

Name	House	Reference No	
Address	7 Elphin Grove, Hawthorn	Survey Date	6 January 2006
Building Type	Residence	Grading	B
Date	1887-88	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ Rec. BPS Heritage Overlay

History

In 1887-88 William A.P. Church, salesman, was rated for a house on the east side of Elphin Grove,¹ later known as No. 7. The following year Church's home was described as a brick house of eight rooms, NAV 80 pounds.² By the early 1890s, Church owned a number of other houses in Elphin Grove. By this date his home had increased to eleven rooms. Church also owned No. 1, a seven-roomed brick house,³ and No. 3, another seven-roomed brick house.⁴ Church still lived at No. 7 in 1900.⁵

A number of additions and alterations have been made to the house in recent years (refer Description and Integrity below).

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, the house at 7 Elphin Grove, Hawthorn, was a single-storey double-fronted Victorian villa of brick construction on an asymmetrical plan with extensive rear wings. It now includes two-storey rear additions which date from 1978 and 2004 and a detached garage building at the rear boundary.⁶ The bracketed hipped roof of the original house is finished with slate and rendered chimneys with bracketed moulded caps and antefixa. The original walls display an overpainted ruled ashlar rendered finish with string moulding, while the walls of the later additions are face brickwork. The principal west and south elevations are screened by a return cast iron verandah which features a concave corrugated galvanised steel roof, paired Corinthian columns, cast iron frieze and trellis panels and a reconstructed timber floor. Two sets of bluestone steps provide access to the verandah, those on the southern side lead directly to the entrance and appear to be original, while those to the west date from the recent works.⁷ The façade is divided into bays by two pairs of tall window openings with

round-arched heads and moulded architraves which contain timber-framed double-hung sashes. There is a single non-original window opening in the north elevation to the east of the chimney breast. The main entrance is located in a projecting bay which terminates the verandah return and contains a half-glazed panelled timber door with matching glazed surround.

With the exception of the rear and detached additions and the non-original corrugated galvanised steel and timber fence, the house appears to be otherwise externally intact as viewed from the street.

Historical Context

The subject property is located in a streetscape at the northern end of Elphin Grove which contains a substantial number of Victorian villas of various scale, construction and integrity.

Comparative Analysis

With its straight-fronted form, the subject building differs from many of the double-fronted Victorian villas in the vicinity which typically are asymmetrical in their planning with a projecting front bay. The house also occupies an allotment which is twice the width of the neighbouring properties. 7 Elphin Grove compares favourably with the nearby number 15 Elphin Grove (graded C2), which is also straight-fronted but lacks a return verandah. Further afield, it compares with the B-graded double-fronted Victorian villas, *Waverley*, at 98 Pakington Street, Kew and 7 Coleridge Street, Kew and favourably with the nearby 89 Fitzwilliam Street, Kew (C-graded).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

7 Elphin Grove, Hawthorn, is a fine, representative and relatively externally intact example of a single-storey double-fronted Victorian Italianate villa set on a substantial suburban allotment.

Statement of Significance

7 Elphin Grove, Hawthorn, is of local historical and architectural significance as a fine, representative and relatively externally intact example of a single-storey double-fronted Victorian Italianate villa set on a substantial suburban allotment. Though a series of substantial rear additions have been made, these do not detract from the presentation of the house.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992.

References

General: Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992.

Specific:

¹ Town of Hawthorn Rate Books, 1887-88 # 2593 (NAV 70 pounds).

² City of Hawthorn Rate Books, 1888 # 3054 (NAV 80 pounds).

³ City of Hawthorn Rate Books, 1893-94 # 4358 (NAV 72 pounds).

⁴ City of Hawthorn Rate Books, # 4360, # 4361 (NAVs 38 pounds each).

⁵ *Sands & McDougall Directory of Victoria*, various years.

⁶ Details and drawings sourced from the City of Hawthorn Building Index File, City of Boroondara Planning File 108814, Part 1, and City of Boroondara Building File, 40/408/08657 Part 1.

⁷ Building Permit #BS1092/980917/0, dated 24 June 2004, City of Boroondara Building File, 40/408/08657 Part 1.