

PLACE IDENTIFICATION FORM

ADDRESS

52 Grove Road

TYPE

- ☐ Single Residence ☐ Multiple Unit Res.
☐ Shop ☐ Outbuildings
☐ Office ☐ Industrial Building
☐ Landscape feature ☐ Public building
☐ View ☒ Other flats?

TITLE

"Karonda"

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 52.30.

Title
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 1864 for Thomas Tyson

(1864-1865)

Architect Charles Webb

Builder (possibly)

Elements -

House, garden.



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good ☐
 Fair ☒
 Poor ☒

CONDITION Good ☒
 Fair ☐
 Poor ☐

* NOT CLEAR - REQUIRES INSPECTION

CROSS REFERENCED INFORMATION

Associated significant garden ☐

52 GROVE ROAD

"KARONDA"

History

Thomas Tyson's house "Karoondah (now "Karonda"), which originally faced Power Street, was recorded for the first time in the 1864-65 Hawthorn rate book, listed as "new house building" in Power Street, owned and occupied by Tyson, NAV fifty pounds.²⁰ The following year, it was listed as a house of eight rooms with outhouses etc., still in Power Street, and with the large NAV of 140 pounds.²¹ Again, in 1866, Tyson's house was described as consisting of eight rooms, outhouses etc. "in good order", NAV 140 pounds.²² It may have been designed by the distinguished architect, Charles Webb, to whom it was mortgaged in 1869.²³ Further research is required to confirm this.

Tyson's house originally stood in an extensive garden setting. During the 1880s, however, the property was subdivided. A bluestone fence marks the boundary of the grand house, occupied by William Somers and then Eliza Archer, after Irving sold most of the property to the Australian Purchasing and Investment Co. in 1886. A small school block (run by Douglas Howard) remained on the south, with a new Irving (later, Melville), Street, and Elgin Street continuing north through the property (and later through Margaret Street to Barkers Road).²⁴ Tyson's house, at one time, was the headmaster's house for Hawthorn Grammar School.²⁵

The former Tyson home was remodelled extensively when "Koronda Court" flats were erected around it in 1934 from designs by the architects Gawler and Drummond. Later, in the 1980s, the 1860s brick residence was renovated with a new arched entrance and side wings.²⁶

Description

Only the side elevation to this substantial mansion house is visible. It reveals render walls with simple arched openings and a hipped roof. The principal elevation is concealed from view, facing Power Street. Site inspection required.

²⁰. Hawthorn RB 1864-65 No. 492.

²¹. Ibid. 1865-66 No. 494.

²². Ibid. 1866-67 No. 502.

²³. *Grove Road Street Walk III*. Hawthorn Historical Society. Gwen McWilliam. 1988.

²⁴. Ibid.

²⁵. Ibid.

²⁶. Ibid.

52 Grove Road continued

Assessment

Following Palmer's move across the river in the late 1840s, the construction of the Burwood Road bridge, and the opening of the railway in 1861, Hawthorn attracted many wealthy residents, who constructed substantial mansions in extensive grounds. These were usually located on the high ground in Hawthorn's undulating topography. The peak of this isolated mansion house building occurred in the 1860s before substantial areas of small subdivided allotments were available. After the extension of the railway in 1882 and to facilitate the boom growth of the 1880s, many of the early large allotments with mansions were subdivided, new roads were formed, and the country atmosphere of the region changed. In the 1930s many of the large mansions which had survived the 1880s subdivision were divided into flats. Sometimes their grounds were further divided, and/or free standing flats constructed. Summerlea in Riversdale Road is a prime example of this. In the 1960s a further burst of flat building activity saw the majority of the early mansions demolished.

In Hawthorn, as in South Yarra, and Toorak, good quality flat designs during the 1920s and 30s was able to achieve high density and still blend with the general mansion house or garden villa development. Hawthorn was well located to receive attention by flat developers. It had high status, was very well serviced by transport, and was close to the City.

This building is one of the few 1860s mansions to survive. With the adjoining flats constructed in its grounds it illustrates the process of social change from a highly desirable country retreat to well located inner urban suburb.

Significance

1. This substantial two-storeyed Victorian house, originally with spacious grounds to Power Street, built in 1864-65 for Thomas Tyson, has historical significance as an example of the mansions which dominated the hills of Hawthorn in the 1860s.
2. Historically significant for the illustration of the social change at Hawthorn from country retreat to a well located inner urban suburb.
3. Possibly a design by Webb - requires further inspection and research.