

PLACE IDENTIFICATION FORM

ADDRESS

71 Elgin Street

TYPE

- Single Residence
- Shop
- Office
- Landscape feature
- View
- Multiple Unit Res.
- Outbuildings
- Industrial Building
- Public building
- Other *School.*

TITLE

EXISTING DESIGNATION

HBR [] GBR [] AHC [] NT [] VAS []

STREETSCAPE LEVEL

1 [] 2 [] 3 []
 SIGNIFICANT [] SIGNIFICANT []
 STREET TREES KERB & GUTTERS

GRADING

A [] B [] C [] D [] E []
 KEYNOTE BUILDING []

RECOMMENDED FOR

HBR/GBR [] AHC [] URBAN CONSERVATION AREA []
 VAS [] PLANNING SCHEME PROTECTION []
 CULTURAL LANDSCAPE [] OTHER []

SURVEY DATE Nov. 91.

NEG FILE 53.33.

Title
 Vol.
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THEME

- Early Settlement
- Mansions
- Victorian Garden Suburb
- Municipal dev.
- 1870s growth
- Garden villas
- Working enclaves
- Commercial Centres
- Edwardian Prosperity
- Interwar Housing
- Flats and Offices

CONSTRUCTION DETAILS

Date 1881.
 Architect
 Builder Thomas Barrett?
 Elements



- Contributing garden
- Landmark tree
- Original or early hard landscape layout
- Original or early fence

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good []
 Fair []
 Poor []

CONDITION Good []
 Fair []
 Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

71 ELGIN STREET

History

This fine timber house was built in 1881, possibly by Thomas Barrett, for Peter and Louisa Vosper.¹ Here Louisa conducted her school throughout the 1880s.² Earlier, in the 1870s, Louisa Vosper ran her school in Burwood Road and then in Wattle Road.³ Beyond her Elgin Street school and up to Grove Road, most of the land had belonged to Hawthorn Grammar School but Professor Irving subdivided most of the property and the Victorian houses north of College Street were built before 1890.⁴

This property is located within the Elgin Street Conservation Area identified as a relatively intact area of 1850-1914 development, linked visually across the railway line to the shops.⁵

Description

Substantially concealed by the garden. On-site investigation recommended.

A Victorian timber villa with verandah. Substantially intact and enhanced by the garden setting.

Assessment

The significance of this place is primarily historical, however the relatively unusually timber construction for this house size, its intactness and the timber garden villa form all add to its architectural significance and to the cultural significance overall.

Significance

Metropolitan

1. This fine timber house constructed in 1881, possibly by the local builder, Thomas Barrett, for Peter and Louisa Vosper, has historical significance as an early school building. Educational establishments played a major role in the early development of Hawthorn but few of the smaller schools from this period have survived.
2. The best of a group of larger houses on the fringe of the West Hawthorn Conservation Area which illustrates the use of the cheaper material timber on a garden villa form. Unusual in Hawthorn.

1. Gwen McWilliam, *Hawthorn Peppercorns*, p.75; further information supplied by Gwen McWilliam.

2. Ibid.

3. Loder and Bayly, *Elgin Street Area*. Hawthorn Conservation Study, 1975, pp. 3,8.

4. Ibid. p.5.

5. Ibid, p.2.



Address	71 ELGIN STREET
Description	<p>A double fronted timber house with double squared bays, set on a garden allotment which is large for this area. The cladding is elaborate and particularly unusual both for the use of notched weatherboards and the early date for a design type more usually associated with the turn of the century.</p> <p>The base dado of weatherboards has a ship lap profile to give the impression of a ruled render base course. Separating this from the cladding above is a heavy moulded dado. Above, a notched weatherboard profile which imitate shingles is used. The combination of profiles is unusual, as is the extensive use of the notched profile boards. Usually these are used below the dado, in a central band or an upper band, not as the major wall cladding material.</p> <p>The decorative weatherboards continue on at least one side of the building (other sides not visible). Usually a decorative cladding is only applied to the front.</p>
Alterations	Small alterations to rear at side.
Unsympathetic additions	-
Existing Grading	B2
Recommendation	<p>In Hawthorn there are few substantial weatherboarded buildings. Most are small row house structures. There are localized exceptions such as in the north south arm of Ryeburn Avenue, which is subject to flooding making masonry unsuitable. There may similarly be construction reasons for the group of larger timber houses here in Elgin Street.</p> <p>The building is historically significant for its early school use.</p> <p>The house is unusual in its use of decorative timber, is remarkably intact and has a complementary garden form.</p>
Recommended Grading	<p>B2.</p> <p>See Heritage Study Sheets for historical information.</p>

Meredith Gould