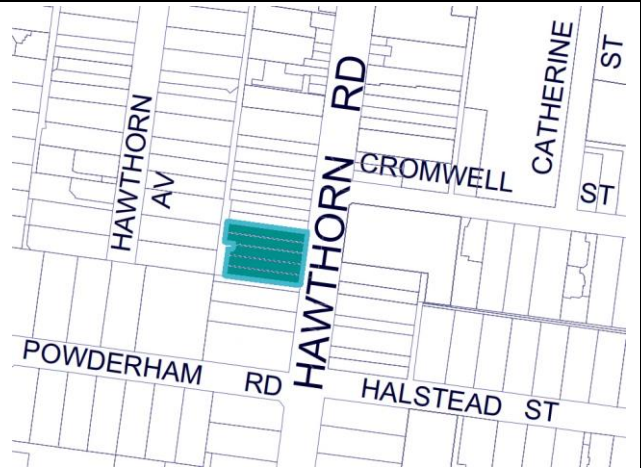


IDENTIFIER	SHOPS (TWO GROUPS)	Citation No	HG04
Other name/s		Melway ref	68 A1
Address	158-166 Hawthorn Road CAULFIELD NORTH	Date/s	1936-37
Designer/s	John L Richards (attrib)	Builder/s	John L Richards



Photographs by Built Heritage Pty Ltd, October 2019



Location map and extent of HO

Heritage Group	Retail and Wholesale	Condition	Good
Heritage Category	Shop	Intactness	Good (shopfronts altered)
Thematic context	5.3 Marketing and retailing		
Recommendation	Include on heritage overlay schedule as an individual heritage place		
Controls	<input checked="" type="checkbox"/> External Paint	<input type="checkbox"/> Interior Alteration	<input type="checkbox"/> Trees

Statement of Significance

What is significant?

The row of five shops at 158-166 Hawthorn Road, Caulfield North, comprises two separate blocks of two-storey residential shops (a pair at No 158-160 and a group of three at Nos 162-166) in the Tudor Revival style. Erected as investment properties within six months of each other in 1936-37, the two blocks were erected by the same builder, John Richards, who evidently designed them himself. The two separate buildings combine broad characteristics of the Tudor Revival style (eg steep tiled roofs, half-timbering and dormer bays) with more individualistic detailing such as herringbone brickwork, roughcast render, bracketed eaves and window shutters.

The significant fabric is defined as the exterior of the entire building, including two original shopfronts (Nos 158 and 162), and pressed metal linings to the footpath canopies (Nos 158-160). External paint controls have been triggered to protect the original stained finish to timberwork.

How is it significant?

The row of shops at 158-166 Hawthorn Road, Caulfield North, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

Why is it significant?

The two groups of shops are aesthetically significant as excellent examples of the Tudor Revival style popular in Melbourne in the 1930s. While the style is well represented in the City of Glen Eira by many houses and numerous blocks of flats, its specific application to commercial buildings is rarer at the local level, with only a handful of examples identified. These two adjacent groups of shops, erected (and evidently also designed) by the same builder, display the broad characteristics of the Tudor Revival style (eg steep tile-clad roofs, dormer bays, dark-coloured Roman brick and half-timbering) while simultaneously exhibiting more unusual features (eg cusped tracery, lancet arches, herringbone brick, roughcast render, casement windows, timber shutters, turned finials, stepped parapets with moulded caps) that make them quite distinct from each other, and, as a cohesive group, from other examples in the study area. (*Criterion E*)

History

Note: Identifying details of property owners and their families have been deleted as per Council direction

The five residential shops at 158-166 Hawthorn Road, Caulfield North, comprise two discrete buildings (a pair at No 158-160 and a row of three at Nos 162-66), built within a few months of each other in 1936-37, and by the same builder, John Richards of Glen Iris. Before WW1, this part of Hawthorn Road had remained staunchly residential in nature. The *Sands & McDougall Directory* for 1910 listed nine properties on the west side of the street, between Balaclava Road and Glen Eira Road. These were dominated by *Crotonhurst*, a vast mansion estate built in the late 1850s by Justice Webb (and occupied by his daughter after his death in 1891), with a group of more modest timber dwellings to the north. Commercial development emerged in 1915, with a fruiterer's shop at the Balaclava Road corner. Many more followed and, by 1930, the directory listed over a dozen shops, two banks and a post office. The last, cited as No 146, marked the termination of the retail strip, beyond which were two remaining residential properties separated by a vacant block.

After one of these longtime residents died in 1936, her former home in Hawthorn Road (identified as No 156) was offered for sale as a "weatherboard cottage and land, suitable for subdivision, shop or villa sites" (*Argus* 15/08/1936:4). The site, measuring 42 feet (7 metres) by 483 feet (147 metres), clearly had great potential; a lengthier advertisement noted that "situated in a splendid shopping centre, this property should interest the investor with a view to subdividing the frontage into shop sites and the rear, which abuts Hawthorn Avenue, into villa sites" (*Herald* 22/08/1936:37). It sold promptly and, one day after the auction, a tender notice appeared for demolition of the dwelling, with the contact address of Williams & Company, estate agents, of 161 Toorak Road, South Yarra (*Age* 27/08/1936:3). In early September, the City of Caulfield issued a building permit for "two shops and dwellings, Hawthorn Street [*sic*] (near Balaclava Road)", with the owner's name cited "c/- 161 Toorak Road, South Yarra". The inclusion of the estate agent's address would suggest that the client (confirmed to be a wealthy Toorak resident) had purchased the property to build residential shops as an investment, rather than for her own use.

While the building permit notice did not identify an architect for the shops, the builder was named as J Richards of Glen Iris. The supposition that Richards may have designed as well as built them is bolstered by the fact that the (undated) working drawings include a title block bearing only Richards' name. While little is known of John Loftus Richards (1894-1958), it seems more than a coincidence that, around the same time that he built these Caulfield shops, he was involved in a similar project at 307-315 Toorak Road, South Yarra. Credited to architect Arthur W Plaisted, the latter was a row of five residential shops, "in the Old English tradition", with steep tiled roofs, half-timbered walls, canted bay windows, multi-paned sashes and clinker brick quoining (*Herald* 26/05/1937:14). While no evidence has been found to indicate that Plaisted designed the Hawthorn Road shops, the fact that the same builder worked on both projects is compelling enough to suggest that Richards drew inspiration from a concurrent association with Plaisted.

While construction of the two shops at 158-160 Hawthorn Road was still evidently underway, the adjacent block of land to the south, with a street frontage of 70 feet (21 metres) and a depth of 150 feet (45 metres), evidently caught the eye of the same estate agents, Williams & Company. In February 1937, a building permit was issued for “three brick shops and dwellings”, for a different client (a car dealer from St Kilda) but with the same contact details, “c/- 161 Toorak Road, South Yarra”. The permit confirms that the same builder (and probable designer) was involved: J L Richards of Glen Iris, with Richards’ title block also appearing on the working drawings.

The two groups of shops are first recorded in the *Sands & McDougall Directory* for 1938. The earlier pair, at Nos 158-160, was occupied by a ladies’ draper and a poulterer, and the three adjacent ones at Nos 162-166 by a draper, a milliner and a sports store. None of these five original tenants remained there beyond the early 1940s. In the post-WW2 era, the shops were occupied by a range of retailers that included a boot repairer, confectioner, delicatessen, engineer, financier, furrier, ladies’ hairdresser, photographer, printer and soft furnishings. The most enduring business was the furrier at No 164, which operated from the early 1940s until at least the early 1970s.

Description

The properties at 158-166 Hawthorn Road, Caulfield, comprise two similar but discrete groups of two-storey residential shops: a pair at Nos 158-160 and a row of three at No 160-166. Designed around the same time, in a comparable Tudor Revival style, the two groups of shops have much in common. Both have longitudinal gabled roofs clad in terracotta tiles, which extend between brick party-walls with parapets that are either raked (Nos 158-60) or stepped (No 162-166), with corbels to the street. The larger group of shops also has two short brick chimneys that straddle the ridge line. In both case, rooflines are enlivened by intersecting gablets with timber bargeboards and turned finials: the row of three shops has a central dormer-like gablet with paired window, flanked by two smaller gablets, while the paired shops have a single gablet above a slightly projecting central bay window.

At first floor level, the two groups have contrasting wall finishes: the row of three has clinker brickwork laid in conventional stretcher bond (but with some panels in an ornamental herringbone bond), while the adjacent pair has a heavily textured Spanish-style rendered finish, with narrow piers of manganese Roman brick at each end. Both facades have decorative timber boards to evoke the traditional half-timbered effect, with simple studs, rails and braces as well as more ornate elements such as saltires (ie St Andrew’s Cross) with cusps to form trefoils and quatrefoils. Rows of small curved timber brackets extend along the eaves line of the paired shops, and along the sill line of the boxed window at the attic story of the group of three. Fenestration is otherwise varied. The paired shops have a central projecting bay window with corbelled brick sill and casement sashes, flanked by individual double-hung sashes with timber shutters. The row of three shops has tall sash windows in groups of three or four, containing leaded glass in a rectilinear grid pattern, and there are also two narrow lancet arch windows. All windows contain leaded glazing, either in a lozenge pattern (No 158-160) or rectilinear grid (Nos 162-166).

At ground level, the five shopfronts are separated by clinker brick piers (in the case of the paired shops, in narrow Roman brick, with matching brick lintels). Only two original shopfronts (Nos 158 and 162) remain notably intact, with matching brick spandrels and thresholds, splayed in-going, metal-framed shopfront windows (angled to follow the shape of the in-going) and a continuous highlight window with leaded glazing. The shopfronts at No 160, 164 and 166 have all been replaced, although the last has a splayed in-going that recalls the original. All five shops have cantilevered canopies, but only those to the paired shops retain original pressed metal ceilings.

Comparisons

The mediaevalised architectural style referred to as Tudor Revival, also known as Elizabethan, Old English and English Domestic Revival, encapsulates an eclectic approach informed by a wide range of predominantly British influences from the fifteenth to the seventeenth century, and revivals of same in the nineteenth and early twentieth century. Some of the more recurring elements associated with the style include steep tile-clad roofs, half-timbering, and windows of picturesque form (such as dormers, canted bays and oriels) with multi-paned and/or leaded sashes. Popular in Melbourne during the inter-war period, it was one of a number of historicist styles (along with Spanish Mission, Georgian Revival *et al*) that, in contrast to the modern style, appealed to those of more conservative tastes.

In what is now the City of Glen Eira, the Tudor Revival style is well represented in innumerable houses from the 1930s, as well as some apartment blocks (notably *Craigellachie* at 273 Orrong Road, St Kilda East), but is considerably less common in commercial applications. The most outstanding surviving example is the former *Tudor Service Station* at 254-258 Glen Eira Road, Caulfield North (1935), already included on the heritage overlay schedule [HO24]. Typologically hybrid, this unique development comprises a group of residential shops with an attached motor garage of matching form, but set back from the street to provide vehicular access to petrol pumps. While it demonstrates many of the principal characteristics of the style, such as the steep tile-clad roof, half-timbering, Roman brickwork and multi-paned windows, it also uses some more distinctive and unusual motifs such as a castellated parapet, Tudor arches, false-arched lancet windows, and the deliberate omission of small areas of stucco to expose brickwork beneath.

To date, only a few other groups of Tudor Revival shops have been identified in the study area. While similarly articulated as double-storey residential shops (ie, retail premises at street level with flats above), in small groups (either pairs, or groups of three), these other examples vary in complexity. One group of three, on a corner site at 246-248 Glen Eira Road, Caulfield North (c1937), is of relatively simple form, with tile-clad roof, rendered walls and pairs or groups of double-hung multi-paned sash windows. Overt mediavalising is sparse, chiefly limited to a single half-timbered gabled bay on the Glen Eira Road elevation and a narrow lancet arched window on the Orrong Road side. Another row of three shops, at 582-586 Glenhuntly Road, Elsternwick (c1937), is also fairly simple, with the two outermost shops enlivened at the upper level by canted bay windows on timber brackets. It has been much altered by overpainting, replacement of some original sashes and partial removal (or concealment) of the half-timbered effect.

In both scale and architectural sophistication, the row of shops at 158-166 Hawthorn Road is most comparable to a counterpart at 712-722 Glenhuntly Road, Caulfield South [part of HO66], which similarly comprises two separate buildings: one group of three shops at Nos 712-716 (c1937) and a slightly later one (c1939) at Nos 718-722. The earlier block is conventional in its fenestration, but a little more complex in detailing, with extensive half-timbering, and a longitudinal gabled roof with stepped parapets. The later block is even more assured in design, with more ornate half timbering (with the less common trefoil and quatrefoil motifs, as seen at Hawthorn Road), casement sashes with leaded glazing, and stepped parapets with a rendered finish and moulded tops. All three of its shopfronts remain largely intact, with clinker brick, splayed in-goings, metal-framed windows, leaded highlights and, most unusually, multi-paned timber entry doors with Tudor arches.

Reference

J Richards, builder. "Proposed brick shops and dwellings, Hawthorn Road, Caulfield", working drawing, undated [c1936-37]. City of Caulfield Permit No 1,949.

Identified by

City of Glen Eira

