

Auburn Village Heritage Study

Volume 2 – Heritage Guidelines

Final
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

Martin Turnor, Heritage Consultant

Context Pty Ltd

22 Merri Street, Brunswick 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email context@context-pl.com.au

CONTENTS

Introduction	1
Purpose	1
Objectives	1
Application & Scope	1
Significance of Auburn Village	3
What is Significant	3
How is it significant?	3
Why is it significant?	3
Contributory buildings	3
How to use the Guidelines	5
Approach	5
How to comply with the guidelines	5
Terminology	5
Preparing an application	5
Guideline 1>Maintenance, preservation & repairs	7
Guidelines basis	7
Further information	7
Guideline 2>Restoration & reconstruction	9
Guidelines basis	9
Guideline 3>Demolition, alterations & additions	11
Guidelines basis	11
Guideline 4>Infill development	14
Guidelines basis	14
Guideline 5>Subdivision & signage	17
Guidelines basis	17
Guideline 6>Public domain	19
Guidelines basis	19
Attachment 1>Schedule of Significant Elements	21
Attachment 2>Building Styles in Auburn Village	23
Attachment 3>Glossary of terms	26
Burra Charter definitions	26
Significance definitions	26
Architectural definitions	26
Attachment 4>References	28

Introduction

Purpose

Heritage places in the City of Boroondara are highly valued by Council and the community for providing a link to the past and for enriching the present environment.

The *Auburn Village Heritage Guidelines* are intended to encourage and support the conservation of the historic character of Auburn Village. The purpose of the Guidelines is to provide both Council and property owners or occupiers with clear guidance for decision making in regard to making changes to heritage places.

Objectives

- To conserve the integrity of Auburn Village as an exemplar of a late nineteenth and early twentieth century shopping centre.
- To encourage the conservation of fabric that contributes to the significance of heritage places within Auburn Village.
- To ensure that new development is of the highest quality contemporary design that positively and creatively interprets and responds to the historic character of Auburn Village.
- To ensure that new development becomes a valued addition, which complements the historic character of Auburn Village.
- To ensure that new development does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.



Above>Auburn Road, c.1908, before the railway line was raised in 1916.

Source: State Library of Victoria. Accession No.: H40395/58. Image No.: a04260.

Application & Scope

The Guidelines apply to properties within the Auburn Village heritage precinct as shown on Figure 2. Specifically, the Village includes:

- 96-152 Auburn Road
- 87-137 Auburn Road
- 549-669 Burwood Road
- 574-608 Burwood Road

The Guidelines explain what Council will take into consideration when assessing an application for development or subdivision of land within Auburn Village. They will be considered in conjunction with other relevant State and local planning policies and controls contained in the Boroondara Planning Scheme.

The Guidelines do not provide solutions for every individual design issue that might arise, but rather are a starting point that provides some guiding principles.

The guidelines are divided into the following sections:

- Significance of Auburn Village
- How to use the Guidelines
- Guideline 1>Maintenance, preservation & repairs
- Guideline 2>Restoration and reconstruction
- Guideline 3>Alterations & additions
- Guideline 4>Infill development
- Guideline 5>Subdivision & signage
- Guideline 6>Public domain

The Guidelines should be considered in conjunction with other relevant Council policies including:

- The *Hawthorn Commercial Verandah Project* report.
- Boroondara Advertising Signs local policy (Clause 22.01 of the Boroondara Planning Scheme)
- Boroondara Heritage local policy (Clause 22.05)

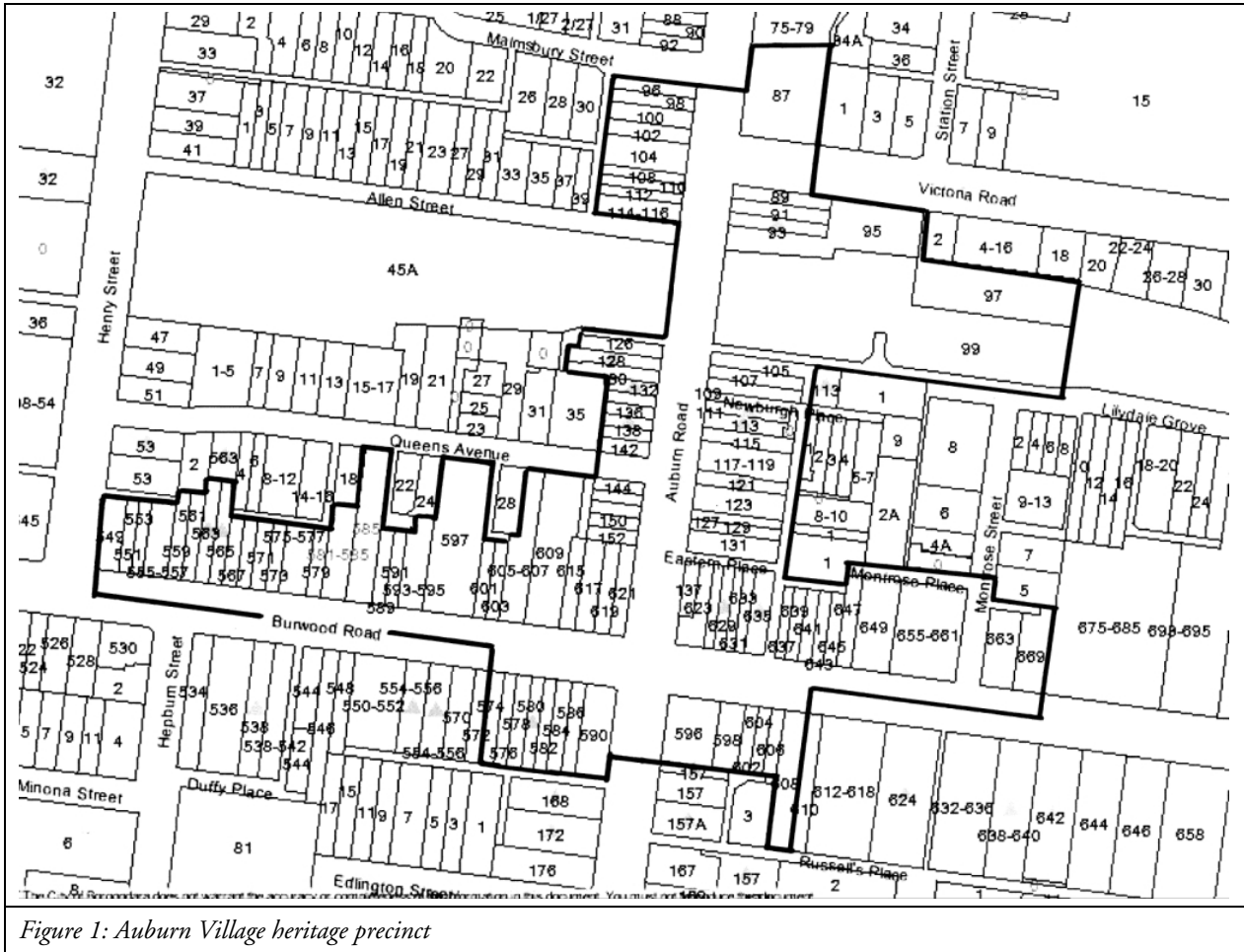


Figure 1: Auburn Village heritage precinct

Significance of Auburn Village

This section provides a Statement of Significance for Auburn Village, which explains *What* is significant about the Village and *How* and *Why* it is Significant.

For further information about the significance of Auburn Village (as well as individual buildings within it) including historic development and a more detailed physical description please refer to the *Auburn Village Heritage Assessment* (2005), as well the *Hawthorn Heritage Study* (1993).

What is Significant¹

Auburn Village was one of three major shopping centres to emerge in Hawthorn during the late nineteenth century that helped to establish Hawthorn's "success as a middle class residential suburb".² The development of all three shopping centres 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.

By 1891, almost the whole of Auburn Road between Victoria Street and Burwood Road had been developed for often elaborately designed Victorian shop rows, some designed by architects such as John Beswicke, who also designed the Hawthorn Town Hall. By the turn of the century, the centre also began to extend along Burwood Road. The last major development was the electrification of the railway in 1916 which resulted in the construction of an imposing new station complex including a new bridge over Auburn Road with three shops underneath.

As a result, very little new development occurred within Auburn Village during the twentieth century apart from infill and redevelopment of some sites and the precinct as a whole is very intact today, particularly in Auburn Road.

¹ Unless otherwise noted, the information for this history is taken from Graeme Butler, *Hawthorn Commercial Area Conservation Study: Upper Hawthorn*, Alphington 1985.

² Meredith Gould, *Hawthorn Heritage Study*, Eaglemont 1992, p. 53.

How is it significant?

Auburn Village is of local historic, social and aesthetic significance to the City of Boroondara.

Why is it significant?

Auburn Village is of historic and social significance, as a representative example of a major commercial precinct of the late 19th and early 20th 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.

Contributory buildings

A list of buildings that contribute to the significance of Auburn Village is provided in Attachment 1 to these guidelines.



Top>Murphy Bros. Grain Store

Middle>Parapet detail, 647-653 Burwood Road

Above>Auburn Hotel

Below>Shopfront detail, Chalmers Hardware



How to use the Guidelines

Approach

Boroondara City Council strongly encourages property owners and developers to discuss any proposals with Council prior to preparing an application for any new development. The following steps are recommended:

- Speak to a town planner within the Statutory Planning Unit about planning permit requirements. They can also advise if there are other planning guidelines or policies that you should consider. (e.g. Rescode)
- If necessary, arrange an appointment with Council's Heritage Adviser to discuss ideas. It may be useful to meet on site.
- Depending on the works, roughly sketch some ideas – A further consultation or site visit with the Heritage Adviser may be required.
- Once an approach has been agreed to, prepare an application. (See *Preparing an application*)

The Statutory Planning Unit can be contacted on 9278 4844 (telephone); 9278 4466 (fax); or in person at the:

*City of Boroondara Camberwell Office
First floor, 8 Inglesby Road, Camberwell
(Monday to Friday, 8.30am – 5.15pm)*

How to comply with the guidelines

A development should satisfy all relevant objectives and criteria.

- The objectives provide the overall desired outcomes to be achieved.
- The criteria describe more specific outcomes to be achieved for each guideline.
- The design response or technique describes ways the development may meet the objectives or criteria.

The design response or technique is one way of meeting the objectives or criteria. Other approaches may be considered, if it can be demonstrated that the objectives and criteria will still be achieved.

Terminology

The terminology used in these guidelines is consistent with the Australia ICOMOS *Burra Charter*, 1999 (*Burra Charter*). A glossary defining some of the key terms is included as Attachment 3.

Preparing an application

When preparing an application, it is important to understand the architectural character and historical development of your building. The Statement of Significance in these guidelines will go some way towards explaining this. You can also refer to the *Auburn Village Heritage Assessment* (2005) or the *Hawthorn Heritage Study* (1993) or complete some private research on your property.

Depending on the extent of the works proposed, it may be necessary to prepare a *Building Analysis* or a *Site Analysis*.

Building analysis

The story of a building can be read through the manner of its construction and the changes that have been made. Knowing how the building was originally constructed and what changes have happened since (and why) can inform future works.

A building analysis considers your property and provides a more detailed description of the key historic features. It can identify features that have been removed and could be restored. The analysis can be prepared by an experienced heritage consultant or by Council's Heritage Adviser.

For example, it is unlikely that your property has its original paint finish. A heritage consultant can establish what colour it was originally painted by taking paint scrapes and analysing them under a microscope. Sometimes the original paint finish is visible under joinery, or where more recent coats of paint have started to peel away.

You can also check for markings which indicate that a wall has been removed (or added), or mouldings removed from walls or verandah posts.

As a starting point, Attachment 2 provides a description of the key features of the main architectural styles found within Auburn Village.

Site analysis

A site analysis considers the broader context surrounding your property and would be required if you are proposing to construct alterations or additions or a new infill building. It may not be required for more minor works such as repairs or restoration.

The site analysis should address the buildings immediately adjacent to and opposite the site as well as Auburn Village as a whole, and should consider the following matters.³

- *Setback*: do the buildings front the street directly or are they setback from the street?
- *Height and roof form*: are the buildings one, two or three storeys in height? Do they have a parapet, if so, is it low or high? Are roofs visible, if so, are they steep (high) or shallow (low) in pitch?
- *Massing, proportion and rhythm*: what is the massing of buildings? Are the building proportions predominantly vertical or horizontal? Is there a regular or an irregular rhythm created by elements such as windows and ornamentation?
- *Verandahs*: do the buildings have original, or early, verandahs or awnings? If so, what is their form and detailing?
- *Shopfronts and entry*: do the buildings have original shopfronts? Are the buildings entered from the front or the side, a central entry or offset? Are they recessed or in line with the building facade?
- *Materials and ornamentation*: What types of materials are used on external surfaces? What type of ornamentation is applied?
- *Signage*: Where is signage located? What form of signage is used?

As a starting point, Attachment 2 provides a description of some of the typical features associated with the main architectural styles found in Auburn Village.



*Above>Burwood Road c.1908 looking west from Auburn Road – to the left, 564-584 Burwood Road and, to the right, 601-603, 615 and 619-621 (corner)
Source: State Library of Victoria. Accession No.: H90.141/12. Image No.: a05231.*

³ Please refer to Attachments 2 and 3 to these Guidelines for definitions and examples, which explain some of the key terms.

Guideline 1>Maintenance, preservation & repairs

This section provides guidelines for the conservation of existing external materials, decoration and finishes including:

- *Maintenance* and *preservation* of these elements.
- *Minor repairs* to these elements.

It does not address more major repairs including *Restoration* or *Reconstruction* of key elements such as shopfronts and verandahs, which are discussed in the following section.

Guidelines basis

Designers of buildings during the late nineteenth and early twentieth centuries applied a range of decorative styles to buildings, which reflected the use and function of the building as well as the status of the owner. These styles were expressed by a range of external decorations and finishes such as render, mouldings, cast and wrought iron decoration, tiles, glass, tuck-pointing and paint.

The buildings within Auburn Village are notable for the intactness of many of these features and for the consistency of decorative approaches that have been used, particularly in Auburn Road. Conservation of these features is therefore essential to maintaining the significance of the Village.

Regular maintenance is important to conserve the appearance and significance of external finishes and decoration. However, it is important to understand that, in some cases, a special approach may be required to ensure that finishes or decorations are not inadvertently damaged.

Further information

Heritage Victoria provides a range of technical notes, which are referred to in these Guidelines. They can be obtained from www.heritage.vic.gov.au or by calling (03) 9655 6519.



Top>Shopfront detail showing leadlight transom

Middle>Edwardian shopfront detail showing tiled surround to window

Above>Parapet detail on Auburn Hotel

MAINTENANCE & REPAIR CRITERIA	DESIGN RESPONSE OR TECHNIQUE
<p>1.1>General</p> <p><i>Significant external decoration and finishes are conserved.</i></p>	<p>Original external materials, finishes and decoration should not be altered, removed or changed.</p> <p>Repairs should match the material, colour, texture, composition and pattern of the original.</p>
<p>1.2>Render, stone & brickwork</p> <p><i>Maintenance does not result in damage to significant fabric.</i></p>	<p>A rendered, stone or brickwork surface should not be sandblasted under any circumstances.</p> <p>The painting of unpainted render, stone or brickwork should be avoided.</p>
<p>1.3>Parapet detailing</p> <p><i>Future maintenance problems are avoided.</i></p>	<p>Parapet details such as balustrades, orbs, urns etc. should not be repaired with untreated or galvanised steel as this will rust.</p>
<p>1.4>Painted surfaces</p> <p><i>Maintenance does not result in damage to significant fabric.</i></p> <p><i>Colour schemes are appropriate to the era and design of the building and the character of Auburn Village.</i></p>	<p>A painted surface should not be sandblasted under any circumstances.</p> <p>For further information about appropriate methods of paint removal please refer to Heritage Victoria Technical Note: <i>Removing paint</i></p> <p>For specific detail about appropriate colour schemes please refer to the <i>Hawthorn Commercial Verandah Project</i>.</p>
<p>1.4>Roofs</p> <p><i>Significant roofing materials and techniques are conserved.</i></p> <p><i>Structures that will detract from the appearance of rooflines are avoided.</i></p>	<p>Original, early or significant roof materials such as galvanised corrugated iron, tiles or slate should be retained and any repair work should be undertaken in the traditional material.</p> <p>Details such as flues, ventilators, guttering, rainwater heads, fascias, soffits, barges, finials etc. should be conserved.</p> <p>The introduction of new elements such as skylights, or satellite dishes should be avoided unless they will not be visible from the street. Solar panels may be considered if they are designed and sited to minimise visibility.</p> <p>Avoid the use of zincalume wherever possible as it is slow to weather and lose its high reflectivity.</p> <p>For further information about appropriate types of new roofing please refer to Heritage Victoria Technical Notes:</p> <ul style="list-style-type: none"> ▪ <i>Galvanised roof coverings</i> ▪ <i>Why any old gal iron won't do</i> ▪ <i>Slate roofs</i>

Guideline 2>Restoration & reconstruction

This section provides guidelines for the works, which include major repairs to existing features such as:

- *Restoration* of significant features by reinstating original fabric or by the removal of inappropriate additions.
- *Reconstruction* of elements to a known earlier state using new or introduced material based on historic evidence.

Guidelines basis

Designers of buildings during the late nineteenth and early twentieth centuries applied a range of decorative styles to buildings, which reflected the use and function of the building as well as the status of the owner. These styles were expressed by a range of external decorations such as balustrades, as well as verandahs and shopfronts.

The buildings within Auburn Village are notable for the intactness of many of these features and for the consistency of decorative approaches that have been used, particularly in Auburn Road. Much of the upper level façade detailing of the buildings has been preserved, however, many shops have been altered at the ground floor level; typically, this has included the modification or replacement of shopfronts or the removal of verandahs.

The restoration or reconstruction of these original elements would greatly enhance the appearance of the Village and contribute to an improved understanding about its history and significance.



Top>Verandahs, Auburn Road

Above>Verandah awning missing post, Burwood Road

Restoration & Reconstruction Criteria	Design response or technique
<p>2.1>General</p> <p><i>The historic nineteenth century character of Auburn Village is conserved or enhanced by restoring or reconstructing original elements on the basis of historic evidence.</i></p> <p><i>The use of false or mock historic detailing is avoided where there is insufficient historic evidence.</i></p> <p>2.2>Shopfronts</p> <p><i>Original or early shopfronts are restored or reconstructed.</i></p> <p>2.3>Verandahs</p> <p><i>Original or early verandahs and awnings are restored or reconstructed.</i></p> <p>2.4>Balustrades, orbs/urns and parapets</p> <p><i>Future maintenance problems are avoided.</i></p>	<p>Elements such as detailing and decoration (balustrades, orbs etc.), shopfronts and verandahs may be restored or reconstructed if there is historical evidence to illustrate its original form.</p> <p>Where reconstruction is required, the new fabric should match the material, colour, texture, composition and pattern of the original.</p> <p>Where some evidence exists, but not enough to enable full restoration or reconstruction, then an interpretive approach should be followed based on simplified forms consistent with the era.</p> <p>In general, original shopfronts should be restored or reconstructed to their original form and detailing based on historic evidence.</p> <p>However, some Victorian shops had new shopfronts installed in the Edwardian period and it may be appropriate to retain this later shopfront rather than attempting to restore the original.</p> <p>When a heritage place originally had a verandah or awning which has been removed in the past, it may be considered appropriate to reconstruct it if there is historical evidence to illustrate its original form.</p> <p>When a heritage place did not have a verandah or awning, then the introduction of a verandah would not be appropriate.</p> <p>Verandahs should be reconstructed in accordance with the <i>Hawthorn Commercial Verandah Project Guidelines</i>.</p> <p>New detailing that is reinforced with untreated or galvanised steel should be avoided (as this will rust).</p>

Guideline 3>Demolition, alterations & additions

This section provides guidelines for the construction of alterations and additions to buildings. This includes the demolition of part of a building.

Guidelines for new infill development (i.e. an entirely new building on a vacant site) including demolition of the whole of a building are discussed in the following section.

Guidelines basis

Auburn Village was developed within a ten-year period at the end of the nineteenth century, with some limited development occurring in the first decades of the twentieth century. The section in Auburn Road is almost completely intact, and while Burwood Road is less intact it still retains groups of buildings with a high degree of visual cohesion.

This has created streetscapes that are significant for the high degree of intactness and consistency in terms of style, form, scale and siting.

There is some opportunity for alterations and additions to buildings, care must be taken with the design and siting and scale of additions and alterations to ensure that they do not have an adverse impact upon the historic character of Auburn Village.



Group of shops at 574-584 Burwood Road with new development on left

Demolition, alterations & additions criteria	Design response or technique
<i>appearance of a heritage place or result in visual clutter.</i>	building of contributory or local significance. Air-conditioning units and other plant and equipment should not be visible from streets or laneways.

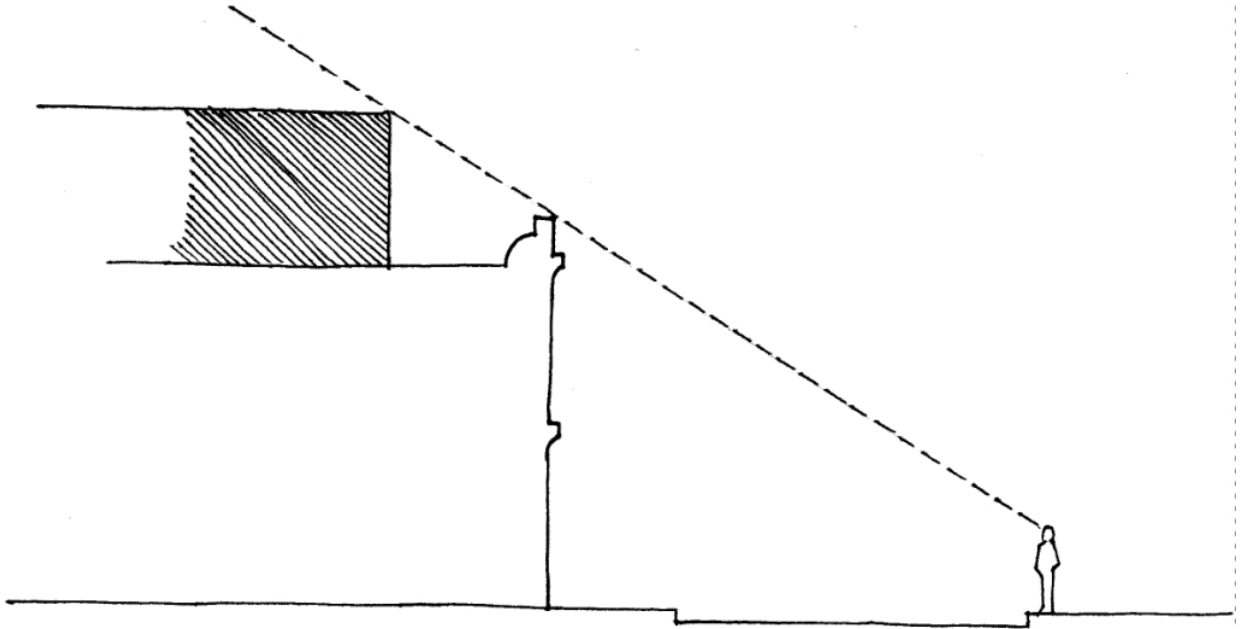


Figure 2: New additions should be setback to avoid being visible when viewed from the opposite side of the street from an average height of 1.7m.

3.3>Design & detailing

Building additions and alterations can be interpreted as such and do not create a false impression of being part of the original fabric.

New work should be distinguishable from old, whilst being sympathetic with the significant fabric. This can be achieved by making new material slightly recessed, using a similar material, but with a different texture, or using a similar, but simplified design. The contrast should not be harsh or visually intrusive. Imitation historic detailing such as small paned windows, cast iron decoration, ornate decorations, window glazing etc. should not be used.

Where visible from the street, new additions should, as appropriate:

- Maintain the rhythm, orientation and proportions of the related elevations of the original building.
- Continue the relationship between openings such as windows, doors and solid walls, and the continuation of horizontals such as string courses and plinths.
- For large additions, the new should be added to the old in a way that it is clearly separate from rather than an extension of the original.

3.4>Roofs

New roofs will be compatible with existing roofs.

Where visible, roof form and material should relate to the existing roof form or follow historic precedents for additions (e.g. use of skillion roofs at rear of buildings)

Guideline 4>Infill development

This section provides guidelines for the construction of new infill development on vacant or redeveloped sites.

Guidelines basis

The majority of Auburn Village was developed within a ten-year period at the end of the nineteenth century, with some limited development occurring in the first decades of the twentieth century. Development coincided with the 'boom' years that created 'Marvellous Melbourne' and this was reflected in the quality of the buildings, which were designed (many by notable architects) in the most fashionable architectural styles of the time.

This has created streetscapes that are significant for the high degree of intactness and consistency in terms of style, form, scale and siting. The section in Auburn Road is now almost completely intact, and while Burwood Road is less intact it still retains groups of buildings with a high degree of visual cohesion.

It is important that this high degree of visual cohesion and integrity is maintained, and that new development achieves a similarly high standard of contemporary design that respects its historic context.



Infill development, 586 Burwood Road

Infill development criteria	Design response or technique
<p>4.1>Demolition</p> <p><i>Infill development does not result in the loss of buildings of contributory or local significance.</i></p> <p>4.2>Height</p> <p><i>The height of a new infill building reflects the predominant height of adjacent buildings of contributory or local significance.</i></p> <p>4.3>Form, scale & massing</p> <p><i>New infill development reflects the traditional proportions and rhythm of architectural elements on buildings of contributory or local significance.</i></p>	<p>Infill development should only occur on vacant sites or as a replacement for a non-contributory building.</p> <p>For further guidelines about demolition see Criteria 3.1.</p> <p>New buildings should not exceed the maximum height of buildings on adjoining lots. If the buildings are of different height, then the average height should be used as the maximum.</p> <p>The design of infill development should respond to aspects such as the parapet line and parapet height, storey heights and ornamentation such as string courses etc, verandah height and form, window sill and lintel levels and architrave shape and depth, height of the shopfront and entry. Refer to Figure 3.</p> <p>The design should consider the relationship of positive space (walls, solid) to negative space (windows, void). In particular:</p> <ul style="list-style-type: none"> ▪ A new building should have about the same (i.e. neither more nor less) negative space, such as glazing, than the surrounding buildings. ▪ Avoid large areas of glass or unrelieved walls. <p>If the buildings adjacent to a new building both have balustraded parapets then any new building should reflect this. For example, the top of the new building should not be a solid mass which would read heavier than the older buildings and begin to dominate the streetscape.</p>



Figure 3>Key building features

Infill development criteria	Design response or technique
<p>4.4>External design, finishes & details</p> <p><i>New infill development is of the highest quality contemporary design and does not create a false impression of an historic design or style.</i></p>	<p>External finishes and details should respect and interpret, but not simply copy the finishes and detailing found on contributory buildings.</p> <p>Mock or imitation period detailing should not be used.</p>
<p>4.5>Verandahs & awnings</p> <p><i>New verandahs or awnings is of the highest quality contemporary design and does not create a false impression of an historic design or style.</i></p>	<p>The design of an awning should be appropriate to the style of the building. If a post style verandah is considered appropriate then it should reflect the height and form of historic verandahs. However, details should be simplified and contemporary in style and should not replicate historic details.</p>
<p>4.6>Setback & orientation</p> <p><i>The setback and orientation of infill development reflects traditional setbacks and orientation of buildings of contributory or local significance.</i></p>	<p>New buildings should be constructed to the front boundary and to the side boundaries in line with adjoining buildings.</p> <p>In Auburn Village the front entry is often recessed (Refer to Figure 3) and if this is the case with the buildings adjacent to the infill building this practice should be maintained.</p>
<p>4.7>Car parking</p> <p><i>Off-street car parking does not become a dominant visual element within Auburn Village.</i></p>	<p>Off-street car parking should not be visible from Auburn Road or Burwood Road.</p> <p>There should be no direct access to off-street car parking from Auburn Road or Burwood Road.</p> <p>There should be no new vehicle crossovers to Auburn Road or Burwood Road.</p>
<p>4.8>Roof forms</p> <p><i>Roof forms are compatible with those found on buildings of contributory or local significance in the area.</i></p>	<p>Roofs should be concealed behind parapets.</p>

Guideline 5>Subdivision & signage

This section provides guidelines for the subdivision of land and the erection of signage.

Guidelines basis

Subdivision

The subdivision pattern in Auburn Village is typical of late nineteenth century/early twentieth century commercial areas, with predominantly long narrow lots, some with access to rear lanes.

This has created streetscapes that are significant for the high degree of intactness and consistency in terms of style, form, scale and siting. It is important to ensure that future subdivision does not disrupt this character and, in addition, does not create the opportunity for inappropriate forms of development.

Signage

Examples of significant early or original signage are limited, but are nonetheless important for the ability to illustrate the historic development of Auburn Village and provide some good examples of historically appropriate design and location of signs.

It is important to strike a balance between the needs of businesses to have adequate exposure, and the need to ensure that new signage does not become a dominant element that detracts from the historic character of Auburn Village.



Top>Regular frontage widths on east side of Auburn Road

Left>Original shop signage, Burwood Road

Right>Old painted wall sign, rear of shop in Burwood Road (viewed from Queens Avenue)

Subdivision & signage criteria	Design response or technique
<p>5.1>Subdivision</p> <p><i>The historic rhythm and pattern of development is maintained.</i></p> <p>5.2>Signage</p> <p><i>Original or early signage is preserved wherever possible.</i></p> <p><i>New signage is sited in historically appropriate locations on buildings.</i></p> <p><i>New signage does not become a dominant element in the streetscape.</i></p> <p><i>New signage complements the historic character of Auburn Village without simply mimicking or copying early signage.</i></p> <p><i>New signage does not damage significant fabric.</i></p>	<p>The subdivision of land to create new lots should follow the historic pattern of subdivision and provide similar frontage widths, and depths.</p> <p>Note: This does not apply to the subdivision of existing buildings that does not create an additional lot, or the internal subdivision (e.g. strata titling) of existing buildings.</p> <p>New signage should not obscure significant early signage. Significant original or early signage should not be actively removed.</p> <p>Signage should be designed and sited in accordance with the <i>Boroondara Advertising Signs Local Policy</i> (Refer to Clause 22.01 of the Boroondara Planning Scheme)</p> <p>As above</p> <p>Any new signage which is attached to the heritage place can be easily removed without causing damage to the fabric of the building.</p> <p>The number of signs required is minimised to reduce the impact on the heritage place.</p>

Guideline 6>Public domain

This section provides guidelines for the conservation and management of land within the public domain including footpaths, streets and laneways in Auburn Village.

Guidelines basis

Early photographs of Auburn Village provide evidence of early streetscape details including bluestone kerb and channels, and elaborate gas street lamps located at the intersection of Auburn and Burwood Roads.

Today, improvements to roads as a result of increased road transport have resulted in the loss of most of these original features.

However, some remnants of the original kerb and channelling remain on the west side of Auburn Road, along with asphalt footpaths, bluestone laneways and pitched drains to the side and rear of properties that contribute to the historic character of this area.

It is important that these surviving elements are retained, and that missing elements are re-instated where opportunities arise.

Finally, like many commercial centres trees have never been a feature of Auburn Village, a fact that is probably due to original predominance of street verandahs and narrow footpaths.



Top>Bluestone kerb & channel, Auburn Road

Left>pitched drain, rear 111 Auburn Road (off Newburgh Place)

Right>Newburgh Place looking West

Public domain criteria	Design response or technique
<p>6.1>Kerb & channel & footpaths</p> <p><i>The historic nineteenth century character of Auburn Village is maintained and enhanced.</i></p> <p>6.2>Traffic control</p> <p><i>New traffic control infrastructure such as kerb extensions or traffic islands do not become a visually dominant element.</i></p> <p><i>New traffic control devices do not appear to mimic historic kerb and channelling.</i></p> <p>6.3>Laneways and pitched drains</p> <p><i>The historic nineteenth century character of Auburn Village is maintained.</i></p> <p>6.4>Street furniture</p> <p><i>New street furniture including lights, seating and bins complements the historic character of Auburn Village</i></p> <p>6.5>Street trees</p> <p><i>Buildings remain the dominant element in Auburn Village.</i></p> <p><i>Conflict between trees and buildings is avoided</i></p> <p>6.6>Lighting</p> <p><i>The historic nineteenth century character of Auburn Village is maintained and enhanced.</i></p>	<p>Original bluestone kerb and channel should be maintained in its existing form and layout.</p> <p>When replacement of kerb & channelling is required, consideration should be given to re-instating original bluestone kerb & channel or, alternatively, charcoal-coloured concrete.</p> <p>Footpaths should be maintained as asphalt or, alternatively, a similar dark coloured material such as sawn bluestone or charcoal-coloured concrete.</p> <p>Avoid use of ‘old’ bluestone in new works. Suitable alternatives are sawn bluestone or charcoal-coloured concrete.</p> <p>Bluestone laneways and pitched drains should be maintained and re-laid in their original layout.</p> <p>Street furniture including lighting seating and bins should be based on historic evidence. If no appropriate examples can be found then an appropriate contemporary suite of furniture should be chosen for use throughout the Village.</p> <p>Street trees should not be planted unless they are of a species and type (e.g. standard Ficus) or sited so that will not interfere with verandahs.</p> <p>Historic street lighting may be reconstructed if it is designed and sited in accordance with historic evidence. Otherwise, new street lighting should be a simple contemporary design that should not attempt to mimic or imitate historic or period lighting.</p>

Attachment 1 > Schedule of Significant Elements

Note: A place of local or State significance is also of contributory significance to Auburn Village. Places not listed in this table are considered to be non-contributory to Auburn Village (i.e. not significant).

NO.	STREET & NAME	STYLE	SIGNIFICANCE
Auburn Road			
87	Auburn Road (former Auburn Hotel)	Late Victorian	Local
89-93	Auburn Road	As above	Local
95-99	Auburn Road	As above	State
	Auburn Railway Station complex	Edwardian	State
96-98	Auburn Road	Edwardian	Contributory
100	Auburn Road	As above	Contributory
102	Auburn Road	As above	Contributory
105-109	Auburn Road	Late Victorian	Local
108-112	Auburn Road	Edwardian	Contributory
111-117	Auburn Road	Late Victorian	Contributory
114	Auburn Road	As above	Contributory
119-121	Auburn Road	As above	Local
123-133	Auburn Road	As above	Local
126-130	Auburn Road	As above	Contributory
132-142	Auburn Road	As above	State
135	Auburn Road	As above	Contributory
137-147	Auburn Road	As above	Contributory
144-148	Auburn Road	As above	State
150-52	Auburn Road	As above	Contributory
Burwood Road			
549	Burwood Road	Late Victorian	Contributory
551-557	Burwood Road	As above	Contributory
559-567	Burwood Road	As above	Contributory
569-573	Burwood Road	As above	Contributory
574-584	Burwood Road	As above	Contributory
579	Burwood Road	As above	Contributory
589-593	Burwood Road	Edwardian	Contributory
594	Burwood Road (Murphy Bros. Grain Merchants)	Edwardian	Local
597	Burwood Road (Auburn Baptist Church)	Victorian Gothic	Contributory
598-600	Burwood Road	Victorian	Contributory
601-603	Burwood Road	Victorian	Contributory

NO.	STREET & NAME	STYLE	SIGNIFICANCE
602	Burwood Road	As above	Contributory
604-606	Burwood Road	As above	Contributory
608	Burwood Road	As above	Contributory
615	Burwood Road	As above	Contributory
619-621	Burwood Road	As above	Contributory
623-629	Burwood Road	As above	Contributory
631-633	Burwood Road	As above	Contributory
635	Burwood Road	As above	Contributory
639-645	Burwood Road	As above	Contributory
647-653	Burwood Road	Edwardian	Local
655-659	Burwood Road (Chalmers Ironmonger)	Victorian/Edwardian	Local
663-667	Burwood Road	Victorian Gothic	Local
669	Burwood Road	As above	Contributory

Attachment 2>Building Styles in Auburn Village

Late Victorian>1880s to 1890s



Figure 3: 144-148 Auburn Road.

Key characteristics

Building form

- Shops (attached) and hotel/s (detached)
- Face the street, that is, no setback
- Triple, double or single storey
- Roof hidden behind parapet, which is often in the form of a balustrade
- Massing and rhythm - Façade delineated by regular bays and fenestration.
- Painted or unpainted render or bi-chrome brick façades with cement ornamentation
- Proportion - Emphasis on verticality, with some horizontals in the form of string courses and other detailing
- Verandahs at street level, projecting into sidewalk
- Shopfronts originally timber framed window with recessed side or central entry and timber stallboard. (For example see 569 Burwood Road)
- Paired double-hung sash windows, often with round arched upper sashes and decorative architraves surrounding upper storey windows

Verandahs

- Typically fluted cast iron columns with decorative cast iron capitals
- Cast iron lace brackets and valances
- Corrugated iron skillion roofs
- Painted finishes to both the cast iron structure and corrugated iron roof

Finishes

- Render would sometimes have been painted with a light stone coloured wash, particularly if ruled to resemble an ashlar surface
- Weatherboard was usually painted in a shade of cream; unless it was an ashlar surface when again it would have been painted a light stone colour
- Joinery, including verandahs posts etc, would never be left unpainted
- Joinery would often be painted cream or stone, Light Brown, Rich Brown, Indian Red or Purple Brown
- Joinery was often wood grained to imitate natural wood grain
- Gutters and downpipes would often be painted
- Sign writing to shop windows was in a variety of colours, including gold and silver leaf
- Verandah roofs were either left unpainted, painted a single colour or a two colour stripe; single colours included stone, Indian Red and Slate Grey; stripes included off white-Indian Red or dark green or brown

Examples

- Auburn Hotel, 87 Auburn Road
- Shops, 89-93 Auburn Road
- Shops, 123-133 Auburn Road
- Shops, 132-142 Auburn Road
- Shops 144-148 Auburn Road
- Shops, 551-557 Burwood Road
- Shops, 574-584 Burwood Road
- Shop, 615 Burwood Road

Gothic Revival > 1890s

Figure 3: Shops, 663-667 Burwood Road.



Key characteristics

Building form

- Shops (attached), single or double storey with residence above.
- Face the street, that is, no setback
- Roof hidden behind parapet with steeply pitched gable ends
- Simple flat façade treatment
- Massing and rhythm - Façade delineated by regular bays and fenestration.
- Painted or unpainted render masonry façade with pointed arch motifs
- Proportion - Emphasis on verticality, with some horizontals in the form of string courses and other detailing
- Shopfronts originally timber framed window with recessed side or central entry and timber stallboard. (See original shopfront at No. 667)
- Double-hung sash windows

Finishes

- Render would sometimes have been painted with a light stone coloured wash, particularly if ruled to resemble an ashlar surface
- Weatherboard was usually painted in a shade of cream; unless it was an ashlar surface when again it would have been painted a light stone colour
- Joinery, including verandahs posts etc, would never be left unpainted
- Joinery would often be painted cream or stone, Light Brown, Rich Brown, Indian Red or Purple Brown, sometimes to imitate natural wood grain
- Gutters and downpipes would often be painted.
- Sign writing to shop windows was in a variety of colours, including gold and silver leaf
- Verandah roofs were either left unpainted, or painted a single colour or a two colour stripe. Single colours included stone, Indian Red and Slate Grey; stripes included off white-Indian Red or dark green or brown

Examples

- Shops, 663-667 Burwood Road

Edwardian > 1900 to 1910s

Figure 5: Shops, 583-593 Burwood Road.



Key characteristics

Building form

- Face the street, that is, no setback
- Shops single storey, or double storey incorporating residence above
- Pitched roof hidden behind parapet
- Massing and rhythm - Façade delineated by regular bays and fenestration. Occasional use of semi-enclosed balconies to upper levels with 'hit and miss' balustrades. Parapets usually solid with projecting piers. (See 583-593 Burwood Road)
- Proportion - Emphasis on verticality, with some horizontals in the form of string courses and other detailing
- Unpainted red brick construction, often with unpainted stucco or roughcast detailing
- Projecting bay windows
- Shopfronts with recessed side or central entry, with use of brass, copper or gunmetal window surrounds and tiled stallboards in place of timber. Use of leadlighting in transoms. (See Chalmers Hardware at 655-659 Burwood Road)
- Paired or central casement windows to upper levels, often with highlights

Verandahs & awnings

- Increased use of suspended or cantilevered awnings, often with a flat profile supported on decorative wrought iron brackets.

Finishes

- Render would sometimes have been painted with a light stone coloured wash, particularly if ruled to resemble an ashlar surface
- Joinery, including doors and window surrounds etc, would never be left unpainted
- Joinery would often be painted cream or stone, Light Brown, Rich Brown, Indian Red or Purple Brown
- Joinery was often painted to imitate natural wood grain
- Gutters and downpipes usually were painted.
- Sign writing to shop windows was in a variety of colours, including gold and silver leaf

Examples

- Auburn Railway Station & shops, 95-99 Auburn Road
- Shops, 589-593 Burwood Road
- Shops, 601-605 Burwood Road
- Murphy Bros. Grain Store, 594 Burwood Road
- Shops, 604-606 Burwood Road
- Chalmers Hardware (1906 building, shopfront and awning), 655-659 Burwood Road

Attachment 3 > Glossary of terms

Burra Charter definitions

Adaptation: modifying a place to suit the existing use or a proposed use.

Associations: the special connections that exist between people and a place.

Conservation: all the processes of looking after a place so as to retain its cultural significance.

Cultural significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric: all the physical material of the place including components, fixtures, contents and objects.

Interpretation: all the way of presenting the cultural significance of a place.

Maintenance: the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Place: site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Restoration: returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting: the area around a place, which may include the visual catchment.

Use: means the functions of a place, as well as the activities and practices that may occur at that place.

Significance definitions

Primary: Elements of primary significance are integral to an understanding of the cultural significance of the place. They will be largely intact in terms of form or fabric, and are often essential to understanding the original design or function of a place.

Secondary: Elements of secondary significance contribute to an understanding of a place, but are not individually important. It may include original fabric that has been altered, or fabric that was added later.

Architectural definitions

(Based on Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, 1989.)

Aedicule: a window or door framed by an architectural arrangement resembling a classical temple.

Arch: usually a curved structure forming the head of an opening and supporting the wall above. Common arches are *round*, *pointed*, *segmental* and *flat*.

Architrave: The lowest or load-bearing member of a classical entablature. Also, the moulded trim around a doorway or window.

Art Nouveau: an early twentieth century decorative style mostly derived from nature.

Balustrade: a railing of small posts or balusters topped by a coping usually at the edge of stairs or on a roof.

Bi-chromatic, or poly-chromatic: Two or multi-coloured, usually brickwork.

Bracket: a support, often angled, curved or decorative, for a projecting horizontal member.

Building height: Building height is defined in Clause 72 of the Boroondara Planning Scheme as 'The vertical distance from natural ground level to the roof or parapet at any point'.

Casement: a window hinged on one of its vertical edges, so as to open either inwards or outwards like a door.

Column: a freestanding load-bearing vertical member, usually circular in plan. In classical architecture it consisted of a base, shaft and capital and supported an entablature.

Double-hung: a window with two vertical sliding sashes, one over the other.

Entablature: in classical architecture, the whole of the horizontal members above a column, including the architrave (top), the frieze (middle) and the cornice (bottom).

Gable: the upper triangular portion of an external wall at the end of a doubly pitched roof. Also, used as a decorative device in a parapet.

Gothic Revival: a late 19th century revival based on the 18th Gothic style in England, characterised by high-pitched roof and gables and pointed arches

Lintel: a single member spanning horizontally over an opening.

Massing: refers to the arrangement of elements within a building such as the proportion of 'positive' or solid elements such as walls in relation to 'negative' elements such as windows or voids.

Moulding: a contoured band used to embellish a wall or other surface. Each style has its own typical moulding.

Parapet: a wall built up higher than the line of the roof, typically to hide the roof surface.

Pediment: a decorative feature edging the gable and surmounting the entablature of a classical building.

Pier: a solid masonry support more massive than a column, usually square in plan.

Pilaster: a decorative shallow pier attached to or part of a wall as though it were a classical column embedded in the wall.

Pitch: the slope of a roof.

Pointing, tuck pointing: the finished mortar treatment of masonry joints.

Quoining: the external angle or corner of a building, particularly when emphasised or decorated.

Roughcast: plaster, mortar or stucco containing pebbles or coarse gravel to give a rough, knobbly texture to the walls.

Sidelight: windows placed on either side of another window or door that are narrower than the centre opening.

Sill: the lower horizontal part of a window or door opening.

String course: a moulded or projecting band running horizontally across a façade.

Stucco: a thin decorative finish, typically composed of lime, sand and other ingredients, applied to external masonry facades.

Attachment 4>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