ROSEBANK

ADDRESS: 58 Pollards Road, Bonegilla

STUDY No.: 2C HO No.: ..... HERMES No.: 27892

DATE: 1901

CONDITION: Good

INTEGRITY: Good



Rosebank in 2001 (HERMES)

STATEMENT OF SIGNIFICANCE

What is significant?

Rosebank at 58 Pollards Road, Bonegilla is significant. It was constructed for George Pollard in 1901 to a design by the eminent local architects, Gordon & Gordon. The significant elements are the form with a hip roof, two chimneys, red brick walls, verandah with bullnose profile roof and fluted cast iron columns and decorative frieze, and symmetrical façade with central doorway and flanking double hung sash windows.

The non-significant fabric includes any mid to late twentieth century brick modifications or additions to the house as well as any outbuildings and the garden/trees.

How is it significant?

Rosebank at 58 Pollards Road, Bonegilla of historical and aesthetic significance to the City of Wodonga.

Why is it significant?

Rosebank is of historical significance as one of the earliest buildings in the area and for its association with the one of the pioneering families in the Wodonga district who obtained the original crown grant for this and adjacent parcels of land, and for whom the adjacent road is named. The site is also historically significant for its associations with distinguished individuals, including early settler George Pollard and his family, and Wodonga Shire Councillor Joseph Pollard, as well as the local architects Gordon & Gordon. (Criterion A)

Rosebank is of aesthetic significance as a fine and intact example of a turn of the century farmhouse of which there are few in the municipality. Evocative of the period, it has symmetrical façade in red brick with a hipped roof and a bullnose profile to the verandah (originally stripped) however is distinguished by the survival of its cast iron frieze and original supports. (Criterion E)

PHYSICAL DESCRIPTION

The following description is reliant upon photographs taken during Stage 1 of the study in 2001 and current aerial imagery.

The single storey house is set back from the road (over 500 metres) and is not visible from the public domain.

The turn of the century house has a hip roof clad in corrugated sheet metal (in traditional sized sheets) and is punctuated by two face brick chimneys with corbelled caps.

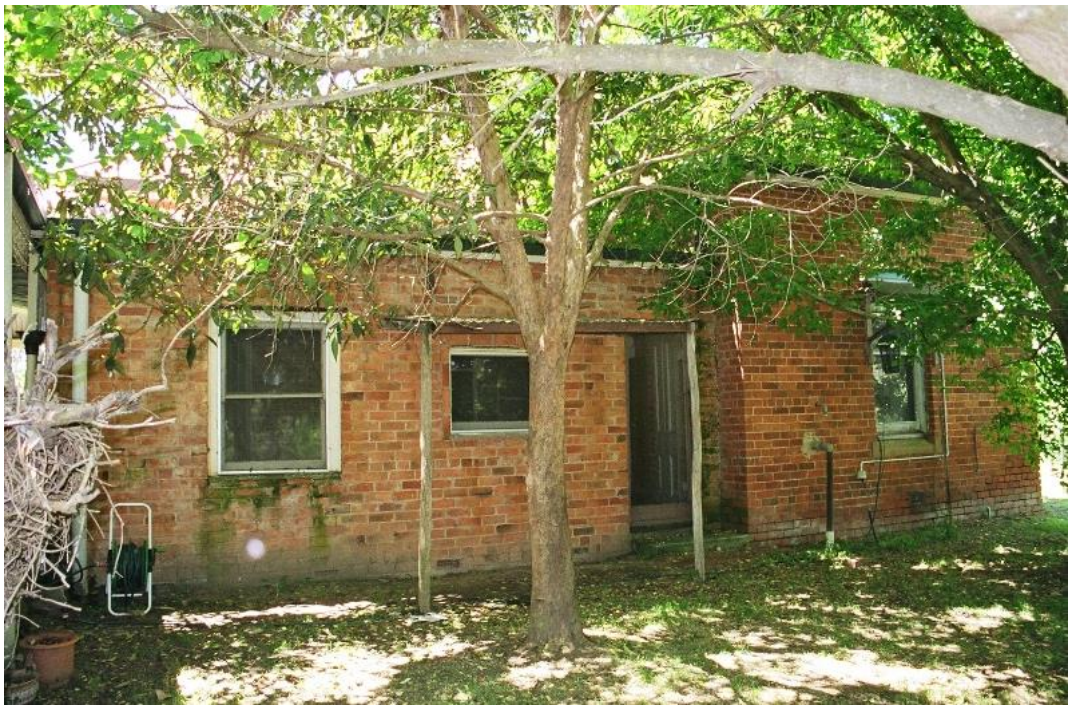
The walls are red brick walls in garden wall bond (three courses of stretchers to one row of headers) with a rendered plinth. The openings to the façade are articulated with overpainted brickwork to suggest quoining however a historic photograph (following) indicate that there was no cream brick quoining.

The symmetrical façade includes a central doorway with sidelights and flanking double hung sash windows. The return verandah has a bullnose form (originally with painted stripes) with cast iron frieze and likely original columns (material not determined) though has a non-original concrete deck.

The house has been enlarged to the rear/south.



Side showing former skillion extension, 2001 (HERMES)



Rear of the house in 2001 (HERMES)

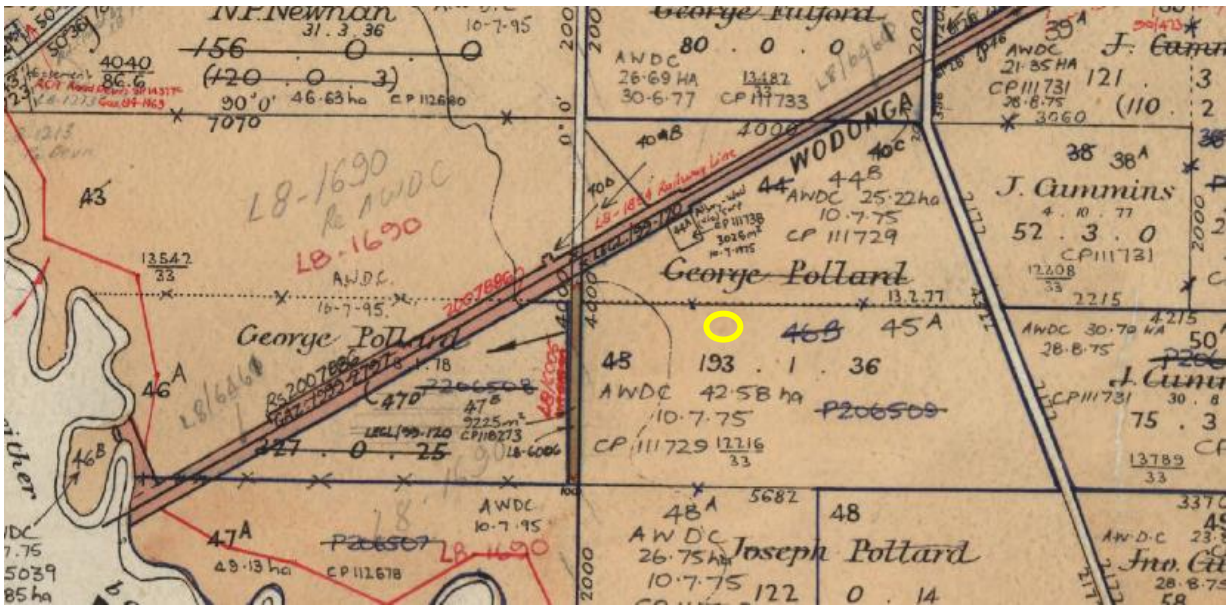
HISTORIC THEMES

4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

Rosebank is located on Crown Allotment 44 (later 45A), section 8, Parish of Bonegilla. It was purchased by George Pollard in the 1870s, along with the adjoining Crown Allotments 43, 46 and 45. In total these four Crown Allotments comprised a 520-acre property with Kiewa River (east) frontage.



CA45A, with the approximate location of the subject place shown in yellow (Bonegilla Parish Plan, PROV 2178)

George emigrated to Adelaide in 1851 at 27 years of age with his wife and son. Shortly after their arrival they continued to Melbourne following the discovery of gold. The family are remembered as among the first settlers to arrive at Bendigo; however, their stay was short-lived. George became severely ill due to the poor water quality on the goldfield and the family were forced to stay in Melbourne for 5 months whilst he recovered. From there the family travelled north to Oxley to arrive and select land in Bonegilla in 1868 ('About People', 1915, p2).

The house was constructed in 1901, as in August of that year the local architects Gordon & Gordon sought the following tender:

> *TENDERS are invited by the undersigned up to 5 p.m. WEDNESDAY, 21st AUGUST. for MAKING, and BURNING 60,000 (SIXTY THOUSAND) BRICKS at Bonegilla for George Pollard, Esq. Specifications to be seen at our offices, Albury and Wodonga.*

The following photograph taken during the early 20th century shows stripped painting to the bullnose verandah and an anthemion (probably with a palmette design) to both gutters, cast iron with an ogee profile, at the centre and the main roof to the one visible corner. Quoining to the openings is not evident so that the recent photographs indicate that this is overpainting. The cast iron to the verandah is the same however some elements have been picked out. There was a step up to the verandah and nosing (possibly basalt) is evident to the deck and step.



Rosebank, early 20th (L Goyne, *The Leneva Boyes – the early days*, p46)

In 1933 an article reporting a Methodist fundraiser describes the home's occupants as that of George's son, Councillor Joseph Pollard, his wife, and children. The house is described as *Rosebank* and is one of the earliest references to the placename. The property possessed a tennis court and trees sufficient to provide shade to a "large attendance" ('Tennis Afternoon at Bonegilla', 1933). A map also dated 1933 supports the home as a locus of influence and significance during the interwar years. The map shows the heritage place directly connected to the telegraph line from the nearby road. No other rural homes in the region were connected to the telegraph line at this time, suggesting that perhaps the home was used as a station during the First World War, or perhaps for personal use signalling the wealth, and perhaps power, of the Pollard family at this time (Great Britain. War Office. General Staff. Australian Section 1933).



Place shown in yellow surrounded by roads, with a telegraph or telephone line connected to the property (War Office, Australian Section map, 1933)

Several members of the Pollard family were Shire of Wodonga councillors. The home continued to be occupied and land used by them into the 1940s.



Aerial image of Rosebank, 1948 (Aerial Survey of Victoria, 1948)

In July 1975 the property was purchased by the Albury Wodonga Development Corporation. The property returned to the private market probably sometime in the 1980-1990s when the Corporation closed, and its assets sold.

COMPARISON

To date, there are no similar small villa, turn of the century farmhouses like *Rosebank* to be included in the Schedule to the Heritage Overlay.

Of the small group of Victorian period houses, two are much grander:

- HO3 (VHR- H381): De Kerilleau Homestead, Lawrence St, Wodonga. Built 1879, it is two storey masonry with a double level verandah.
- HO14: Glen Avon Homestead and barn, 392 Wodonga-Yackandandah Rd, Staghorn Flat. This late 19th/early 20th century single storey commodious house is clad in rebated boards and has distinctive cast iron detailing.

The other houses are broadly comparative in scale though some are smaller. This group features a diverse array of construction types with only HO11 being of a similar scale/type:

- HO11: Brick residence, 11 Stanley Street, Wodonga. Late 1890w, red brick with hipped roof but has an asymmetrical façade with a projecting bay
- HO12: Brick Cottage, Cookinburra Rd, Barnawartha North. Circa1890s, brick with gable roof.
- HO15: Torranceville, 8 Bank St, Wodonga. Built from 1869, a stone cottage with later brick sections.
- HO34: Stone Cottage, 41 Church St, Wodonga. Circa 1850s, stone walls (overpainted) with brick to the openings and a gable roof.
- HO38: Stoneleigh, 50 High St, Wodonga. Circa 1850s, walls of granite rubble with brick lintels to the openings and a hip roof.
- HO49: Stenzel Cottage, 665 Kiewa Valley Hwy, Baranduda. This circa 1882 gable roof house is constructed from wattle and daub.

Within the Lawrence Street Precinct HO48), there are a few Victorian period (or early Federation period) buildings of a similar scale or with a symmetrical façade. 152 Lawrence Street is the only brick example with a hip roof however its porch is much altered. Other examples are clad in weatherboards and lack the level of decorative cast iron evident at the subject place (140 and 153 Lawrence Street, 5 Ethel Street).

RECOMMENDATIONS

EXTENT OF THE HERITAE OVERLAY

It is recommended that *Rosebank* at 58 Pollards Road, Bonegilla is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the heritage overlay should include the house and a nominal curtilage of about 20 metres about it however could be reviewed if site access is made available.



Nearmap, 22 June 2024

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	N
Internal Alteration Controls Apply?	N
Tree Controls Apply?	N
Solar Energy System Controls?	Y
Outbuildings or Fences Not Exempt Under Clause 43.01-4?	N
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

Bonegilla Parish Plan 2178 1952., accessed 5 July 2022, http://prov.vic.gov.au/vers/schema/PROS99-007

'To Brickmakers', *Wodonga and Towong Sentinel*, 16 August 1901, p3

'About People', 1915., *The Border Morning Mail and Riverina Times (Albury, NSW: 1903-1920)*, accessed 26 September 2022, http://nla.gov.au/nla.news-article110050783

Aerial Survey of Victoria 1948. Albury 782 B3 Aerial Photomap

Great Britain. War Office. General Staff. Australian Section 1933. Albury, New South Wales and Victoria, accessed 26 May 2022, https://nla.gov.au/nla.obj-777663366/view

'Tennis Afternoon at Bonegilla', 1933., *Wodonga and Towong Sentinel (Vic. : 1885 - 1954)*, accessed 26 September 2022, http://nla.gov.au/nla.news-article69612664

'Wodonga Shire Council' *Wodonga and Towong Sentinel* (Vic. : 1885 - 1954) 5 November 1954: 2. Web. 27 Sep 2022 <http://nla.gov.au/nla.news-article69623330>

Leonie Goyne (cmpl.), *The Leneva Boyes – the early days*, 2010