

PLACE IDENTIFICATION FORM

ADDRESS *131 Power Street* TYPE Single Residence [] Multiple Unit Res.
 [] Shop [] Outbuildings
 [] Office [] Industrial Building
 [] Landscape feature [] Public building
 [] View Other school.

TITLE *Rossbourne School (formerly "Boonke")*

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 *Oct. 91.*
 NEG FILE *32,23,24*
 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 *1901*
 Architect *Oakden and*
 Builder *Ballantyne*
 Elements



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

NOTABLE FEATURES/SIGNIFICANCE

See attached

INTEGRITY Good Fair [] Poor []

CONDITION Good Fair [] Poor []

CROSS REFERENCED INFORMATION

Associated significant garden []

131 POWER STREET

"ROSSBOURNE SCHOOL"

History

This grand mansion standing on the corner of Power Street and Manningtree Road, was originally the private residence in 1901 of John Hunter Patterson, wealthy grazier and mining investor. It was designed by the notable architectural firm, Oakden and Ballantyne²⁵ which designed many important residences in Melbourne and its suburbs during the first decades of this century.²⁶ Patterson's house was listed in the 1901-2 Hawthorn rate book as a brick house of 14 rooms with the extremely large NAV of 400 pounds.²⁷

John Hunter Patterson (1841-1930) was born in Collingwood and was the second son of J.H. Patterson, Victorian pastoralist. Patterson jun. was educated privately until 1854 when he went to Scotland, returning to Melbourne several years later. He purchased a number of properties in N.S.W. including "Boonoke" cattle station near Conargo and "Ulonga" near Hay in the 1860s. He also bought "Gol Gol" near Balranald and "Topar" near Broken Hill. With his brother Henry (1842-1931), John had access to finance from Dalgety, Blackwood and Co., which helped him in his pastoral ventures. By 1886, the brothers had leases over four million acres. In 1905, after a serious buggy accident, John began selling his pastoral properties and investing in bonds and city businesses like the Standard Brick and Tile Co. Ltd., Box Hill; the Melbourne Chair Factory and the Tasmanian Timber and Tramway Co. Ltd. He died at Hawthorn on 7 July 1930.²⁸

The 1901 Patterson residence at 131 Power Street, (called "Boonoke" after the New South Wales cattle station) was held by the family still in 1922, when it was described in the rate books as a brick house of 14 rooms, NAV 300 pounds.²⁹ The following year, however, the family gave the property to the Presbyterian Church of Victoria and it became the Stratherne Girls Grammar School run by the Misses R and Jessie Thomson. In that year, the property's valuation rose again to 400 pounds.³⁰ The Patterson family subsequently built

25. Gwen McWilliam, Manningtree Road, Street Walk I, Hawthorn Historical Society, 1989; BEMJ 16 March 1901 (s.p.) tender notice, Oakden & Ballantyne; Ibid. 14 Sept, 1901 (s.p.) Oakden & Ballantyne - tenders accepted for erection of residence at Cnr. Manningtree Road and Power St; Hawthorn for Mr. J.H. Patterson.

26. Miles Lewis, "Australian Architectural Index", Univ. of Melb., 1977.

27. Hawthorn RB. 1901-2 Power Ward No. 2822.

28. *Australian Dictionary of Biography*, Vol. II, pp.165-166.

29. Hawthorn RB 1922-23. No. 3152.

30. Ibid. 1923-24. No. 3192.

131 Power Street continued

a new "Boonoke" at 4 Manningtree Road.³¹ More recently, No. 131 Power Street became the Rossbourne School.³²

Description

A two storey mansion with two storey verandah on the three principal elevations. The walls are executed in polychrome brick with small areas of render dressings, and the roof in slate with terracotta ridging. A fine fence of brick and render piers on a bluestone and brick base, with iron palisade panels occurs on the two main roads.

The extensive colonnaded verandah dominates the design. The focal point is placed centrally on the Power Street elevation where the colonnade stops for a projecting two storey arched porch. This rises above the verandah roof with a hipped roof to meet the main hipped roof. Although this element does not extend beyond the eaves, it reads as a tower like component, because of the low pitching point of the verandah roof. At the ground floor the colonnade comprises rendered (possibly cast iron) columns; cream brick arches and red brick abutments at the ends. The body of the wall is brown bricks. Above, a cream brick string course defines the floor level, changing to red brick for the balustrade piers above. Rising from these are Tuscan columns and simple head brackets supporting the fascia.

The body of the building wall is brown bricks with cream quoins to openings. Prominent chimneys of red brick with gabled render embellishment complete this symmetrical facade from Power Street.

The building is set in extensive grounds and enhanced by the mature trees, hedge and fence.

Assessment

The architects Oakden and Ballantyne are part of a chain of prominent architects from the 1850s to the first world war. Leonard Terry, a major figure in the goldrush to boom period, joined with Percy Oakden in 1874, practising as Terry and Oakden until 1888. The younger Oakden then joined with Addison and Kemp and practised until 1897. Around 1900 Oakden and Ballantyne formed a new partnership. Kemp was at the forefront of development of the domestic Queen Anne style in Melbourne, working through the last decade of the nineteenth century. When in partnership with Beverley Ussher, they prepared designs for the keynote buildings in that style and advanced towards the creation of a truly National Style. This building shows little of the pioneering work in red brick associated with that style. Mansion houses do not lend themselves to the domestic Queen Anne. Colonnade forms in polychrome brickwork were favoured instead at the turn of the century. Koch's single storey colonnaded mansion "Oxford" in Isabella Grove illustrates this in red brick form. The polychrome mansion at 53/55 Mary Street of 1888-90 is another two storey example. The three sided verandah application is unusual. At

³¹. McWilliam.

³². Ibid.

131 Power Street continued

53/55 Mary Street the colonnade is a return element between two projecting wings. This is the standard form. At 1-3 Denmarkhill Road of 1889 Road a similar three sided form is used, but that building is rendered and includes a tower. The use here, to create an overwhelming symmetrical design, placed as it is on the crest of the hill, indicates a design intention for a prominent and public, mansion design. For this date of 1901, it is in contrast with comparable buildings where a softer, more garden conscious image is aimed for e.g. 27 Auburn Road. Rossbourne House represents perhaps the latest construction of the showy mansion houses, which dominated the hills at Hawthorn from the 1860s.

Oakden, Addison and Kemps' Merton Hall at South Yarra was constructed just one year before. It includes the Queen Anne gables and dominant red brick, but polychrome continues there with a two storey entry feature of colonnade and first floor balcony, which is similar to Rossbourne House. There is a strange relationship between the verandah and its attachment to the main house wall of Rossbourne House. Usually a colonnade design has an accompanying parapet, so that the colonnade reads as the outer wall of the house. This occurs at 1-3 Denmarkhill Road where the verandah hangs becomes the walls of the house and no eaves are used. The verandah is usually of cast iron or timber, where eaves are used not a colonnade 174 Power Street Rossbourne House is an amalgamation of the two. As a consequence of this unusual juxtaposition the hipped roof of the house seems too tall and too small for the wide horizontality of the colonnade, but this makes the colonnade all the more striking and adds to its prominence on this hill siting.

The use of the brown base polychrome is late. Avant-garde buildings were using red brick and render or red brick and cream bricks by this time. The heavy rendered balustrade with red abutments is typical for the date. Its combination with the polychrome and render colonnade produces an unusually rich and colourful design which again attracts attention to this scheme.

Significance

State

1. Architecturally significant for the unusually rich and late use of polychrome and for the unusual combination of colonnade and skillion verandah form.
2. Architecturally significant for the association with Oakden, and as perhaps the last of the showy hill top mansion houses to be constructed in Hawthorn.
3. Historically significant for its associations with Patterson, who owned many pastoral properties throughout New South Wales and, from the 1920s (as the result of a Patterson family gift) with the Stratherne Girls Grammar School, an important Presbyterian educational establishment. This former Edwardian residence (now known as the Rossbourne School) has continued to be used for educational purposes.
4. A landmark in Power Street.



131 Power Street