

---

# 78-104 Elgin Street

---

## Location

78-104 Elgin Street, Hawthorn, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO152

## Heritage Listing

Boroondara City

---

## Statement of Significance

Last updated on -

Significance of Individual Property

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.

HO152 Grace Park and Hawthorn Grove Precincts, Hawthorn

The Grace Park and Hawthorn Grove Precincts, Hawthorn, are of heritage significance for the following reasons:

- The place is a concentrated and relatively intact precinct of generally high quality residential buildings of the later Victorian and Federation periods.
- Hilda Crescent has an unbroken set of highly distinctive Federation house designs, and the mode continues in the adjacent streets.
- The area is characterised by mature gardens and street trees, filtering the light in the more southern streets, south of Kinkora Road, and giving the area a distinctive shaded character.
- The diagonal house compositions and curving streets in the Grace Park Precinct combine to create an informal and picturesque character.
- The northern section - Kinkora Road and Hawthorn Grove - has a large concentration of 1880s housing in tighter patterns that are similarly characteristic of that earlier era, and is relatively intact. These streets were the first typically-scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group.
- The Barkers Road section is more heterogeneous, but does incorporate several notable Federation and Bungalow designs. Clovelly Court is an impressive apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).
- Located at the southern end of the precinct, the Michael Tuck Stand at the Glenferrie Oval is striking both for the way it draws on its red-brick domestic surroundings as it is for its 1938 modernity.
- The precinct is visually unified by the shared, curving park based around the former Kew Railway line, that runs though the entire precinct from south to north and reads as a reminder of the precinct's early popularity as a commuter suburb.

Heritage Study/Consultant	Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993; Boroondara - Review of Heritage Overlay Precinct Citations, Lovell Chen P/L, Architects & Heritage Consultants, 2006;
Hermes Number	49356
Property Number	

---

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*