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## Boonong



273 Bayswater Road



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### Location

273 Bayswater Road BAYSWATER NORTH, MAROONDAH CITY

### Municipality

MAROONDAH CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO4

### Heritage Listing

Maroondah City

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### Statement of Significance

Last updated on -

Boonong (formerly the Oaks) a Romantic, almost picturesque Gothic house, was built in 1880 (this is not conclusive) by James Hosie, as a farm to supply his Hosie's Hotel and Cafe still operating on the corner of Elizabeth and Flinders Street, Melbourne. There was a major Italianate addition in front c1890 and other outbuildings including the 1920s garage. It is set in a substantial mature garden with distant views, and the driveway and boundary windbreaks of mature oaks. Boonong is historically significant to the Melbourne region as the pioneering, substantial farmhouse in this area and for its association with Hosie, whose name is still perpetuated in his hotel in Melbourne. The setting is still evocative of a nineteenth century farming way of life. The elements of the setting are significant, including the oak trees, cypresses, pergolas, windmill, well, garage, garden and distant views. It is also historically significant in demonstrating its sequence of occupancy in the differing architectural styles of its buildings and their setting. Boonong is architecturally significant as an extraordinary example of an inimitable architectural style (1880) and as a characteristic Italianate farmhouse (1890). The wall construction, surviving timber shingle roof and subfloor ventilation system are scientifically significant in demonstrating technical innovation and potential for future technical research as a physical document.

Heritage Study/Consultant	Maroondah - Maroondah Heritage Study, Richard Peterson Architect & Conservation Consultant, 2010; Maroondah - Maroondah Heritage Identification Study, Richard Peterson with Peter Barrett, 1998;
Hermes Number	146888
Property Number	

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## Physical Description 1

An Italianate timber former farmhouse with a major fine brick outbuilding (the earlier house) linked with a covered way. The front house is elevated to receive the view, of three bays, with a hipped-roof. This has wrought iron decorative finials. Eaves have fretwork coved brackets and frieze-mould. There is a skillion verandah all around, with timber abstracted Doric posts and cast-iron lace brackets. Windows are triples (replaced in 1924?). The entrance is a four-panelled Victorian door with a cast-iron knocker, side and fan lights with Edwardian leadlight in an Art Nouveau pattern with a rose motif, Macintosh influenced (the entrance door glass is not old). 1924 brick steps, with random stone paving are on the entrance axis. Walls have ashlar mock blockwork. At the centre right side is a gable wing, with timber finial and rail with turned boss. It lacks its finial. Behind, (now linked with a covered way) is a nine-bay brick building of a fanciful Romantic design, albeit symmetrical. It has a steep gabled roof across. Walls are Flemish Bond, the headers darker brown. End bays are slightly recessed, with rendered buttresses at the angles and three gablets, over alternate bays, with Gothic vents. End bays have turned finials and bar, now truncated; gables have slot-vents. The base is rendered. Sides are three bays with gablets and a centre gable, set forward. Beneath the present roof is an early shingle and bark roof, at a lower pitch. The walls are double-brick externally, then a cavity with single brick internally. The cavity is fitted with charcoal, possibly to provide insulation, even to eradicate odours. Windows have all been replaced. Gable vents are lozenge-keyhole shaped with louvres. At rear, the end bays project, with a skillion verandah. There are two gablets on this side also. At sub-floor level are a series of unusual metal adjustable ventilators. There are several outbuildings and garden structures, a windmill and wells. The garage is clad with corrugated metal, applied vertically. It has a gable across five bays with attic windows. End bays are set forward with finial and bar. The right side has a weather vane. The drive is a long avenue of mature Mirbeck's oaks (*Quercus canariensis*) and there are six huge mature Cypresses and English oaks (*Quercus robur*) on the road boundary.

## Intactness

Very good

*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/>*