HOUSE

ADDRESS: 40 Church Street, Wodonga

STUDY No.: 2B HO No.: ..... HERMES No.: 27445 (Stage 1) and 206334 (Stage 1)

DATE: 1905-06

CONDITION: Fair to Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 40 Church Street, Wodonga, built 1905-06 is significant. The significant elements are the form, hipped roof clad in unpainted galvanised corrugated metal, red brick chimneys; verandah with decorative cast iron frieze and brackets; central entry with sidelights; and timber sash windows (to both the façade and side elevations).

The non-significant elements are the verandah deck, front fence and gate, and rear shed.

How is it significant?

The house at 40 Church Street, Wodonga is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The house at 40 Church Street, Wodonga is of historical significance as a remnant of the residential development in the central part of Wodonga during the early 20th century, when the township continued to progress from its late 19th century inception due to the ongoing activity as a crossing place. (Criterion A)

The house at 40 Church Street, Wodonga is of aesthetic significance as it is largely intact and one of the most notable examples of the Victorian Survival style in the municipality. Characteristic of the type, it has a symmetrical façade and cast-iron detailing to the verandah and is distinguished by the sequence of intact windows to the façade and side elevations. (Criterion E)

PHYSICAL DESCRIPTION

The residence has a hipped roof, with a U-shaped format typical of the Victorian period, which is clad with unpainted, galvanised corrugated metal (in traditional sheet sizes). There are two red brick chimneys with corbelled caps and a modern air-conditioning unit is visible from the street.

The red brick walls are overpainted (so that the bond is difficult to define) with a projecting band over the verandah. Some cracking/movement is evident from the public realm.

The façade is symmetrical with hipped verandah roof, also clad in corrugated metal sheeting, and supported on chamfered timber posts on red brick pads with decorative cast iron brackets and frieze. The deck is a non-original.

The central entry includes a door, concealed by a modern security grille, and sidelights above timber panelling. It is flanked by timber-framed, double hung sash windows. Several original windows to each side elevation are visible with segmental arches comprised of three courses of voussoirs with a band of vents above.



Façade and front fence (Biosis, March 2020)

To the rear of the house are a series of attached skillion sections and in the south-east corner, a gable roofed shed, dating to the late 20th century.

The front boundary is defined by a reproduction metal palisade fence with spearheads and central pedestrian gate. It is set on a red brick base and there is a central concrete path, dating to the late 20th century.

HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

The subject site forms part of a half-acre Crown Allotment 5, Section D in the Township of Wodonga, which was first purchased by A Rogers in 1854. The allotment had an area of a half acre and had frontages to both Hume (later Church) Street and High Street.



Wodonga Township Parish plan with subject site highlighted. (PROV)

The extant house was constructed during 1905-06 for Philip Adams, who did not reside there but rather in Prahran (Melbourne). It was first tenanted by William Joseph Hughes, station master, who lived there for about four years before Mabel Gray was identified as the occupier in 1909-10. Adams also owned other properties in Wodonga including some shops (Rate books).

The house is evident on the 1963 aerial by which time the eastern part addressing High Street had been excised. At the time, the roof cladding was unpainted sheet metal and there was a driveway to the southern boundary extending to the rear of the house. Subsequently, the driveway has been excised and included with the large, consolidated parcel of land which surrounds it (comprised of 38 Church and 35-43 High streets).



Aerial, 5 November 1963 with the earlier extent of parcel of land highlighted (CAD8, run2, frame 269, Geosciences)

COMPARISON

To date, only a few residences from the Federation period have been included in the Schedule to the Heritage Overlay and are not reflective of the full array of styles typical of the period. Whilst there are a few other examples of the Victorian Survival type, there are considerable differences in their materiality and/or design.

The other residences covered by an individual heritage overlays are all timber. *Bailabbe*, at 232 Beechworth Rd, Wodonga (HO24) is also indicative of the Victorian Survival style but is clad in shiplapped boards and has a bay window to one end of the façade and another to the side street elevation.

The group of three adjacent timber houses at 241, 243, 245 Beechworth Road (HO26, 27, 28) have prominent gambrel roofs and exposed rafter ends typical of the Federation period but also have symmetrical facades though with bullnose profile verandahs rather than hipped as at the subject site.

Within the Lawrence Street Precinct (HO48), a few houses date to the Federation period, some of which are 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 house at 40 Church 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 2/TP900133) on which the house is located as outlined below.



(Source: Nearmap, 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

Commonwealth of Australia (1939): Electoral Roll, Division of Indi, District of Benambra, Subdivision of Wodonga.

Rate books (Wodonga & District Historical Society)

Wodonga Historical Society Archives.