

PLACE IDENTIFICATION FORM

ADDRESS

78-104 Elgin Street

TITLE

TYPE

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single Residence | <input type="checkbox"/> Multiple Unit Res. |
| <input type="checkbox"/> Shop | <input type="checkbox"/> Outbuildings |
| <input type="checkbox"/> Office | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Landscape feature | <input type="checkbox"/> Public building |
| <input type="checkbox"/> View | <input type="checkbox"/> Other |

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 54.02-04,
 Title 50.32.
 Vol.
 Fol.

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 1888
 Architect
 Builder
 Elements -
Fourteen rowhouses, rear outbuildings + fence, garden and fence.

- | | |
|--|--|
| <input type="checkbox"/> Contributing garden | <input type="checkbox"/> Original or early hard landscape layout |
| <input type="checkbox"/> Landmark tree | <input checked="" type="checkbox"/> Original or early fence |

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good ☒
 Fair ☐
 Poor ☐

CONDITION Good ☒
 Fair ☐
 Poor ☐

CROSS REFERENCED INFORMATION

Associated significant garden ☐

The site information given above has been determined from external street level inspection.



78-104 ELGIN STREET

History

This polychrome two-storey terrace (once listed as 1-27 Elgin Street) was constructed in 1888 for David Hamilton of McKean Street, North Fitzroy.¹⁹ Most of the houses were occupied in 1888. Early tenants included Thomas Kibble, architect (78); George Florence, gardener (88); Frank James, brewer (90); Elizabeth Schofield, dressmaker (92); David Ritchie, warehouseman (94); Tennyson Smith, journalist (96); William Nettleship, valuer (98); James Deeham, draper (100); Duke Stephens, carpenter (102); Professor Alex Miller (104).²⁰ Originally, polychrome black, red and cream, only one (No. 84) has remained unpainted.

Description and Assessment

A group of fourteen polychrome brick row houses which take up a whole street block. Their narrow width is indicative of the known speculative development by Hamilton, cramming as many units as possible onto the site. Accordingly they do not incorporate sidelights to front doors and wide ground floor windows as would be used for 2 storey row houses of this date. Their detailing is of high quality nonetheless. They incorporate a substantial cast iron palisade fence, cast iron verandah with the typical incorporated frieze, bracket, and straight, and the rendered embellishment to the parapet. The polychrome patterning is elaborately executed (not visible presently) in a diamond pattern to openings and the door joinery is substantial. No. 102 appears to have remnants of the original iron to the verandah (requires on-site investigation) which indicates an unusual two posted form here where one post or no posts would have been adequate.

The rear laneway wall with attached outbuildings, gateway and nightsoil openings executed in red brick and bluestone is exceptionally fine and amongst the best of its type in Metropolitan Melbourne.

Few row houses were constructed in Hawthorn. The location of this group is related to the improved railway service after 1882, the proximity to the adjoining commercial centre, and the different character of West Hawthorn. The Hawthorn Village Reserve of 1850 had extended to Elgin Street. Closer subdivision in some areas, and development in typical inner urban form on the less desirably low lying land occurred here through the 1850s, 60s, 70s and 80s. This is in marked contrast to the more prominent parallel development of the garden suburb. This site, on the fringe of the West Hawthorn industrial area and the high quality houses of Power Street and Grace Park, is one of the few ideally located for high density housing for the middle class. In the 1973 Elgin Street Area Study the group is described as follows:

"Elgin Street is one of the oldest local streets in Hawthorn, marked on the original plan of the Village of Hawthorn dated 1851. The terrace of fourteen two-storey brick houses at 78-104 Elgin Street, and the associated development of six single-storey houses running behind it along Denham and Lennox Streets, represent an exceptional example by

19. Hawthorn 1888 Rate Book Index (held by Hawthorn City Library).

20. Gwen McWilliam, "Conservation Areas in Hawthorn for Graeme Butler", III, p.38.

78-104 Elgin Street continued

Melbourne standards of a planned development of working-class to lower middle-class housing".²¹

Indeed the combination of the two sections of the market is interesting here and describes Hawthorns parallel development for workers and the middle class.

Significance

Metropolitan

1. This property has historical significance as a surviving example of the substantial brick terraces built as investments in Melbourne during the 1880s boom years. Early tenants were business and professional people and tradesmen. It forms a central part of the Elgin Street conservation area identified as a relatively intact area of 1850-1914 development. The terrace and associated six single-storey houses running behind it along Denham and Lennox Streets, represent an exceptional example by Melbourne standards of a planned development of working-class to lower middle-class housing. The nearest equivalent, though substantially earlier in date, is the working-class housing development in Greeves and Mahoney Streets, Fitzroy. As a group this development illustrates the parallel development of Hawthorn for the workers and the middle classes.
2. Architecturally significant as a relatively long row in Melbourne, for its occupation of a whole block, and for the exceptional fine, intact rear lane wall and accompanying outbuildings and openings.
3. The nearest equivalent, though substantially earlier in date, according to Dr. Miles Lewis, is the working-class housing development in Greeves and Mahoney Streets, Fitzroy.



²¹. Loder and Bayly, *Elgin Street Area*, 1975 p.29.



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