the planning scheme heritage controls applying at that time (then known as Urban Conservation controls). However, this recommendation was never implemented.

Currently, the Auburn Railway Station complex is the only property within Auburn Village included in the Heritage Overlay of the Boroondara Planning Scheme. This is a consequence of its inclusion on the Victorian Heritage Register. (See below)

### **National Trust of Australia (Victoria)**

No places within Auburn Village are included on the National Trust Register.

### **State**

The only place within Auburn Village currently included on the Victorian Heritage Register is the Auburn Railway Station complex (H1559).

### **National**

No places within Auburn Village are currently listed on the Register of the National Estate, the National Heritage List or the Commonwealth Heritage List.



## 2 HISTORY

### 2.1 Introduction

Although the history of Auburn Village extends back to the 1850s, the most significant period of development occurred in the boom years following the opening of the Auburn Railway Station in 1882 as part of the extension of the railway to Lilydale. Within a decade, the Village had been almost entirely re-built and was one of the grandest shopping centres within Hawthorn. The historic development of the precinct therefore reflects the significant influence of transport; the cluster of development in Auburn Road around the railway station, and the linear development along Burwood Road, one of the important early thoroughfares in Hawthorn.

### 2.2 History<sup>2</sup>

Auburn Village was one of the major shopping centres to emerge in Hawthorn during the late nineteenth century. Hawthorn, initially a small township on Melbourne's rural-urban fringe, had developed very quickly from the first land sales in the 1840s. By 1860 it had been declared a Municipality<sup>3</sup> and this led to improvements in roads and essential services, including the extension of the Yan Yean water supply in 1865, which boosted development. However, perhaps the most significant development was the advent of the railway in 1861, prompting the establishment of a number of small shops in and near Hawthorn Village Reserve.

According to Gould (1993:53) Hawthorn's three major shopping centres – Glenferrie Road, Auburn Road and Burke Road – “had their origins in the 1850s but on a very small scale”. The most significant growth and development did not occur until the 1880s and 1890s when they helped to establish Hawthorn's “success as a middle class residential suburb”.<sup>4</sup> The development of all three shopping centres, centred around existing small clusters of shops, was prompted by dramatic residential subdivision in Hawthorn following the 1880s Land Boom and, particularly, the extension of the railway line to Lilydale in 1882 and the opening of new stations at Glenferrie and Auburn.

Auburn Road was established as a Government Road as early as 1850 extending from Barkers Road to Gardiners Creek. One of the earliest shops was the ‘Boroondara Store’ established by c.1854 at the north east corner of Auburn Road and Burwood Road. By the 1870s this had been joined by a small number of timber shops around the intersection of Auburn and Burwood Roads. The local Morton family built a number of shops on the west side of Auburn Road, south of the station, in c.1878. However, with the opening of the new station in 1882 most of the early buildings in Auburn Road were replaced by imposing new brick shop rows in the wake of the development boom that followed over the next decade.<sup>5</sup>

By 1891, almost the whole of Auburn Road between Victoria Street and Burwood Road had been developed for elaborately designed shop rows as shown in Figure 3. Most were two storeys, but two notable exceptions at Nos. 132-142 and 144-148 were three storeys, and were designed in similar style by architect, John Beswicke, who also designed the Hawthorn Town Hall. (Beswicke was associated with a number of speculative developers of the time and is likely to have designed other shops in the area that share similar characteristics). The north end of the

<sup>2</sup> Unless otherwise noted, the information for this history is taken from Graeme Butler, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985.

<sup>3</sup> Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, p. 25.

<sup>4</sup> Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, p. 53.

<sup>5</sup> Gwen McWilliam, ‘History of Upper Hawthorn's Physical Development’ in Graeme Butler, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985, p.5.

Village was defined by the imposing three storey Auburn Hotel, designed by noted hotel architect, William Woolf and constructed in 1888 for publican Robert GW Allan.



*Figure 3: Auburn Road looking north c.1895 showing almost complete development on east side of road. Note original verandahs and lamp standard.*

By 1891 there were approximately 40 shops on Auburn Road, between Burwood Road and Victoria Street, five of which were real estate agents. Known tenants in Auburn Village in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries included an ironmonger, boot maker, butcher, fishmonger, watchmaker, hairdresser, tailor, fruiterer, estate agent, chemist, dressmaker, drapery, fancy goods store, baker, florist, plumber, wine merchant, jeweller, piano tuner, interior decorator, undertaker and a 'bamboo depot'.

Meanwhile, Burwood Road was an important thoroughfare out of Melbourne, with a number of factories located along it. An early building was the Auburn Baptist Church, which was established by 1866, and extended in 1890. In 1887 Abraham Stoddart's pharmacy was established on the north-west corner of Auburn Road, which was advertised as the "leading pharmaceutical and dispensing establishment in the district."<sup>6</sup> Meanwhile, Murphy Bros. Grain Merchants established their first store in the district in 1888 before opening a new store in 1906 on a site diagonally opposite Stoddart's.. In about 1896, John Chalmers established his ironmongery in rented premises just to the east of Auburn Road; business 'boomed' and he erected a new brick store by 1906.

Consequently, Auburn Village while never the largest local shopping strip in Hawthorn was nonetheless considered the grandest with the highly detailed three storey Victorian shops on Auburn Road reflecting the elaborate nearby residences. Historians conclude that Auburn Village was deliberately developed in a grand manner, with the intention of attracting shoppers from "Camberwell, Box Hill and beyond".<sup>7</sup>

<sup>6</sup> Victoria Peel etc al, *A History of Hawthorn*, Carlton [Vic]: Melbourne University Press, 1993, p.116.

<sup>7</sup> McWilliam, 'Auburn Village', in Hawthorn Historical Society, *Upper Hawthorn*, page unknown, quoted in Meredith Gould, *Hawthorn Heritage Study*, 1993, p. 53.

However, despite the initial optimism, the Depression heavily impacted on Auburn Village and a number of the shops remained empty through the 1890s. During the 1930s, as the depression hit hard, many of the area's mansions were deserted and many Auburn Village shops again stood empty. Consequently, the importance of Auburn Road as a commercial centre diminished and Glenferrie Road became the pre-eminent centre in Hawthorn, only rivalled by Burke Road and Camberwell junction.

As a result, very little new development occurred within Auburn Village during the twentieth century apart from infill and redevelopment of some sites. A major exception was the electrification of the railway in 1916 which resulted in the construction of a new bridge over Auburn Road and an imposing new station complex that also included three shops facing Auburn Road; one between the tracks and two to the north.

Today, Auburn Village provides a mix of local and 'boutique' businesses that serves both local needs and a wider clientele including cafes, gift shops, beauty salons, architects, mobile phone dealers, opportunity shops, take-away food, bridal and evening wear, galleries, wood turners, and a pet store. While the use of many places has changed many times over some places such as the chemist at the north-west corner of Burwood Road, the Murphy Bros. Grain Store and Chalmers Hardware are continuing a tradition of use on the same site that has existed for over a hundred years or more.

### 3 DESCRIPTION

#### 3.1 Introduction

The following description of the Auburn Village precinct is based on an examination of the available historic evidence and on a physical survey of the built form as it exists today. The boundaries of the precinct are based on those defined by previous heritage studies<sup>8</sup> and have been reviewed on the basis of the additional historic research undertaken for this report, as well as changes to the built fabric (demolition, alterations and new development) within the precinct since the earlier studies were completed.

Brief descriptions are provided for some key buildings within the precinct; for further detail reference is made to the detailed citations contained in the HHS and the HCAS.

#### 3.2 Location

Auburn Village is located at the intersection Auburn and Burwood Roads, near Hawthorn, in the City of Boroondara as shown in Figure 4. It comprises properties in both Auburn and Burwood Roads as follows:

- In Auburn Road, it includes all properties on both sides of the road between Burwood Road and the railway bridge, and extends on the north side of the bridge to include the properties on the east side up to Victoria Street including the former Auburn Hotel at No. 87 and on the west side as far as the south side of Malmsbury Street.
- In Burwood Road it includes properties on the north side generally between Henry Street and Montrose Street at Nos. 549-669, as well as two smaller groups on the south side at Nos. 574-584 (west of Auburn Road) and Nos. 594-608 (east of Auburn Road).



Figure 4: Auburn Village precinct boundary

<sup>8</sup> Hawthorn Heritage Study 1993 & Hawthorn Commercial Area Conservation Study 1983

### 3.3 Building style & form

The Auburn Village precinct is a late 19<sup>th</sup> and early 20<sup>th</sup> century commercial area that predominantly comprises buildings constructed from c.1885-1910. As a result the majority of the built form is related in terms of scale (predominantly single or double storey: shopfront and residence), siting (attached, no setback), roof forms (hidden behind parapets), detailing (Victorian or Edwardian) and materials (predominantly rendered or face brick). (Refer to Figures 4 and 5) Many retain their original shopfronts and some retain their original verandahs or awnings. A notable exception is the Auburn Baptist Church, which is setback from Burwood Road. (Refer to Figure 6)

Like most early shopping centres, the buildings are relatively intact at first or second floor level, but have been altered at ground floor level. This has typically included the removal of original post supported verandahs or awnings, and the replacement of shopfronts. However, some buildings within Auburn Village still retain original shopfronts such as No. 107 Auburn Road, and No. 569 Burwood Road. On some buildings the original shopfront has been replaced in the Edwardian era. (Refer to Figure 7)

#### **Auburn Road**

Auburn Road, between the three storey Auburn Hotel and Burwood Road, is the most distinctive part of Auburn Village, which is notable for its intactness and consistency of style and form. All of the buildings in Auburn Road between the railway line and Burwood Road were constructed within 10 years of opening of the railway station in 1882 and many were designed by the one architect, John Beswicke, which accounts for the high degree of integrity. Notable buildings include the two groups of elaborate three storey Victorian shops and residences on the west side at Nos. 132-142 and 144-148. (Refer to Figure 8) Both designed by architect, John Beswicke, they are constructed from red brick with cream brick bands with cement dressings including a balustraded parapet, horse shoe arches and relief moulding.

To the north of the railway, the three storey former Auburn Hotel at No. 87 defines the northern extent of the Village and its design, scale and siting makes it a local landmark. It is complemented by the elaborately designed shops and residences at Nos. 89-93. At the centre of the precinct is the railway station complex, which includes three shops with distinctive arched parapets on the east side of Auburn Road; one between the tracks and two to the north.



Figure 4: Auburn Road east side 2005. Compare with similar view in Figure 3 (Source: Context 2005)



Figure 5: Shows 559-567 Burwood Road (Source: Context 2005)



Figure 6: Auburn Baptist Church (Source: Context 2005)



Figure 7: Three storey shop rows at 132-142 and 144-148 Auburn Road (Source: Context 2005)



Figure 8: Detail of 132-142 Auburn Road showing non-original Edwardian era shopfront (Source: Context 2005)



Figure 9: Murphy Bros. Grain Merchants building at No. 594 Burwood Road. (Source Context 2005)



Figure 10: Detail showing leadlight shopfront at the former Chalmer's Ironmongers (now hardware store) at Nos. 655-659 (Source: Context 2005)



Figure 11: Remnant bluestone kerb, channelling & paving in Auburn Road (Source: Context 2005)

### **Burwood Road**

By comparison, Burwood Road is generally less intact with more shops being altered and a higher number of non-contributory places. Nonetheless, it retains a number of intact Victorian and Edwardian shop rows as well as the Auburn Baptist Church. Notable buildings include:

- The Murphy Bros. Grain Merchants building at No. 594. It is a near original and skilful example of the Medieval Free Style, with original integral signage to the parapet.<sup>9</sup> (Refer to Figure 9)
- The unusual row of early twentieth century shops at Nos. 647-653. This row is notable for the elaborate parapet and facade detailing, which has been described as a “combination of Islamic Revival and Edwardian Freestyle”<sup>10</sup> with stylised geometric patterning to the parapet, pilasters and window surrounds.
- The former Chalmer’s Ironmongers (now hardware store) at Nos. 655-659, which includes an extraordinary original leadlight shopfront.<sup>11</sup> (Refer to Figure 10)

## **3.4 Subdivision & layout**

The subdivision pattern is typical of nineteenth century shopping precincts with predominantly narrow frontages of similar width throughout.

## **3.5 Public realm**

There are no original or mature street trees within the precinct; small *Ficus* species in Auburn Road trained as standards date from the late twentieth century. Public realm elements such as street construction mostly appear to date from the late 20<sup>th</sup> century. There is some remnant bluestone kerbing and paving on the west side of Auburn Road which may be earlier. (Refer to Figure 11)

As well as the two main roads, the precinct also includes bluestone and unmade laneways at the side and rear of buildings including Newburgh Place and other (unnamed?) lanes at the rear of properties in Burwood and Auburn Roads. There is also an early pitched drain at the rear of 111 Auburn Road off Newburgh Place.

---

<sup>9</sup> Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, Place Identification Form: 594 Burwood Road.

<sup>10</sup> Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, Place Identification Form: 647-653 Burwood Road.

<sup>11</sup> Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, Place Identification Form: 655-659 Burwood Road.

## 4 ASSESSMENT OF SIGNIFICANCE

### 4.1 Introduction

This section provides an assessment of the cultural significance of Auburn Village using the RNE criteria. On this basis, a succinct Statement of Significance has been prepared using the format adopted by Heritage Victoria. It is intended to be:

*... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement.*

(Pearson & Sullivan 1995.)

### 4.2 Historical

#### **RNE Criterion A.4**

*Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.*

#### **RNE Criterion D.2**

*Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)*

Auburn Village demonstrates the important influence of railways upon the development of urban areas during the nineteenth century. The opening of the station in 1882 encouraged the development of the centre and the section of the village within Auburn Road was fully developed within a decade of the stations opening. Auburn Village also illustrates the height of the speculative development boom in Hawthorn (and Melbourne) during the late nineteenth century before the on-set of the 1890s depression. The scale and grandeur of a number of the shops, particularly the three storey shops at 132-142 and 144-148 Auburn Road, reflect the importance of Auburn Village (and the middle class aspirations of Hawthorn at the time) as one of three major shopping centres in Hawthorn during the nineteenth century.

The Village is one of a number of Victorian boom-style commercial centres in the inner metropolitan area that express the ideal of 'Marvellous Melbourne' as a wealthy and dynamic city during the late nineteenth century.

#### **RNE Criterion H.1**

*Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.*

Many of the buildings within Auburn Village were designed by the noted architect, John Beswicke, who also designed the Hawthorn Town Hall.



### 4.3 Aesthetic

#### **RNE Criterion E.1**

*Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.*

#### **RNE Criterion F.1**

*Importance for its technical, creative, design or artistic excellence, innovation or achievement.*

Auburn Village is aesthetically significant as a representative example of a Victorian shopping centre within Hawthorn. It is especially notable for the very intact late nineteenth century commercial streetscape in Auburn Road, which includes a remarkable collection of often elaborate and richly ornamented late Victorian shop rows that are complemented by a number of landmark buildings including the Auburn Hotel, Auburn Railway Station, and the three storey shop rows on the west side of the street. Many of the early shops were designed by the noted local architect John Beswicke, who also designed the Hawthorn Town Hall.

Burwood Road, while less intact, includes groups of commercial shop rows with common siting, scale, fenestration, and ornament that create relatively cohesive and homogeneous streetscapes that contribute to the historic character of the Village.

### 4.4 Social

#### **RNE Criterion G.1**

*Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.*

Auburn Village has strong social values as a shopping centre serving the local community for over 100 years.

### 4.5 Statement of Significance

#### **What is significant?**

Auburn Village, comprising the buildings and public domain infrastructure generally constructed between c.1870 to c.1920, at 96-152 and 87-137 Auburn Road and 549-669 and 574-608 Burwood Road, Auburn.

#### **How is it significant?**

Auburn Village is of local historic, social and aesthetic significance to the City of Boroondara. The part of Auburn Village comprising 87-137 and 126-152 Auburn Road is of potential State historical and aesthetic significance.

#### **Why is it significant?**

Auburn Village is of historic and social significance, as a representative example of a major commercial precinct of late 19<sup>th</sup> and early 20<sup>th</sup> century. It demonstrates the important influence of railways by encouraging the development of commercial centres around stations, and illustrates the speculative development boom in Hawthorn during the late nineteenth century before the on-set of the 1890s depression. The scale and grandeur of a number of the shops, particularly the three storey shops at 132-142 and 144-148 Auburn Road, reflect the importance of Auburn Village (and the middle class aspirations of Hawthorn at the time) as one of three major shopping centres in Hawthorn during the nineteenth century, and

illustrates the type of development characterising a wealthy and dynamic city that led to the description ‘Marvellous Melbourne’.

Auburn Village is of aesthetic significance, as a representative example of a Victorian shopping centre. It is especially notable for the very intact late nineteenth century commercial streetscape in Auburn Road, which includes a remarkable collection of often elaborate and richly ornamented late Victorian shop rows that are complemented by a number of landmark buildings including the Auburn Hotel, Auburn Railway Station, and the three storey shop rows on the west side of the street. Many of the early shops were designed by the noted local architect John Beswicke, who also designed the Hawthorn Town Hall. Burwood Road, while less intact, includes groups of commercial shop rows with common siting, scale, fenestration, and ornament that create relatively cohesive and homogeneous streetscapes that provide an appropriate context.

## 4.6 Significant elements

### Introduction

As briefly mentioned in Section 1.5, the HHS used a series of gradings from ‘A’ to ‘E’ for individual buildings and ‘1’ to ‘3’ for streetscapes to identify the level of significance and inform future management. The use of gradings is now generally discouraged by Heritage Victoria. The standard Heritage Victoria Brief for undertaking heritage studies states as follows:

*Research and comparative analysis will be required to substantiate the significance of each place of potential cultural significance identified in Stage One that is considered worthy of future conservation. These places will be assessed against the Australian Heritage Commission’s criteria. Although the Australian Heritage Commission’s criteria are to be adopted, the thresholds applied in the assessment of significance shall be State Significance and Local Significance.*

On this basis, the following table provides a comparison between the grading used in the HHS and the equivalent new significance level recommended by this Study:

HHS grading or level	2005 Significance
<b>A/1</b>	State or National significance
<b>B/2 or 3</b>	Local significance
<b>C*</b>	Local significance
<b>C</b>	Contributory to precinct
<b>D</b>	Contributory to precinct
<b>E</b>	Contributory to precinct

On this basis, the table in Appendix 1 provides a list of places that contribute to the significance of Auburn Village and provides a direct comparison between the HHS and the findings of this Study.

In terms of applying these levels of significance it is important to note that:

- A place may have value to both local and State-wide communities.
- The categories are not intended to be ‘hierarchical’ with one being more important than the other; rather they simply identify the community to which the place is most important. This has been a criticism of the ‘grading’ system in that, to some people, it may imply that an ‘A’ graded building is more important than a ‘D’ graded building.

Further discussion about what is meant by State, local and contributory significance, including some examples within Auburn Village is provided in Appendix 2.

### **Comparison with HHS**

The assessment undertaken by this Study generally confirms the findings of the HHS. It is noted that:

- The precinct as a whole is considered to be of local significance. However, the section in Auburn Road as described in the Statement of Significance is considered to be of potential State significance and may be nominated for inclusion on the Victorian Heritage Register.
- The existing citations for the places of individual significance (ie. graded A, B or C\* by the HHS) are adequate, however, consideration may be given to re-writing the Statements of Significance for these places using the Heritage Victoria format adopted by this Study.
- Only one building, the former Murphy Bros. Grain Store has been 'up graded' by this Study to local significance. The 'C' grading of the HHS indicated that it was not of individual local significance, however, this would appear to have been an oversight as the place has a detailed citation (from the HCACS), which identified it as being of local or regional significance.
- The new citation for Auburn Village set out in Section 4.5 provides an appropriate statement of significance for the contributory places within the precinct that do not have individual citations.
- One new building of potential local significance has been identified, which is the Auburn Baptist Church.

In addition, three cottages have been identified in Newburgh Place and further research is required to determine the significance of these places. They were not surveyed by the HHS, while the map prepared for the HCACS (Figure 1) appears to show them included in the precinct, but no further reference to them is made. The significance of these cottages is being investigated as a separate exercise and the findings of the research will be provided in a separate report.

## **4.7 Precinct Boundaries**

The boundary of the Auburn Village precinct as defined by the HHS is generally considered to be appropriate. However, it is considered that the buildings at Nos. 713-735 Burwood Road should be excluded from the precinct as they are too remote from the nearest contributory building at No. 669.

Accordingly, the recommended Auburn Village precinct boundary is shown in Figure 4, which comprises the properties Nos. 96-152 and 87-137 Auburn Road and Nos. 549-669 and 574-608 Burwood Road.

## REFERENCES

- Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 1999
- Butler, Graeme, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985
- Gould, Meredith, *Hawthorn Heritage Study*, Eaglemont 1992
- McWilliam, Gwen, 'Auburn Village', in Hawthorn Historical Society, *Upper Hawthorn*
- McWilliam, Gwen, *Hawthorn Streets Index. A Brief History of the Streets of Hawthorn*, Hawthorn, 1999 (Revised 2004)
- Pearson, Michael & Sullivan, Sharon, *Looking After Heritage Places*. Carlton, 1995
- Peel, Victoria et al, *A History of Hawthorn*, Carlton [Vic]: Melbourne University Press, 1993

## APPENDIX 1 – SCHEDULE OF SIGNIFICANT ELEMENTS

### Key

HO Heritage Overlay

HV Heritage Victoria

NHL National Heritage List

NT National Trust

HHS 1993 Hawthorn Heritage Study 1993

\*The shaded properties are those that are recommended for nomination to the Victorian Heritage Register as part of the Auburn Village Heritage precinct. The shop rows at 132-142 and 144-148 Auburn Road are recommended for either individual VHR nomination or as part of the precinct.

NO.	STREET & NAME	DATE	RECOMMENDED HERITAGE LISTING				SIGNIFICANCE	
			HO	HV	NHL	NT	HHS 1993	2005
<b>Auburn Road</b>								
87	Auburn Road (former Auburn Hotel)	c1888	Yes	Yes*			B1	Local
89-93	Auburn Road	c1886	Yes	Yes*			B1	Local
95-99	Auburn Road (Auburn Railway Station shops)	1916	HO	H1559			C3	State?
	Auburn Railway Station complex	1916	HO	H1559			A1	State
96-98	Auburn Road		Yes				C3	Contributory
100	Auburn Road		Yes				D3	Contributory
102	Auburn Road		Yes				C3	Contributory
105-109	Auburn Road		Yes	Yes*			C*1	Local
108-112	Auburn Road		Yes				C3	Contributory
111-117	Auburn Road		Yes	Yes*			C1	Contributory

AUBURN VILLAGE HERITAGE ASSESSMENT

NO.	STREET & NAME	DATE	RECOMMENDED HERITAGE LISTING				SIGNIFICANCE	
			HO	HV	NHL	NT	HHS 1993	2005
114	Auburn Road		Yes				E3	Contributory
119-121	Auburn Road		Yes	Yes*			B1	Local
123-133	Auburn Road		Yes	Yes*			B1	Local
126-130	Auburn Road		Yes	Yes*			C2	Contributory
132-142	Auburn Road		Yes	Yes			A1	State
135	Auburn Road		Yes	Yes*			C1	Contributory
137-147	Auburn Road		Yes	Yes*			C1	Contributory
144-148	Auburn Road		Yes	Yes			A1	State
150-52	Auburn Road		Yes	Yes*			C1	Contributory
<b>Burwood Road</b>								
549	Burwood Road		Yes				C2	Contributory
551-557	Burwood Road		Yes				C2	Contributory
559-567	Burwood Road		Yes				C2	Contributory
569-573	Burwood Road		Yes				C2	Contributory
574-584	Burwood Road		Yes				C3	Contributory
579	Burwood Road		Yes				C2	Contributory
589-593	Burwood Road		Yes				C2	Contributory
594	Burwood Road (Murphy Bros. Grain Merchants)		Yes				C2	Local
597	Burwood Road (Auburn Baptist Church)		Yes				C2	Contributory
598-600	Burwood Road		Yes				D2	Contributory
601-603	Burwood Road		Yes				C2	Contributory

NO.	STREET & NAME	DATE	RECOMMENDED HERITAGE LISTING				SIGNIFICANCE	
			HO	HV	NHL	NT	HHS 1993	2005
602	Burwood Road		Yes				C2	Contributory
604-606	Burwood Road		Yes				C2	Contributory
608	Burwood Road		Yes				C2	Contributory
615	Burwood Road		Yes				C2	Contributory
619-621	Burwood Road		Yes				C1	Contributory
623-629	Burwood Road		Yes				C2	Contributory
631-633	Burwood Road		Yes				C2	Contributory
635	Burwood Road		Yes				C2	Contributory
639-645	Burwood Road		Yes				C2	Contributory
647-653	Burwood Road		Yes				B2	Local
655-659	Burwood Road (Chalmers Ironmonger)		Yes				B2	Local
663-667	Burwood Road		Yes				C2	Local
669	Burwood Road		Yes				D3	Contributory





## APPENDIX 2 – LEVELS OF SIGNIFICANCE

### State or National significance

This category includes all places graded 'A' by the HHS. These are places that are either already included or, or are suitable for nomination to the Victorian Heritage Register. Some of these places may also be eligible for nomination to the National Heritage List.

### Local significance

This category includes all places that were graded 'B' or 'C' by the HHS. These are places are considered to be of local significance to the City of Boroondara. Typically, the places of local heritage significance in Auburn Village fulfil one or more of the following RNE criteria; they are:

- Associated with the key historic period of development of Auburn Village during the late nineteenth century. (RNE criteria A4, D2)
- Buildings that have long standing or continuous similar uses at the same address. (RNE criteria A4, D2) Examples include Murphy Bros. Grain Merchants and Chalmers Hardware/Ironmongers.
- Good or intact examples of an architectural style. In particular, they will often have architectural features that are unusual or rare within the municipality. (RNE criteria B2 and E1). Examples include 132-42 and 144-48 Auburn Road and Nos. 647-53 Burwood Road.
- Places with social values for particular groups of people (RNE criterion G1), which are often key community meeting places. Examples include the Auburn Baptist Church and the Auburn Railway Station.
- Places with connections to locally important individuals or organisations (RNE criterion H1) Many of the shops in Auburn Road were designed by the locally important architect, John Beswicke.

### Contributory significance

This category includes all places graded 'D' or 'E' by the HHS. These buildings are not of individual local significance, but are important for their contribution to the significance of the Auburn Village precinct. Usually, these buildings are related to the historic period of development, whilst aesthetically they are typical rather than good or outstanding examples of their type. Sometimes they have been altered in detail (often at ground floor level), but remain largely intact at first floor level.

### **Places of no significance**

These are places that are not related to the main historic period of development (c.1885-1920) or that have been altered to the extent that the majority of original fabric and has been lost. Buildings in the Auburn Village precinct that are considered to be not significant are:

#### ***Auburn Road – west side***

- Shop, 104 Auburn Road
- Shop, 114 Auburn Road

#### ***Burwood Road – north side***

- Shops, 575-577 Burwood Road
- Shops, 581-583 Burwood Road
- Shop, 585 Burwood Road
- Shop, 595 Burwood Road
- Shops, 605-607 Burwood Road
- Shop, 609 Burwood Road
- Shop 617 Burwood Road
- Shop, 635 Burwood Road

#### ***Burwood Road – south side***

- Shop, 586 Burwood Road
- Shop, 590 Burwood Road
- Shop, 596 Burwood Road