

PLACE IDENTIFICATION FORM

ADDRESS

58 Lisson Grove

TYPE

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

TITLE

"Roslyn" (Yugoslav Consulate)

EXISTING DESIGNATION

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

STREETSCAPE LEVEL

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

GRADING

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

RECOMMENDED FOR

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

SURVEY DATE Oct. 91.

NEG FILE 27.18.

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 1886
Architect T.J. Tyler.
Builder
Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good [X]
Fair []
Poor []

CONDITION Good [X]
Fair []
Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

58 LISSON GROVE

"ROSLYN"

YUGOSLAV CONSULATE

History

Known formerly as "Roslyn", this large two-storeyed residence was constructed in 1886 from the designs of the architect T.J. Tyler, for Councillor Francis Gillman.³⁹ Tyler called tenders in January 1886 for a "large 2 storey brick residence, billiard room, stabling etc. at Upper Hawthorn" and noted "bricks secured".⁴⁰ The house is typical of the large villas and small mansions in fine gardens constructed during that era for "the notable or well-to-do, to the envy of the neighbourhood". By the mid-1890s, Lisson Grove, a quiet tree-lined street, was regarded as Hawthorn's most fashionable avenue. "Roslyn" was later the home of Lady Cussen and, more recently, of the Yugoslav Consulate.⁴¹

Description

A two-storeyed garden villa, rendered, and with a slate roof and two-storeyed cast iron verandah. The form is "L" shaped with hipped projections at the ends of the "L". On the front this includes a two-storeyed bay with a faceted hipped roof over. The render embellishment is particularly fine. On the corners of the building and on the bay corners, there are small colonettes worked inbetween the string courses, four in all for the full height of this building. Their use extends to the side elevation and the chimney breast. A strong moulded string course with dentil course occurs at first floor level on the hipped projections. Above in the equivalent position of the first floor balustrade, is a render balustrade applied below the window sills to imply access to a small balconette. This feature is also used on the ground level. Strong string courses are also used at the springing point to the arches and at sill level. The keystone to the arches on each opening is embellished with a three dimensional wedge shape, which is also incised.

The windows are unexpectedly narrow, as is the front door. The verandah is cast iron, with a timber valence frame to the ground floor. Unusual brackets are used on the first floor.

Overall the composition is heavy, packing many boom style features of a mansion into a villa size.

The original bluestone base to an iron palisade is extant.

Assessment

The architect Tyler has only three card entries in the Architects Index from 1889 and four for Tyler and Oliver between 1888-1893. He was not prolific but

³⁹. Gwen McWilliam, Lisson Grove, Area Walk VI, Hawthorn Historical Society, 1989.

⁴⁰. *Argus* 16 Jan. 1886 (p.15).

⁴¹. McWilliam.

58 Lisson Grove continued

this a fine execution of boom style building. In 1884, "Goodrest" at 120 Toorak Road was constructed to the design of William Buckhurst for his father, a property speculator and estate agent. It symbolises the exuberance of the period, the desire for conspicuous wealth, its expression in the home residence. Except for the missing tower, "Roslyn" is similar to "Goodrest". It includes: the heavy bracketed eaves course (with parapet at Goodrest); elaborate render mouldings to openings; the generally narrow and numerous windows, rather than wider less numerous openings of the 1870s; a prominent two-storeyed cast iron verandah; and very similarly executed, a bay attached to the principal projecting wing.

In general, buildings in Hawthorn of the period were less conspicuously detailed than their City contemporaries. No. 12 Goodall Street of 1889 is typical. It uses the more usual bay front projection rather than the narrow added bay window addition as seen here at "Roslyn".

The first floor, triangular, first floor cast iron brackets are used rarely in the nineteenth century but are something of a trademark for quality buildings in Hawthorn. They are used at 7 Chrystobel Crescent probably by Koch; at 5 Grattan Street; and at 15 Hawthorn Grove by Alexander Davidson. They are rare outside Hawthorn.

Significance

Metropolitan

1. Architecturally significant as; one of the few, heavily embellished boom style buildings in Hawthorn; and a rare work by the architect Tyler.
2. Historically significant for its associations with a local Councillor and later with Lady Cussen and the Yugoslav Consulate.
3. Significant for its contribution to the gracious villas of the Victoria Garden Suburb at Lisson Grove.