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# Roslyn



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## Location

131 Moreland Road COBURG, MORELAND CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

HO574

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - May 12, 2023

### What is significant?

The house at 131 Moreland Road, Coburg (otherwise known as 'Roslyn') is significant. The form of the Victorian Boom-era dwelling is significant, along with key decorative features including the polychrome brickwork, slate roofing and elaborate cast iron lacework on a pediment. The front fence is not original but is contributory to the setting of the house. The rear extensions are not significant.

### How is it significant?

*Roslyn* is of local aesthetic significance to the City of Moreland.

### **Why is it significant?**

*Roslyn* has aesthetic significance as a late Victorian residence with Boom style influences which presents well to the street as a highly intact and visually prominent historic dwelling. It displays high-quality polychrome brickwork, slate roofing and elaborate cast iron lacework surrounding a pediment. (Criterion E)

Heritage Study/Consultant    Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates            1890,

Hermes Number                206895

Property Number

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## **Physical Description 1**

*Roslyn* comprises a single-storey a late Victorian residence with Boom-era style influences with polychromatic brick work. The slate roof is hipped with projecting hipped sections to the rear. It contains two intact brick chimneys with decorative profiles. An air conditioner or vent has been recessed into the valley of the hipped roof form though it is partially visible from the street. The hipped verandah is covered with sheet metal and is situated on a series of highly decorative original iron posts. It also has a small central portico complete with pediment and an elaborate array of intact iron lacework, all of which are original elements. The porch is concrete with what appears to be early tessellated tiles. The front facade contains a centralised front door with original timber joinery and side lights, and a modern flyscreen. The door is flanked on either side by two pairs of double-hung timber windows. All openings are highlighted by the polychromatic brickwork surrounds. The current residents appear to be currently revising the colour scheme of the property, with the front pediment showing evidence of a series of test paint colours.

To the rear of the dwelling are a series of single-storey structures with flat metal roofs. They have not impacted the primary roof of the dwelling and, therefore, would likely be reversible should the opportunity to remove them arise.

The landscaping on site is characterised by recent, non-significant plantings confined to two garden beds situated on either side of a central concrete footpath. The remainder of the front setback is grass. While in keeping with the style of the property, the front boundary fence appears to be a later addition, being of brick and painted wrought iron. A matching gate in the concrete driveway, running along the eastern side of the property, was likely added at the same time.

Moreland Road is a major thoroughfare, carrying a steady stream of vehicle and tram traffic. The dwelling at No. 131 is in the vicinity of many historic properties, mostly ranging from the late 19th century to the early 20th century, interspersed with a few post-war mid-century triple fronted residences. It appears to be one of the oldest dwellings on the street.

The dwelling appears to be in good structural condition, with no immediate signs of cracking or shifting. There is the presence of lichen on the slate roof however, and the chimneys require repointing.

## **Integrity**

- A series of single-storey, flat roof structures to the rear of the structure
- Air conditioner or vent located within the two rear roof hips (not visible from the street)

- Flyscreen over the front door\*
- Gate in the driveway
- Brick/wrought iron palisade fence
- Antenna on chimney\*
- Concrete footpaths and driveway

The building has undergone sympathetic alterations and additions over time. The alterations are largely cosmetic in nature and reversible. They do not compromise the primary dwelling and the facade. Therefore, the integrity of the dwelling is high.

\* Denotes element that detracts from the cultural significance of the place.

## **Physical Conditions**

The dwelling appears to be in good structural condition, with no immediate signs of cracking or shifting. There is the presence of lichen on the slate roof however, and the chimneys require repointing.

*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/>*