WATERFORD

ADDRESS: 136 Lemke Road, Wodonga

STUDY No.: 2B HO No.: ..... HERMES No.: 206358

DATE: Circa 1908

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

Waterford at 136 Lemke Road, Gateway Island built circa 1908 for the Lemke family is significant.

The significant elements are the massing and symmetrical façade, corrugated sheet metal clad hipped roof, front two brick chimneys, return verandah, central front door with side lights, and timber sash windows.

Non-original elements, including the rear skillion section, infill to the south side of the verandah and the associated extension, rear chimney, plain timber posts to the verandah, fencing, outbuildings and planting, are not significant.

How is it significant?

Waterford at 136 Lemke Road, Gateway Island is of local historical and representative significance to the City of Wodonga.

Why is it significant?

Waterford is historically significant as being the key remnant of the occupation and farming on Gateway Island, on the urban fringe of Wodonga, during much of the 20th century by the Lemke family, for whom the house was built and resided at the site for most of the century and also operated a dairy farm for many years. (Criterion A)

Waterford is of representative significance as a good and largely intact residential example of the Victorian Survival style of the early 20th century. It is distinguished by its extensive return verandah under the continuous hipped roof form. (Criterion D)

PHYSICAL DESCRIPTION

Waterford is located within Gateway Island, off the Lincoln Causeway between the cities of Albury and Wodonga. The house is setback from the water which it overlooks. A modern wire fence demarcates the front boundary and several exotics and native trees or bushes are located nearby, with those to the north and east being the closest.



(RBA, June 2024)

The building has a symmetrical façade, whose red bricks laid in English garden wall bond (three rows of stretchers to one row of headers) have been overpainted. The hipped roof is clad in corrugated sheet metal, in traditional sheet sizes and painted Indian red, and extends over the encircling verandah. Two brick chimneys with corbelled caps punctuate the ridge and another, later brick chimney with a broader cross section is located to the rear, possibly relating to an extension of the northern hipped section.

The verandah is supported by timber posts without mouldings, being repaired since 2004. There is no deck to the verandah. The south side has been enclosed and an additional skillion roof

verandah section added supported on steel poles. On north side, the west end of the verandah has been infilled with weatherboard.

The central front door is four panelled with panelled and glazed sidelights, though has been boarded over. Windows are timber framed, double hung sashes, also boarded over.The wire fence to the front replaced a former red brick fence.



Front entry (Council, April 2025)



Typical window (Council, April 2025)

There are some nearby, mid to later 20th century outbuildings including a large steel shed to west and a brick outbuilding to north, possibly interwar period, with hipped roof. The planting likewise post-dates the house and are not evident on 1963 aerial.

HISTORIC THEMES

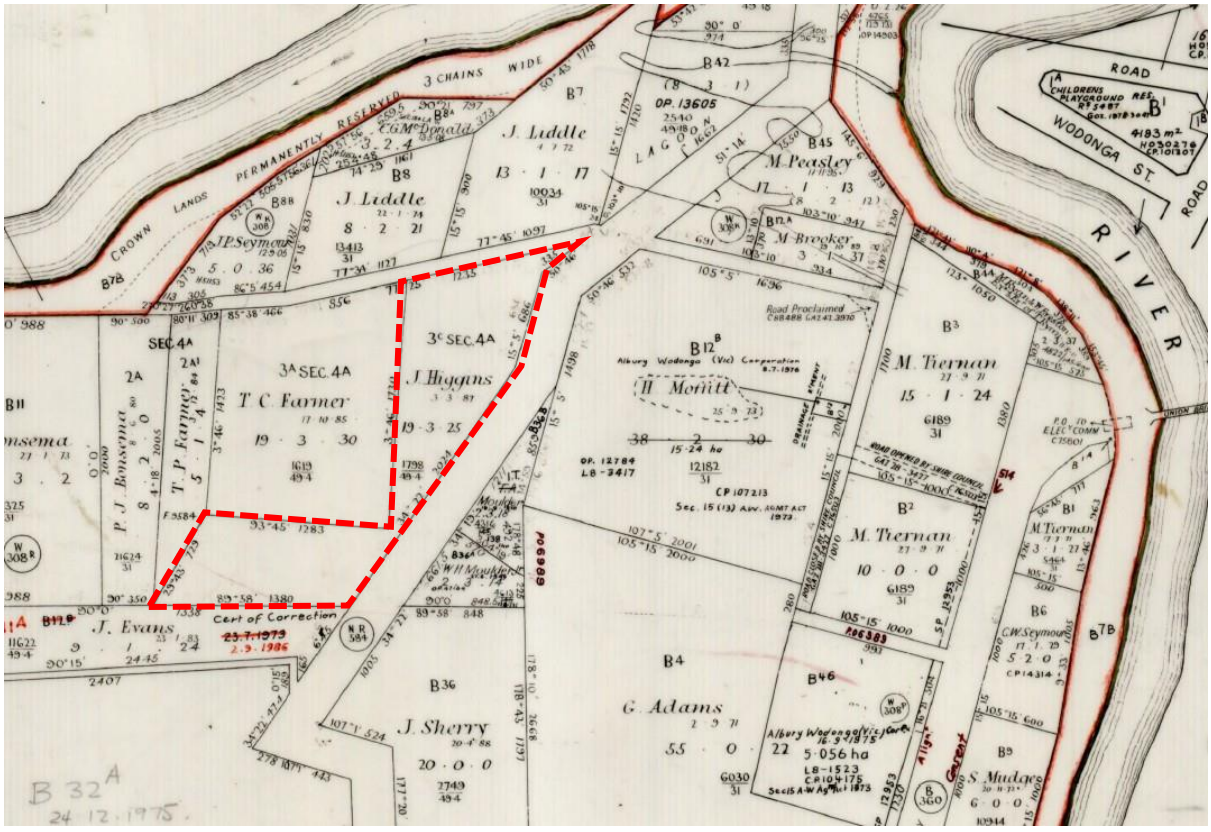
4.4 Farming

6.7 Making homes for Victorians

HISTORY

Gateway Island originally formed part of the Wodonga pastoral run. This run was originally estimated to comprise 41,000 acres and was licenced to Paul Huon in 1848 before being leased to William Huon in 1849 (Spiire, 2018). Those who occupied the holdings on Gateway Island, west of the later Lincoln Causeway, were principally dairy farmers.

Lot 3c Section 4A, comprised of nearly 20 acres, was originally selected by James Higgins in March 1887 (Wodonga Township Plan). On the application file, the soil was described as 'good sandy loam' and the vegetation a 'gum apple' and that parts of two lagoons extended across both sections of the site (OP13710).



Wodonga Township Plan showing the original CA (W308, sheet 4, Landata)

The Lemke family most likely acquired this and adjacent allotments between 1908 and 1921. When Ernest Edmund Lemke first came to Wodonga he worked for the White family of Baranduda Station. Later the family lived for a short time at *Wirlinga* before settling at *Waterford (*Lemke, 2012*)*. Ernie and his wife Susan had six sons and one daughter.

The family established a dairy herd and later bought a property on Felltimber Creek, Wodonga West. Descendants of the Lemke family resided at *Waterford* until the 2000s when it remained vacant for some time. Gary Lemke lived at *Waterford* and recalls at one point having 500 cows on the property (Wodonga Historical Society). The Lemke family were well known for delivering milk to the Wodonga and Albury area. Len Lemke, a World War II veteran and Prisoner of War at Changi, Singapore is alleged to have been the last Lemke resident.

The following aerial from 1963 shows limited planting the vicinity of the house, which was encircled to the rear with a series of outbuildings.



1963 aerial of subject place (CAD8, Run 2, Frame 269, Geoscience Australia)

Two skillion sections were added during the late 20th century – the rear south-west corner and the southern side of the verandah.

For about a decade from 2009, the building had been used as office space by Parklands Albury Wodonga however is currently unoccupied.

COMPARISON

Waterford is one of only a few brick villas dating to the turn of the century (late 19th or early 20th century) to survive and/or be included in the Schedule to the Heritage Overlay and which reflect a relatively prosperous standard of housing stock. Furthermore, it is a rare farming remnant on Gateway Island. It is distinguished by its continuous roof, that is the main roof extends over the verandah.

The examples that are currently listed individually of this time are generally of different type as follows:

- grander – HO1 (Cambourne) and HO14 (Glen Avon Homestead and Barn)
- vernacular construction - HO12 (Brick Cottage, Cookinburra Rd, Barnawartha North).
- weatherboard with a gambrel roof: HO26, HO27, HO28 (241, 243, 245 Beechworth Rd, Wodonga)

Only the Brick Residence at 10 Stanley St, Wodonga (HO11) is of a similar scale however has an asymmetric configuration, with a faceted projecting bay and offset verandah, and bi-chromatic brickwork.

Within the Lawrence Street Precinct HO48), there are a few buildings from the turn of the century of a similar scale or with a symmetrical façade however are either more altered brick (152 Lawrence Street) or weatherboard examples, generally more humble and/or less intact (140 and 153 Lawrence Street, 5 Ethel Street).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Waterford* at 136 Lemke Road, Gateway Island 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 part of the parcel of land (Lot 4/TP821934) on which the house is located as outlined below with a nominal 10 metre curtilage, or as practical.



(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
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

Mr & Mrs E. Lemke, Waterford, Wodonga, paper presented to Wodonga Historical Society (n.d.).

OP13710 (Lassi spear)

'Remembering Gateway Island's Dairying History' – an interview with Gary Lemke August 2012 Sarah Negrin.

Spiire (2018) 'Gateway Island Master Plan Report'. Prepared for City of Wodonga.

Wodonga Township Plan (W308, sheet 4)