SEYMOUR COTTAGE

ADDRESS: 93 Brockley Street, Wodonga

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: Circa 1902

CONDITION: Good

INTEGRITY: Fair to good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

Seymour Cottage at 93 Brockley Street, Wodonga, is significant. Its allotment derives from the Wodonga Estate (1890) and the residence was constructed circa 1902 for George Weller Seymour.

The place's significant elements are its original form and fabric, namely its gambrel roof clad in corrugated sheet metal, exposed rafter ends, roughcast rendered brick chimney, weatherboard cladding to the walls, timber framed bullnose verandah with cast iron frieze, and symmetrical façade with central front door and flanking timber-framed double-hung sash windows.

Non-original elements are not significant, including the front door, tiled verandah deck, timber picket fence, addition to the rear, and garage.

How is it significant?

Seymour Cottage at 93 Brockley Street, Wodonga is of local historical and representative significance to the City of Wodonga.

Why is it significant?

Seymour Cottage is of historical significance as an illustration of an early Federation period development on the Wodonga Estate, the town's first private subdivision. (Criterion A)

Seymour Cottage is of representative significance as a largely intact Federation-era dwelling in the Victorian Survival style. It is a particularly good example of this design mode – an amalgam of traditional and contemporary detailing, the hallmark of the idiom, including gambrel roof form and exposed rafter ends (Federation) and symmetrical façade, bullnose verandah with cast iron ornamentation, and double-hung sashes (Victorian). (Criterion D)

PHYSICAL DESCRIPTION

Seymour Cottage at 93 Brockley Street, to the corner of Charles Street, is widely visible from the public domain. The detailing indicates that it was constructed during the Federation period, most likely during the 1900s but is Victorian Survival in style. It features a gambrel roof clad in corrugated sheet metal, exposed rafter ends, and a roughcast rendered brick chimney, which may have been altered as it lacks a cap. The walls are clad in weatherboards.

The front elevation is symmetrical, featuring a central front door (not original) flanked on either side by timber-framed, double-hung sash windows with original architraves. A timber-framed bullnose verandah extends across the facade, which has square timber posts and a decorative cast iron frieze. The verandah deck has non-original tiles.



Close-up of the façade (RBA, June 2024)

The rear addition dates to the 1990s and there is a late 20th century garage to the east.

A non-original but sympathetic white timber picket fence extends across the front boundary.

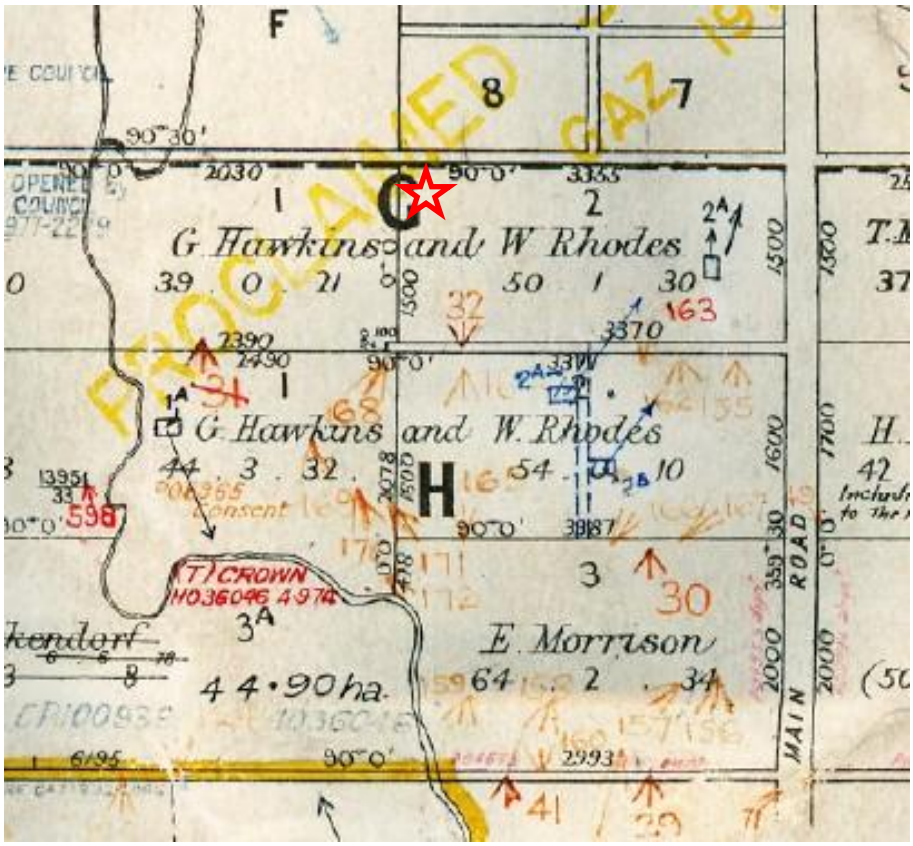
HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

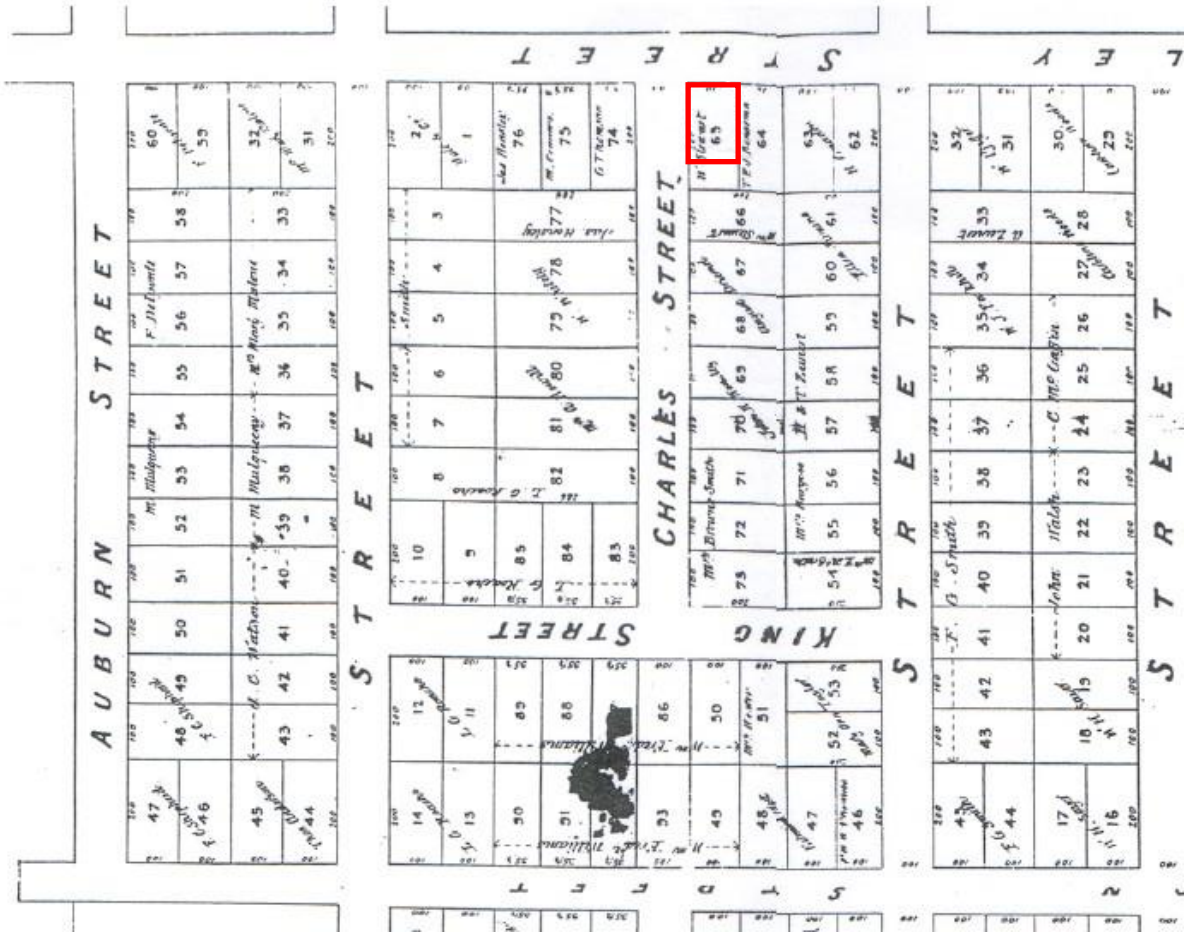
HISTORY

The subject land formed part of Crown Allotment 2, Section G, in the Parish of Wodonga, which comprised nearly 52 acres and was acquired by G Hawkins & W Rhodes (no date), who purchased other adjacent parcels of land. This area was located south of the original township boundaries (Parish Plan of Wodonga, W308[5]).



Parish of Wodonga plan, with the approximate location of the subject site highlighted (W308(5), Landata)

The site forms part of Lot 65 within the *Wodonga Estate*, which was subdivided by W J Gordon & C G S Gordon (architects and surveyors) in 1890 (offered for sale that May). This 234-allotment sale was one of the first private residential subdivisions to occur in Wodonga (Wodonga Municipality Rates Records). On a marked-up version of the plan of the subdivision (low resolution), the name recorded for Lot 65 is William Stewart, who also acquired the adjoining Lot 66 to the south in Charles Street.



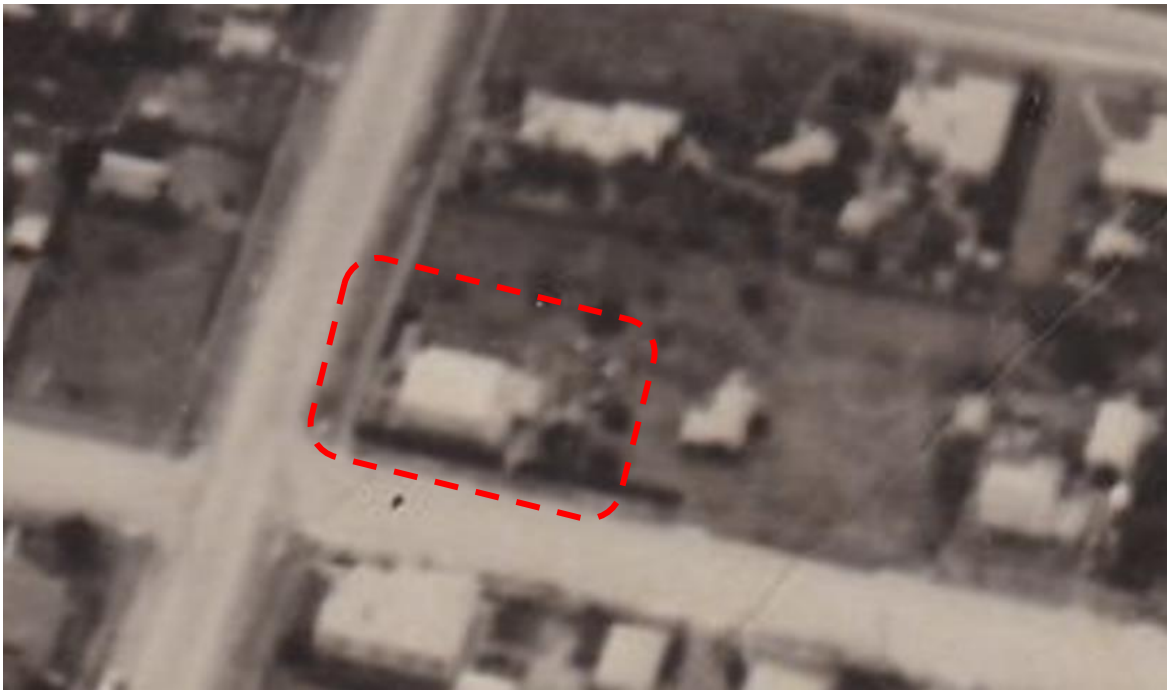
Plan of Wodonga Estate, with the subject site highlighted (Freeman Randel, 'Thematic Environmental History', p35)

The earliest rate records indicate that Lots 65 (subject place), 66 and 75 were owned by George Weller Seymour from 1900 to 1902, when he was recorded as a landowner. During the next two years 1902 to 1904, Seymour was defined as householder with only Lots 65 and 66, suggesting the house was built circa 1902.

The subject building is not identifiable in the municipal rate records of 1905 to 1910; however, reporting in the *Benalla Standard* indicates that Seymour was residing at Wodonga into his early nineties (d. 1908).

Seymour was one of the first Europeans on the Kiewa River, arriving in Kergunyah via Bathurst in the 1850s. He claimed to have been involved in the development of the first plough constructed in Australia (Wodonga Historical Society).

The house is evident on the following aerial of 1962 when some blocks remained vacant in the vicinity. Subsequently the southern part of Lot 65 has been subdivided to create 22 Charles Street. The first Torrens title was not issued until 1987 (Certificate of Title).



Circa 1962 aerial with the house highlighted (Wodonga & District Historical Society)

COMPARISON

Only a few examples of Federation period residential building stock have been included in the Schedule to the Heritage Overlay.

The main comparisons are a group of three adjacent timber houses at 241, 243, 245 Beechworth Road (HO26, 27, 28), which have also gambrel roofs and exposed rafter ends typical of the early 20th century. Similarly, their façades are symmetrical with bullnose verandahs. Two of the group however lack a decorative frieze or the like (nos 241 and 245), presumably removed, whereas no. 243 has small, curved brackets. As such, the subject site with its cast iron frieze is a good example of the type.

Nearby at 232 Beechworth Rd, Wodonga (HO24) is another example *Bailabbe*, but is more traditional version of the Victorian Survival style with its hip roof. It is further differentiated by the employment of shiplapped boards to the exterior and a bay window to one end of the façade and another to the side street elevation.

Within the Lawrence Street Precinct (HO48), a few houses date to the Federation period, some of which are also indicative of the Victorian Survival style. The house at 5 Ethel Street is timber-framed and that at152 Lawrence Street is brick however with a small, non-original porch and multi-paned sashes. Another at 151 Lawrence Street is broadly reflective of the Queen Anne style as it is asymmetrically massed with a gable end.

There is also one mansion from the period - *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233). It is of a similar date, 1903, however is a much grander, masonry building with a prominent verandah and so not a ready comparator.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *Seymour Cottage* at 93 Brockley Street, Wodonga, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint controls.

The extent of the heritage overlay should include the parcel of land (Lot 1/SP24032) on which it is located as outlined below.



(Nearmap, 22 June 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	Y
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

1908 'WODONGA.', *Benalla Standard (Vic.: 1901 - 1931)*, 7 April, p3. http://nla.gov.au/nla.news-article155339783

Certificate of Title, vol. 9721, folio 452

Oral history provided by current owner Gaylene Watts

Wodonga Municipality Rates Records

ADDITIONAL IMAGES



Façade (Biosis, February 2020)



Corner view of Brockley and Charles streets (Biosis, February 2020)