

Address	54 ELGIN STREET
Description	<p>Bay fronted timber villa with a return verandah. The building is made more prominent by its wide garden and corner allotment. The external form is not common in Hawthorn. More usually timber buildings only have a verandah at the front. Similar buildings could be found in Brunswick, Canterbury and Camberwell.</p> <p>The interior is notable for its substantial intactness including original woodgraining to joinery.</p>
Alterations	New fence; new verandah floor; verandah iron, posts and fascia may be later renovation.
Unsympathetic additions	New colourbond roof; verandah roof not rolled (skillion).
Existing Grading	D2
Recommended Grading	C2.
	<p>Whilst the building occupies a corner and is prominent in the street, it appears to have a number of non original elements which are sufficient to downgrade from an otherwise C to a D. The interior includes significant finishes however, which on balance require an increase in grading to C.</p>