HAYCROFT RESIDENCE (former)

ADDRESS: 101 Hume Street, Wodonga

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: 1925

CONDITION: Good

INTEGRITY: Good



RBA, June 2024

STATEMENT OF SIGNIFICANCE

What is significant?

The *Haycroft Residence (former)* at 101 Hume Street, Wodonga, built in 1925 for Ernest Haycroft, is significant. The significant elements are the massing with gable roof clad in terracotta tiles, red brick chimneys with terracotta chimney pots, wide gable ends with rendered detailing (more elaborate to the front) and timber soffits, central front porch with masonry balustrade and tapered columns, and timber openings to the front with decorative leadlight - central entry with paired doors and flanking boxed-framed windows. The original low brick fence is also significant.

The rear addition is not significant.

How is it significant?

The *Haycroft Residence (former)* at 101 Hume Street, Wodonga is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The *Haycroft Residence (former)* is of historic significance as it demonstrates a key development phase in the township during the 1920s due to the construction/expansion of the Hume Weir and commodious houses of this ilk are suggestive of a period of relative prosperity. (Criterion A)

The *Haycroft Residence (former)* is of aesthetic significance as a fine and intact example of a commodious interwar period bungalow with its broad gable roof format. It is distinguished by the prominent front rendered gable end with curved lower margin and abstracted geometric detailing, supported on robust tapered piers, paired door and boxed-framed windows with original leadlight and decorative glass, and complementary fence. (Criterion E)

PHYSICAL DESCRIPTION

The former residence at 101 Hume Street is located within the expanding commercial district of Wodonga. The building is widely visible with limited planting behind the original low red brick fence, which has a rendered plinth and cap and incorporates a mailbox.

The main body of the building comprises the original front section (approximately two-thirds) and rear addition with similar detailing. The brick is laid in stretcher bond.



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The gabled roof is clad in terracotta tiles and there are two red brick chimneys with a corbelled cap, each with a terracotta chimney pot. The format of the original section with a transverse gable and a smaller central gable has been mirrored with the rear additions.

The symmetrical façade includes a wide central porch with a rendered gable end, mostly smooth however with contrasting roughcast to the apex. The gable end is divided into bands with projecting lineal elements and has a curved lower edge. The soffit is lined with timber boards, as is the side gable end.

The balustrade, and end piers with tapered columns, consist of a combination of red brick and rendered finishes. The deck is painted concrete and the ceiling is lined with battened sheeting.

The central entry is recessed with double doors, panelled to the lower part and incorporating decorative leadlight to the upper part and highlight. Flanking the entry on each site are boxed framed windows, each with three double hung sash windows with leadlight to the upper sashes.

The front gable end to the side elevation has a roughcast finish and the visible openings have concrete lintels. There is a row of terracotta vents above the openings of the original section.

Concrete ramps have been introduced to the front and side with most of the site being hard paved, concrete and gravel.

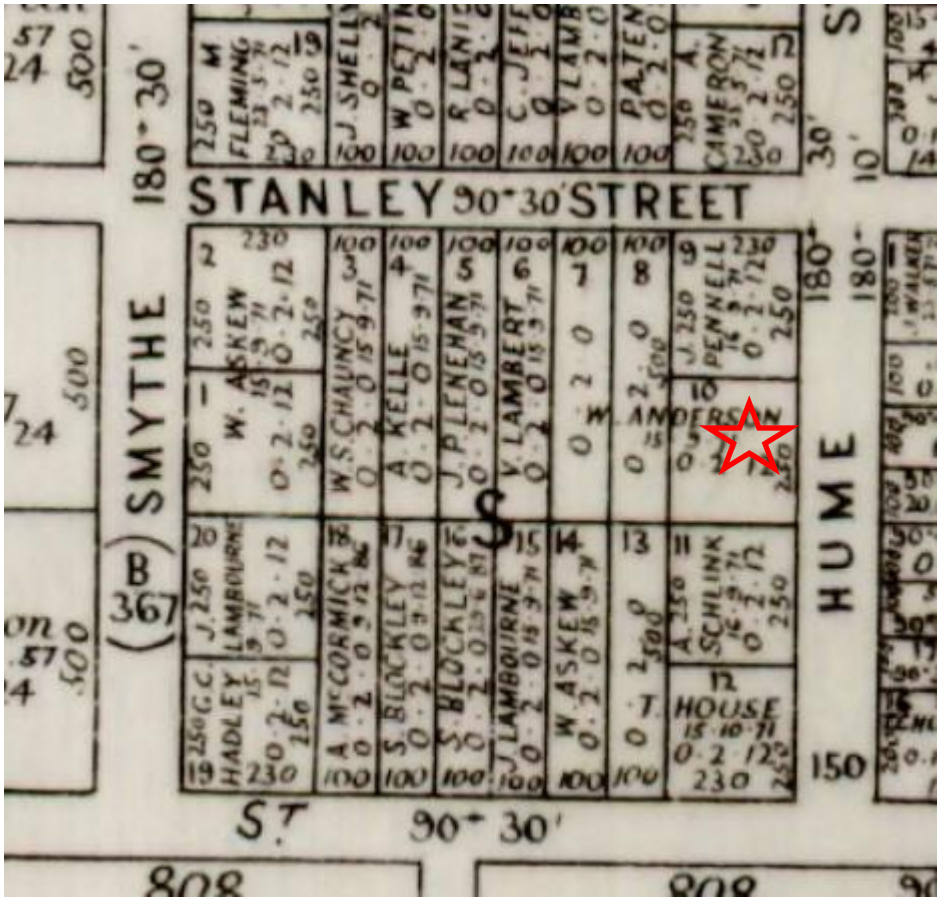
HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

The bungalow at 101 Hume Street was originally part of Allotment 10, Section S, which was comprised of about half an acre. It was acquired by W Anderson in 1871 (Wodonga Township Plan).



Wodonga Township plan (W308-S4) showing approximate location of the subject site

In 1925, the house was built for Ernest Haycroft (electrician), who is listed in the rates books as owning and occupying the house from 1925 to 1933. He was part owner of the Wodonga Electricity Supply Co. and would later work for the State Electricity Commission. His wife died suddenly in 1929 aged 36.

Subsequently, Charles Henry Ryan took ownership during the late 1930s. His father James is attributed to establishing the *Wodonga and Towong Sentinel* newspaper and was both its proprietor and its editor. He was killed in a railway accident, age 51 in 1912, and as a result of being an only son, Charles was granted exemption from military service.

Charles Henry and Eadith Winifred Ryan are listed in Hume Street in the 1938 and 1949 Electoral Rolls. Charles married Eadith Morgan Peacock in March 1929, who had been matron of the Wagga District Hospital. Charles died in 1965 and Eadith in 1984 (Wodonga Historical Society Archives).

The former residence has been adapted for healthcare services use involving the introduction of concrete ramps, handrails and hard paved parking areas.

COMPARISON

Several interwar period bungalows 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. The bungalow mode predominated during the 1920s and remained prevalent throughout the 1930s in the municipality.

The subject house is characteristic of a Californian bungalow type with its fully gabled roof form however is distinguished from most by its prominent, near full width gabled porch/entry.

Among the existing heritage overlays, there are few clear comparators. Although there are several bungalows within the Lawrence Street Precinct (HO48), most are generally less elaborate, several being timber examples and if masonry, tend to be later examples with an off-centre gable end with main hipped roof form (e.g., 134, 147, 148, 163 and 165 Lawrence Street).

Regarding the interwar period houses along the Beechworth Road, there is no direct comparison either because the examples of the bungalow type tend to date to the later 1930s and lack gable ends - e.g., no. 185 (HO18), no. 208 (HO22) and no. 209 (HO23).

EXTENT OF LISTING

It is recommended that *Haycroft Residence (former)* at 101 Hume Street, Wodonga is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with front fence controls.

The extent of the heritage overlay should include the parcel of land (Lot 1/TP403040) on which the house and fence are located as outlined below.



(VicPlan)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	N
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 (1938/1949): Electoral Roll, Division of Indi, District of Benambra, Subdivision of Wodonga

1912 'SAD DEATH OF A JOURNALIST', *Benalla Standard (Vic.: 1901 - 1931)*, 30 July, p. 4. http://nla.gov.au/nla.news-article155579047

Wodonga Municipality Rates Records

Wodonga Historical Society Archives