PERTZEL HOUSE (former)

ADDRESS: 99 Brockley Street, Wodonga

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: Circa 1930

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *Pertzel House* (former) at 99 Brockley Street, Wodonga, is significant. It was built on the formative *Wodonga Estate* (subdivided 1890) during the late 1920s or early 1930s for husband-and-wife Roy Victor and Edna Elsie Pertzel.

The significant elements of the place are its original form and fabric, namely its gambrel roof (extending over the verandah) clad in corrugated sheet metal and face brick chimneys (currently overpainted); render walls with brick detailing; symmetrical façade with front door, sidelights and toplights and timber sash windows; and verandah with concrete deck and rendered piers surmounted by paired timber posts. The low rendered brick fence (matching the verandah) with geometric steel panels and gate is also significant.

Non-significant elements are the garage, carport and garden including the prominent pencil pine.

How is it significant?

The *Pertzel House (former) at* 99 Brockley Street, Wodonga, is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The *Pertzel House (former)* is of historical significance as reflecting a key development phase of the municipality associated with the construction of the Hume Weir during the interwar years. The site also forms part of the early *Wodonga Estate* subdivision and may have been owner built by Roy Pretzel. (Criterion A)

The *Pertzel House (former)* is of aesthetic significance as a largely intact interwar period bungalow, which is distinguished by its symmetrical façade, wraparound verandah with masonry piers surmounted by pair timbered posts, and extensive use of geometric motifs in the masonry and metal railing to the front fence. Such a combination of elements is uncommon for the bungalow typology in the municipality. (Criterion E)

PHYSICAL DESCRIPTION

99 Brockley Street comprises a single storey, rendered brick residence with an original gambrel roof (hipped with gablets) clad in corrugated sheet metal. There are two overpainted red brick chimneys with single chimney pots.

The painted rendered residence features face brick detailing (like a stepped quoin) to the sides of each window and at the corners, which have been overpainted.

A return verandah with a concrete deck extends across the front and sides under the main roof line supported by paired timber posts on rendered piers with textured brick detailing.



Frontage, from Brockley Street
(RBA, June 2024)

The timber-framed double-hung sash windows and front door with sidelights and toplights are original (modern security wire mesh grilles).

The low fence is original and consists of rendered brick sections with detailing to match verandah piers and metal panels with a geometric design.

The established pencil pine was likely planted in the 1990s, as it was about half its current size in 2007 according to Google Street View.

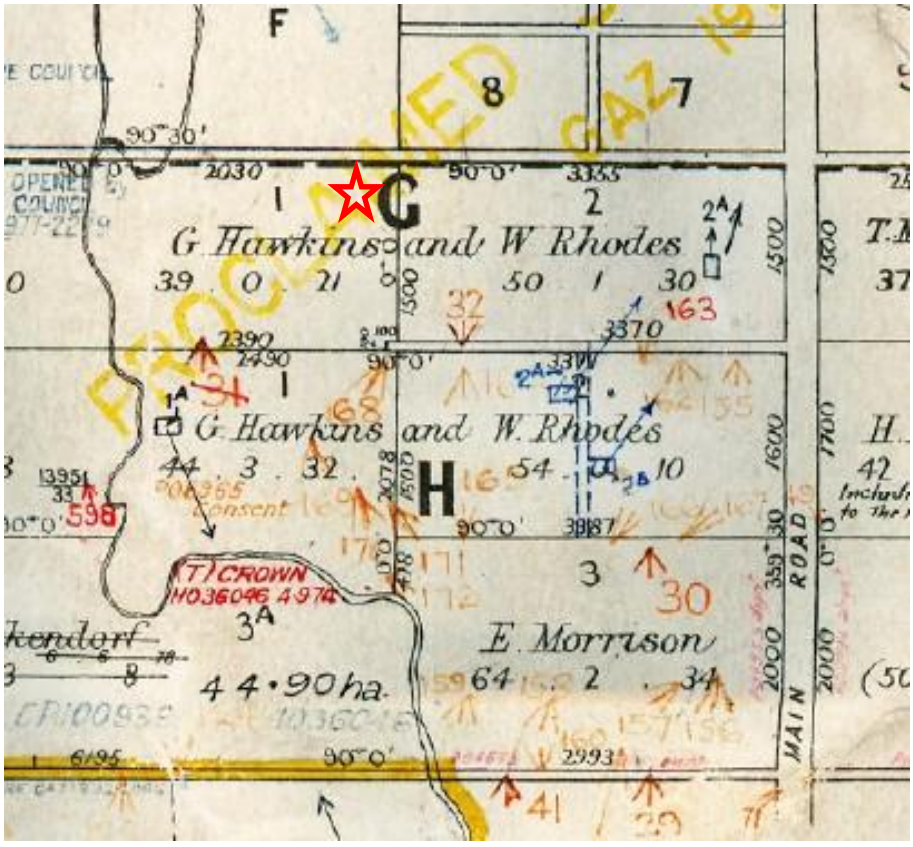
The gable roof building/garage clad in sheeting to the rear may date to the interwar period (it is evident on the 1960s aerials), though is largely concealed from the public realm, whereas the carport dates to the later part of the 20th century.

HISTORIC THEMES

6.5 Living in country towns

HISTORY

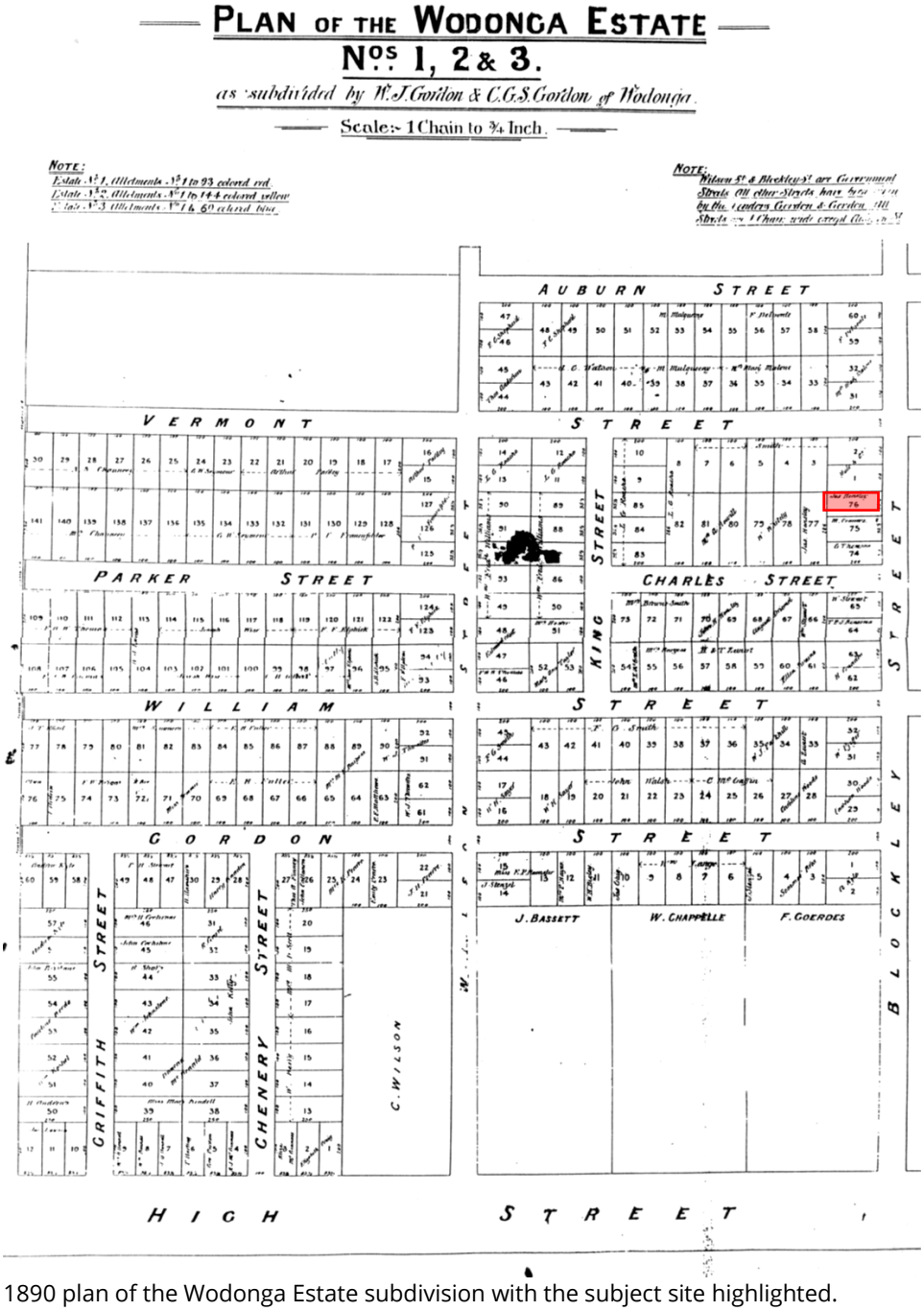
The subject land formed part of a large Crown Allotment 2, Section G, in the Parish of Wodonga, situated at the southern edge of the original Wodonga township comprising nearly 52 acres (Parish Plan of Wodonga).



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

The broader allotment (Crown Allotment 2) was acquired by the architectural and surveying practice of W J and C G S Gordon in 1890 who subdivided it into 234 allotments to be sold that same year ('Sale of the Wodonga Estate,' *Wodonga and Towong Sentinel,* 9 May 1890, p3). The subdivision was referred to as the *Wodonga Estate,* and it was one of the first private residential subdivisions in Wodonga (Wodonga Municipality Rates Records). The subject site was defined as

Allotment 76 within the subdivision and the initial purchaser being James Hensley (*Plan of the Wodonga Estate,* 1890, Wodonga Historical Society). The street's name, as described in the subdivisional plan below, was Blockley rather than Brockley.



1890 plan of the Wodonga Estate subdivision with the subject site highlighted. (Wodonga Historical Society)

Sarah McFarlane was later identified in the rates records as the owner and listed in the 1925 electoral role as owning Allotment 74.

Roy Victor (d. 1985) and Edna Elsie (d. 2002) Pertzel were recorded as residents in the Electoral Rolls from 1931 to 1949 in Brockley Street, as such it is likely that the house was constructed circa 1930. Roy was identified as a grocer's assistant in 1931 and grocer in 1949 but it is believed that he constructed the house from concrete bricks. The Pertzel family is said to have resided at the site for several decades (Wodonga Historical Society).



Ca. 1962 aerial, with the *Pertzel House* indicated. (Wodonga and District Historical Society, FB Group)



Aerial photograph, dated 1963, with the *Pretzel House* indicated.
(CAD8, Run 2. Frame269, Geoscience)

COMPARISON

Several interwar period houses have been included in the Schedule to the Heritage Overlay reflecting that this was a major growth phase in Wodonga and municipality generally, associated with the construction of the Hume Weir, which commenced in 1919. During the 1920s, the bungalow mode predominated (though remains prevalent through the 1930s) and during the 1930s a range of styles became popular – initially the Spanish/Mediterranean and subsequently

the Moderne and Tudor. Within the domain of the speculative builder (responsible for most housing construction), a variety of less specific or more eclectic designs were common, however evocative of the period.

The subject house is broadly indicative of a bungalow mode with its gambrel roof form, which is usually associated with the Federation period however remained commonly employed in Wodonga during the interwar period. The house is however distinguished by the employment of geometric detailing – stepped brickwork element to the windows and verandah piers and angled pattern to the panels of the front fence – which reflects the influence of the Art Deco style.

Among the existing heritage overlays, there is no ready comparison with the subject place in it's the combination of rendered walls and geometric detailing. Within the Lawrence Street Precinct (HO48), 165 Lawrence Street bears some comparison however is a later asymmetric bungalow with a part gambrel roof (with a gable end) and is timber with a masonry porch -mainly rendered with some geometric brickwork (overpainted). Many of the individual HOs along the Beechworth Road date to the middle to late 1930s and reflect styles such as Mediterranean (HO19), Moderne (HO30) or Tudor Revival (HO29).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Pertzel House (former)* at 99 Brockley Street, Wodonga, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with controls for external paint and the front fence.

The extent of the heritage overlay should include the parcel of land (Lot 1/TP22553) 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?	Y - Front fence
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

Commonwealth of Australia (1931 and 1949): Electoral Roll, Division of lndi, District of Benambra, Subdivision of Wodonga

Parish Plan of Wodonga, W308, Sheet 5

Wodonga Municipal Rates Records

Wodonga Historical Society Archives