SPRINGVALE

ADDRESS: 1243 Plunketts Road, Barnawartha North

STUDY No.: 2C HO No.: ..... HERMES No.: 27884

DATE: late 19th century

CONDITION: Fair

INTEGRITY: Good



Front of house, north-west corner (Biosis, December 2021)

STATEMENT OF SIGNIFICANCE

What is significant?

Springvale at 1243 Plunketts Road, Barnawartha North is significant. It was built in two distinct stages during the late 19th century – the rear before the front – from circa 1880 onwards for Henry Hughes and enlarged by Thomas Hansen.

The significant elements are the form of main two sections – later front hipped and earlier rear gable, corrugated sheet metal roof cladding, five red brick chimneys, front entry and double hung sash windows, verandah roof, timber deck and scalloped boards to the ends. The brick and rendered domed cistern to the west of the house is also significant.

The non-significant elements are the front verandah supports to the house, all outbuildings and trees.

How is it significant?

Springvale at 1243 Plunketts Road, Barnawartha North is of local historical and representative significance to the City of Wodonga.

Why is it significant?

Springvale is of historical significant for as an early surviving farmhouse from the late 19th century and its association with the early Irish settler Henry Hughes, and subsequently the prominent Danish settler-pioneer Thomas Hansen and his son, Thomas Joseph. The place is also possibly the earliest remaining 19th century weatherboard homesteads in the municipality. (Criterion A)

Springvale is of representative significance as a largely intact, two-part timber farmhouse with the two distinct sections evocative of the evolution of such buildings over time in conjunction with the changing preference for certain types of roof forms during the late 19th century, with the gable being indicative of an earlier, or often humbler, examples and the hipped being indicative of the later part of the 19th century. The associated rendered domed water cistern is a rare known example of this type of infrastructure common to rural properties during the late 19th and early 20th centuries. (Criterion D)

PHYSICAL DESCRIPTION

The house and associated elements are located about 350 metres from the front boundary however are visible across the relatively flat terrain and due to limited planting. The few trees include native and exotic specimens with the oldest likely being a truncated peppercorn, which is located to the west of the house and dates to circa 1970s (it is evident on the 1981 aerial but not on that from 1963).



Façade, north elevation from the front boundary (RBA, June 2024)

The house consists of three distinct sections according to their roof form – front hipped, middle/linking skillion, and rear gable. All sections are clad in corrugated sheet metal and there four red brick chimneys to the east side – two each to the front and rear sections – and a fifth to the west side, rear section. The walls are largely clad in weatherboard except part of the linking section is clad in sheeting.



West elevation - hip roof (front), skillion roof (middle), and gable roof to the rear (Biosis, December 2021)

The front section has a symmetrical façade with a central front door flanked by timber, double hung sash windows. A verandah extends across the façade which retains a timber deck and scalloped boards to the ends however is supported by metal pilaster types typical of the late 20th century (likely replacing a timber type).

The rear section is a smaller and maybe the original part. It accommodates the kitchen and dining room with pressed metal ceilings and some wall linings.



Rear of house, south-east corner. 20th century Concrete block shed to left behind water tank (Biosis, December 2021)

An early (late 19th/early 20th century) brick lined domed cistern with a failing render finish is located about 30 metres to the west.



Domed cistern located west of house (Biosis, December 2021)

There are a variety of outbuildings dating across the 20th century including concrete block building (probably mid-20th century) and others clad in corrugated sheet metal (late 20th century).

HISTORIC THEMES:

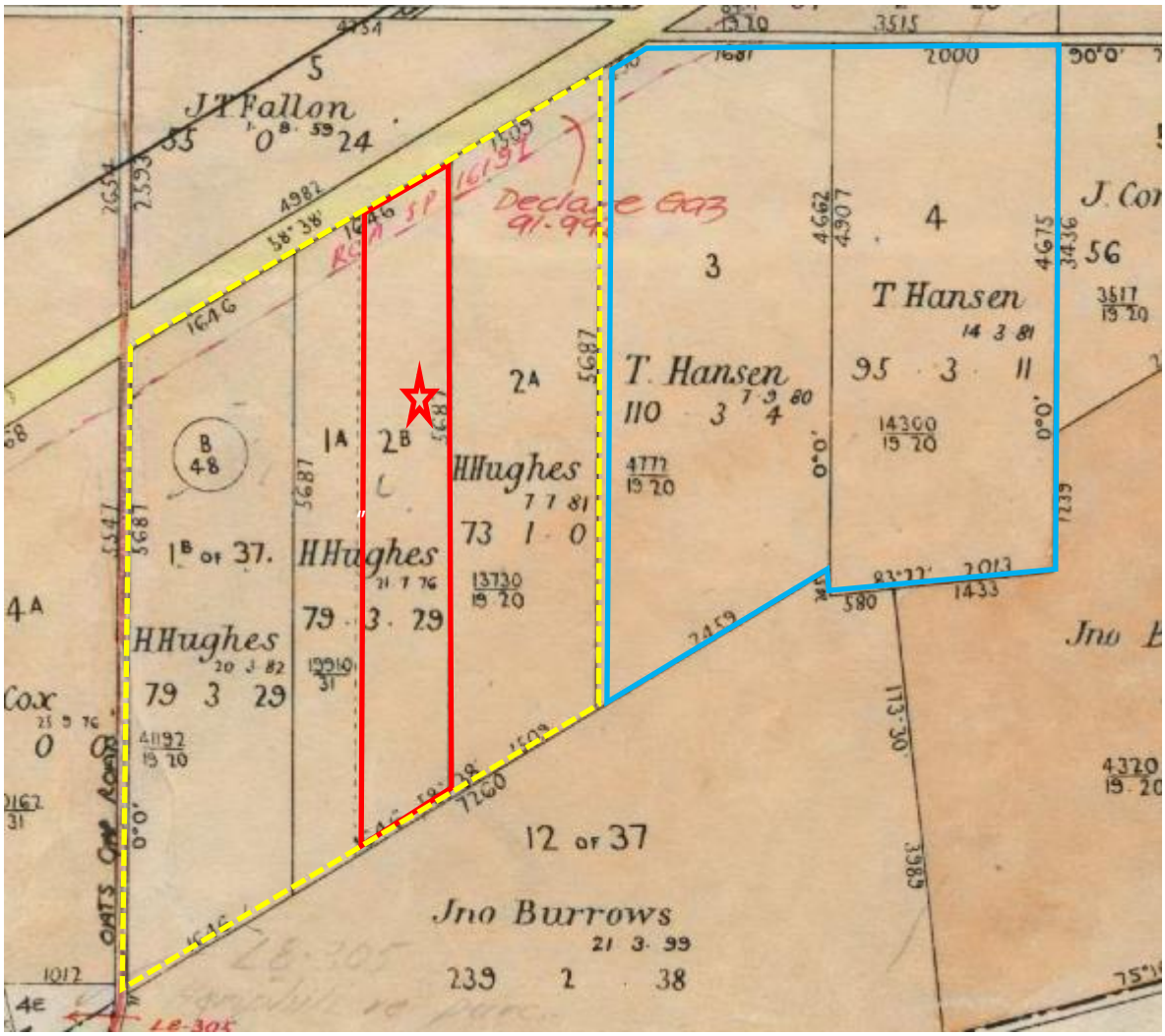
4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

The site forms part of Crown Allotment 2B, within Section 37 in the Parish of Barnawartha North. This parcel of land was acquired by Irish settler Henry Hughes by selection in July 1876, along with 1A, which together were comprised of nearly 80 acres. Hughes also acquired the adjacent, similar sized allotments – 2A to the east in 1881 (73 acres) and 1B to the west in 1882 (80 acres).

Hughes had initially selected CA2B in 1869 and when was applying for the freehold in 1876, seven years later as was required, it was recorded that there were no buildings on the land and that 28 acres had been cleared and grubbed and planted with wheat and the rest was 'rather heavily timbered'. He was also residing on 'land adjoining or almost on the boundary' and had erected fencing including a portion of chock and log (Selection file, no. 19910).



Barnawartha North Parish Plan of showing CA2B (red) and the extent of Hughes holdings (yellow, dashed) within Section 37 (PROV) Hansens holdings in blue and approximate location of the subject site starred.

It has not been confirmed when the house was constructed but it was undertaken in two stages, during the late 19th century, undoubtedly with the rear gable section being constructed first, circa 1880, and the front hipped section subsequently. On that basis, it is not clear if either or both parts were built for Henry Hughes or the subsequent owner, the Danish settler-pioneer Thomas Hansen.

Hansen emigrated from Denmark to arrive in Australia in approximately the 1850s ('Notes on Current Events', 1900, pp. 23, Randell & Pennay 2004). In September 1880, he purchased Crown Allotment 3, and the adjoining Crown Allotment 4 the following year expanding his pastoral estate to 205-acres (Randell & Pennay 2004).

In 1885 Thomas Hansen married local woman Amelia Margery, daughter of the Margerys also of Barnawartha North. The couple were married at the homestead of Emma and Gideon Margery on Dry Creek. During a speech delivered at the wedding, Thomas, Amelia and Thomas's property were described by Councillor Kilgour of Chiltern. Kilgour said, an honest, worthy, and industrious man… whose energy, industry and enterprise had made him the happy possessor of one the grandest properties in the neighbourhood— *Hanson Vale*— and one of the grandest girls in the colony ('Barnawartha', 1885).

Though the extent of Hansen's estate at the time of his marriage in 1885 is unknown, by 1902 the estate fits the description given by Kilgour. In 1902, Hansen's Probate and Will described his property as consisting of 439.5 acres including his original Crown Allotments of 3, 4, and those immediately south: 2A, 2B, 1A and 1B of Section 37. The inventory also included a six-roomed weatherboard house – possibly the subject place (84/128 Thomas Hansen: Grant of probate 1902).

In September 1902, under sudden circumstances, Thomas Hansen died, leaving his wife Amelia with seven young children as well 160-acres of land under cultivation and 5 acres of vines (84/128 Thomas Hansen: Grant of probate 1902).

Considering the untimely death of Hansen in 1902, the description of his estate in that year, as well as Kilgour's description of the property as early as 1885, it is likely that the property was purchased by Hansen sometime between the mid-1880s and 1902 by which time at least part of the weatherboard house had been constructed.

During Stage 1, it was said that Amelia and Thomas's son, Thomas Joseph Hansen left school early to manage the family farm (Stage 1), however, several articles from *The Albury Banner and Wodonga Express* suggest that Amelia played a leading role in the management of the farm (For example see 'Veterinary Report', 1911, p3).

Sometime, possibly around 1914, the property was divided amongst the seven children with Thomas Joseph inheriting the homestead portion (Crown Allotment 2B) (Randell & Pennay 2004). Historical records suggest that it was from Thomas Joseph's occupation of the subject place that the property became known as *Springvale*. On the property Thomas Joseph trained thoroughbred horses, including top tier racing Clydesdales. In approximately 1921, Thomas Joseph married Mary Mathison and over the course of the coming decades together had seven children.

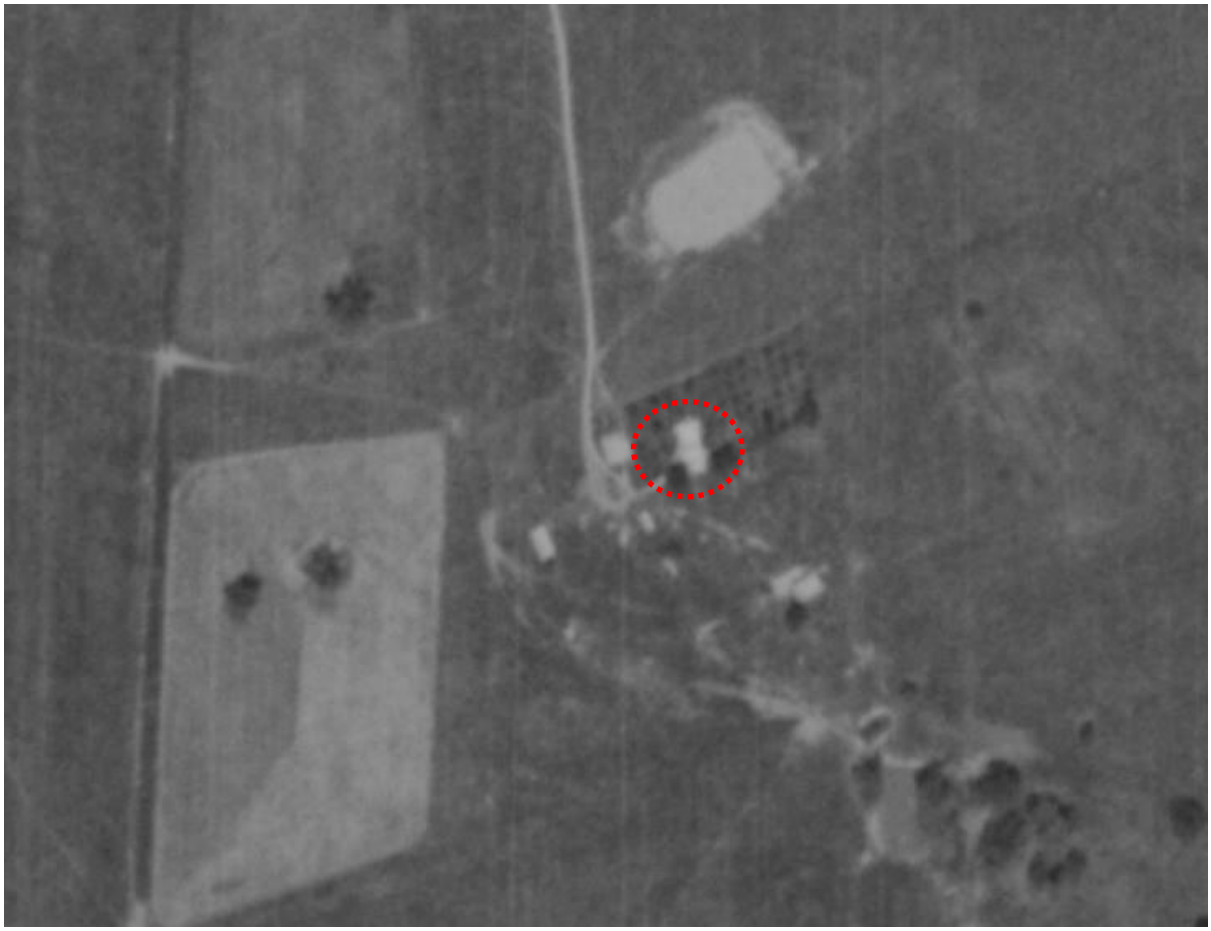
The following plan of 1933 shows the subject house and a driveway in the current location.



1933 map, with house highlighted and driveway (War Office, Australian Section map, 1933)

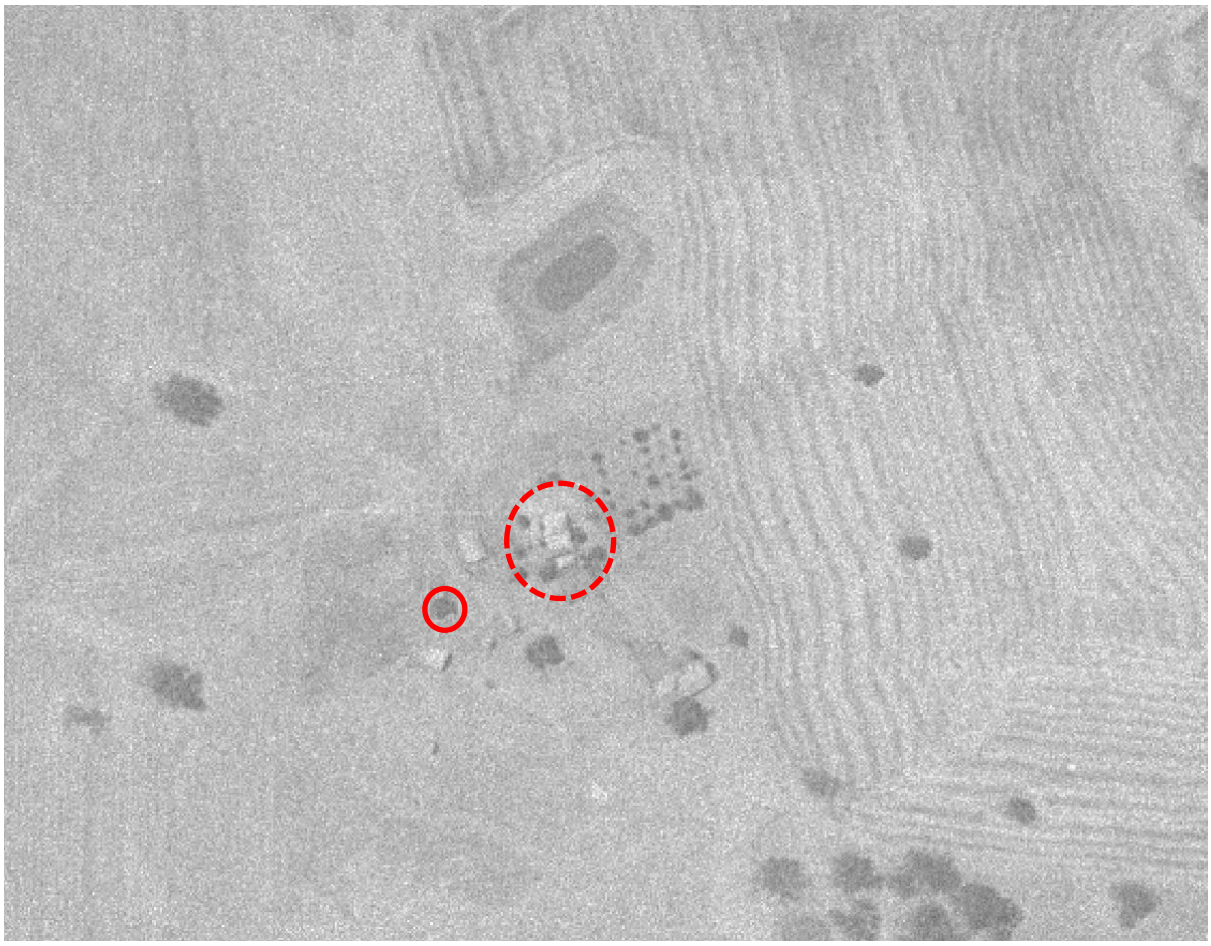
In 1947, Thomas Joseph died, leaving the home to his wife and children. Decades later in 1975 Mary died, and shortly thereafter the property was sold.

The earliest available clear aerial from 1963 shows the house with the extant footprint and an orchard to the front and east of the house with limited planting elsewhere.



Aerial, 5 November 1963 with the subject house highlighted (CAD8, frame120, Geoscience Australia)

The following 1981 aerial shows the orchard had been reduced to the east of the house.



Aerial, 20 January1981(CAD2644, Frame 109, Geoscience Australia)

COMPARISON

Springvale is a rare instance of a timber Victorian period house to survive in the municipality and/or be included in the Schedule to the heritage Overlay. Whilst is has been built in two distinct stages, both probably date to the late 19th century.

Of the small but varied group of Victorian period residences or similar included in the Schedule, there is no ready comparator, as the others are either of a different scale and/or material palette.

- HO3: De Kerilleau Homestead, Lawrence Street, Wodonga. Built in 1870, two storey, symmetrical façade, red brick with two level, cast iron verandah with French windows.
- HO11: Brick residence, 10 Stanley Street, Wodonga. Ca 1890s, single storey, asymmetric façade, hipped roof and polygonal bay, cast iron verandah detailing.
- HO12: Brick Cottage, Cookinburra Road, Barnawartha North. Circa1890s, brick with gable roof, symmetrical facade.
- HO14: Glen Avon, 392 Wodonga-Yackandandah Rd, Staghorn Flat. 1898 and 1907 (essentially Federation period), timber with hip roof and cast iron verandah.
- HO15: Torranceville, 8 Bank St, Wodonga. 1869, vernacular, single storey, stone with several phases of brick additions, largely hipped roof.

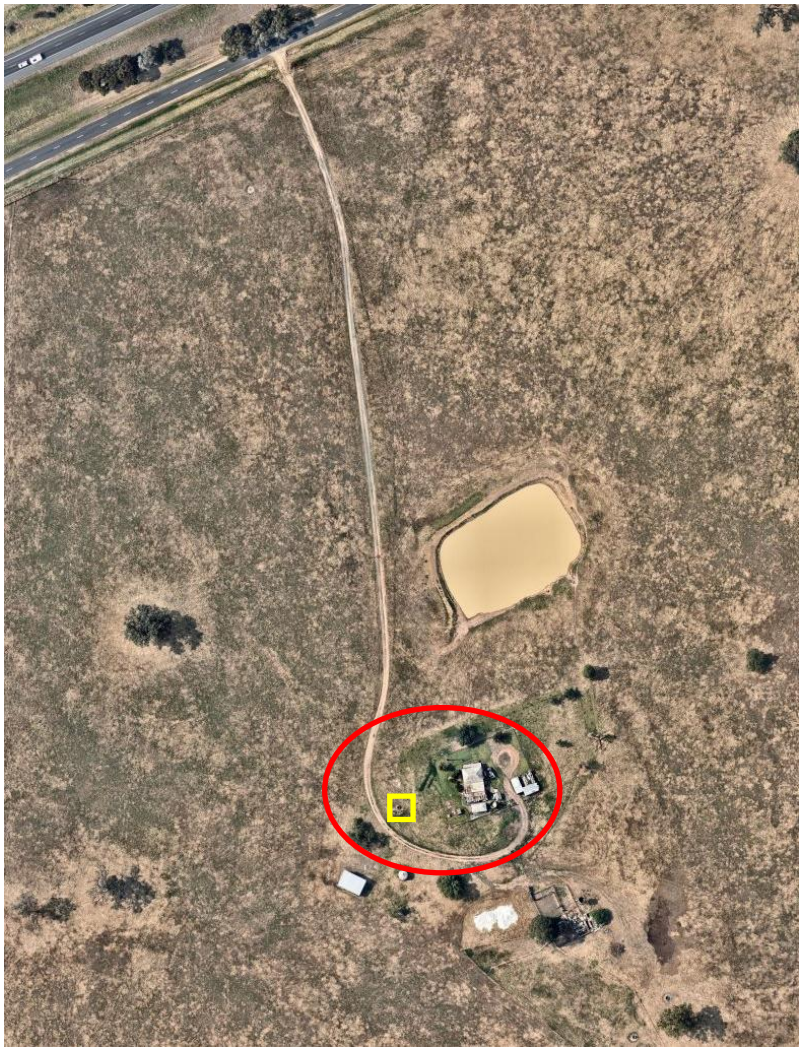
- HO34: Stone Cottage, 41 Church Street, Wodonga. Circa 1850s, single storey, symmetrical façade, stone walls (overpainted) with brick to the openings and a gable roof.
- HO38: Stoneleigh, 50 High Street, Wodonga. Circa 1850s, symmetrical façade, walls of granite rubble with brick lintels to the openings and a hip roof.
- HO49: Stenzel Cottage, 665 Kiewa Valley Hwy, Baranduda. This circa 1882 gable roof house is constructed from wattle and daub.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Springvale* at 1243 North Plunketts Road, Barnawartha North, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with outbuilding controls (for the cistern).

The extent of the Heritage Overlay should include the house and red-brick domed cistern, located on SPI 4\TP588244, with a curtilage of 20 metres about them.



Cistern highlighted in yellow (Nearmap, 10 December 2023)

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 – domed cistern
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

84/128 Thomas Hansen: Grant of probate 1902., accessed 26 September 2022, https://prov.vic.gov.au/archive/5BA91DA8-F1E7-11E9-AE98-2F334C933822/about.

Aerial Survey of Victoria 1948. Albury 782 B3 Aerial Photomap.

'Barnawartha', 1885., *The Albury Banner and Wodonga Express (NSW : 1860-1938)*, accessed 26 September 2022, http://nla.gov.au/nla.news-article254557782.

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.

Noone J 1881. Barnawartha North Parish Map.

'Notes on Current Events', 1900., *The Albury Banner and Wodonga Express (NSW : 1860-1938)*, accessed 26 September 2022, http://nla.gov.au/nla.news-article99849656.

Randell F & Pennay B 2004. *City of Wodonga Heritage Study Stage 1*, WODONGA CITY COUNCIL.

Selection file, no. 19910: VPRS 626/P0/UNIT 248, PROV

'Veterinary Report', 1911., *The Albury Banner and Wodonga Express (NSW : 1860-1938)*, accessed 26 September 2022, http://nla.gov.au/nla.news-article101158460.