

Statement of Significance: Shops, 158-166 Hawthorn Road, Caulfield North

Date of Statement: August 2020

Address:	158-166 Hawthorn Road, Caulfield North	Name:	
Place Type:	Shop	Grading:	Significant
PS ref no:	HO206	Constructed:	1936-37



Photographs by Built Heritage Pty Ltd, October 2019

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*)

Primary sources

Heritage Citation HG04, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.