STRATHMORE

ADDRESS: 16 Anne Street, Wodonga

STUDY NUMBER: 2C HERITAGE OVERLAY NUMBER:

DATE: 1911

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is Significant?

Strathmore at 16 Anne Street, Wodonga, is significant. It was constructed in 1911 for husband-and-wife John and Selma Hermine (*née* Lange) Wilhelm/William, members of a German influx into the broader region from the late 19th century via chain immigration from South Australia or directly from Prussia.

Its significant elements are its original built form and fabric, including primary hipped roof clad in (replacement) corrugated sheet metal, brick chimney, walls of brick including window arches (currently overpainted), and timber-framed double-hung sash windows.

The verandah is a sympathetic replacement (and could be more accurately reconstructed according to an historic image).

The non-significant elements include the brick front fence, non-original verandah (bullnose profile, turned timber posts, brackets, and tiled deck), entry and sidelight, rear addition, carport, shed/s, and garden.

How is it Significant?

Strathmore at 16 Anne Street, Wodonga, is of local historical and representative significance to the City of Wodonga.

Why is it Significant?

Strathmore is of historical significance as a surviving Federation-period brick cottage in inner Wodonga, of which there are relatively few generally intact remaining examples. Its development provides tangible evidence of the German diaspora community of early 20th century Wodonga, a prominent minority and distinct cultural identity within the Anglo-Celtic-dominated district. (Criterion A)

Strathmore is of representative significance as a Federation-period brick cottage in a Victorian Survival style. The continuation of a late 19th-century design language – hip roof, symmetrical façade, and voussoirs in the brickwork– into the Federation era are hallmarks of this design mode, which often characterised country towns, where more progressive styles were slower to penetrate. (Criterion D)

PHYSICAL DESCRIPTION

Strathmore is largely obscured from the public realm by a high brick fence with modern steel vehicular gates, with concrete paving and garden/lawn to the front yard. None of these elements are original.

The Victorian Survival style house dates to the Federation period. It has a U-shaped hip roof typical of the 19th century and is clad in Colorbond rather than traditional sized sheets. A brick chimney survives to the southern side although there was also originally one to the north side.

The brickwork (overpainted) is laid in stretcher bond suggesting it may be cavity wall construction. There is a projecting band/platband above the line of the verandah and cambered brick arch with voussoirs above the front windows. The façade is symmetrical with a central wooden door (not original) and timber-framed, double-hung sash windows on either side with projecting sill and cambered brick arch with voussoirs above. Original window openings are visible to both side elevations.

The verandah is not original but is broadly indicative of the original format (refer to historic photograph below). Whilst the profile of the verandah roof remains a bullnose, it is not hipped as it originally was, and the posts are turned whereas they had been plainer/less elaborate. Similarly, the decorative timber brackets are about the same size but are solid and have a different profile. The verandah deck was originally timber; however, it has been replaced with a concrete slab and terracotta tiles.

An early photograph shows an outhouse to the rear of the property. Recent photographs and aerial imagery show the latter two features as in situ.

The house has been enlarged to the rear and there is a late 20th century carport to the north side.

HISTORIC THEMES

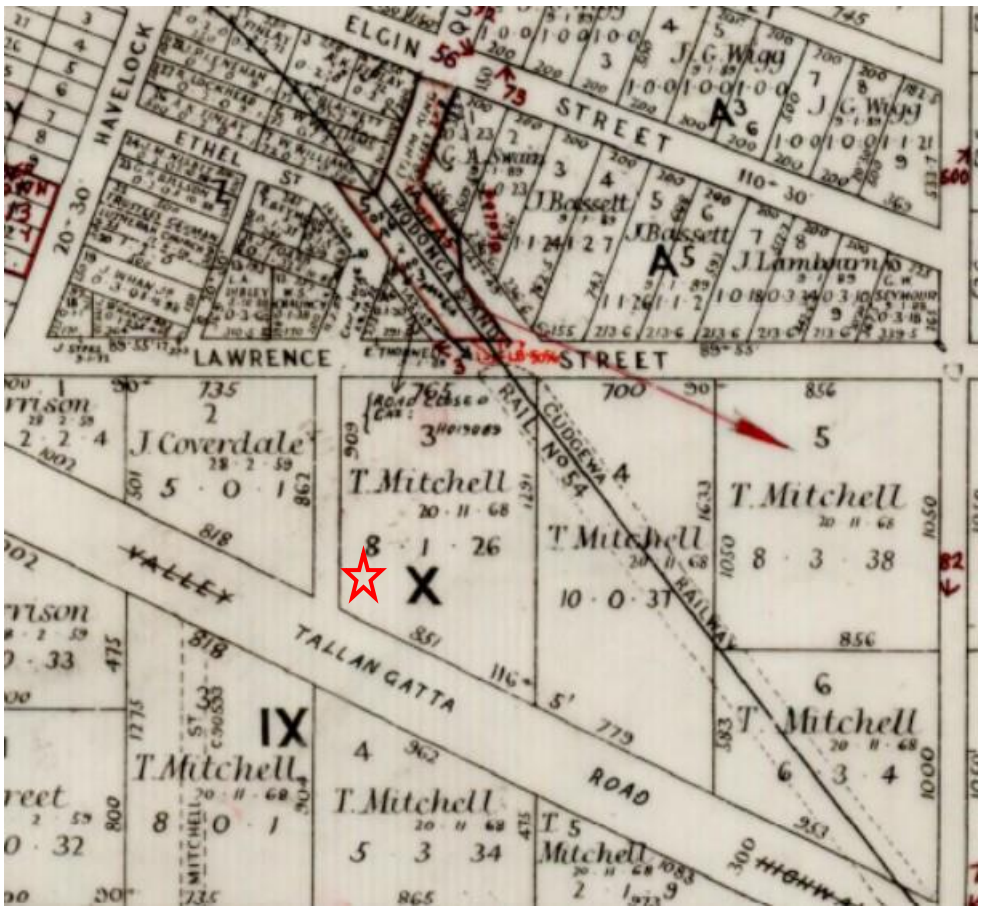
2.5 Migrating and Making a Home

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

This subject land formed part of a large Crown Allotment 3, Section X (late CA 23, Section 10), at the southern edge of the original Wodonga Township survey, consisting of 8 acres, 1 rood, 26 perches, which Thomas Mitchell acquired in November 1868 (Wodonga Township Plan).



Wodonga Township Plan, showing approximate location of the subject site (W308, sheet 4)

Prior to the 1870s, Crown Allotment 23 was situated at the corner of two 'government' roads (Certificate of Title (CT), Vol. 2662, Fol. 395). By the 1880s, the property was referred to as "on the Tallangatta road", which became Thomas Mitchell Drive in 1978 (*Wodonga and Towong Sentinel,* 15 Feb 1901, Title Plan LP012912, 1940). 'Anne Street' did not commonly identify the frontage of Crown Allotment 3 until the early 1900s. The origins of this name are not known but probably relate to an early proprietor along Anne Street, which originally extended north along what is now Queen Street (Wodonga Township Plan).

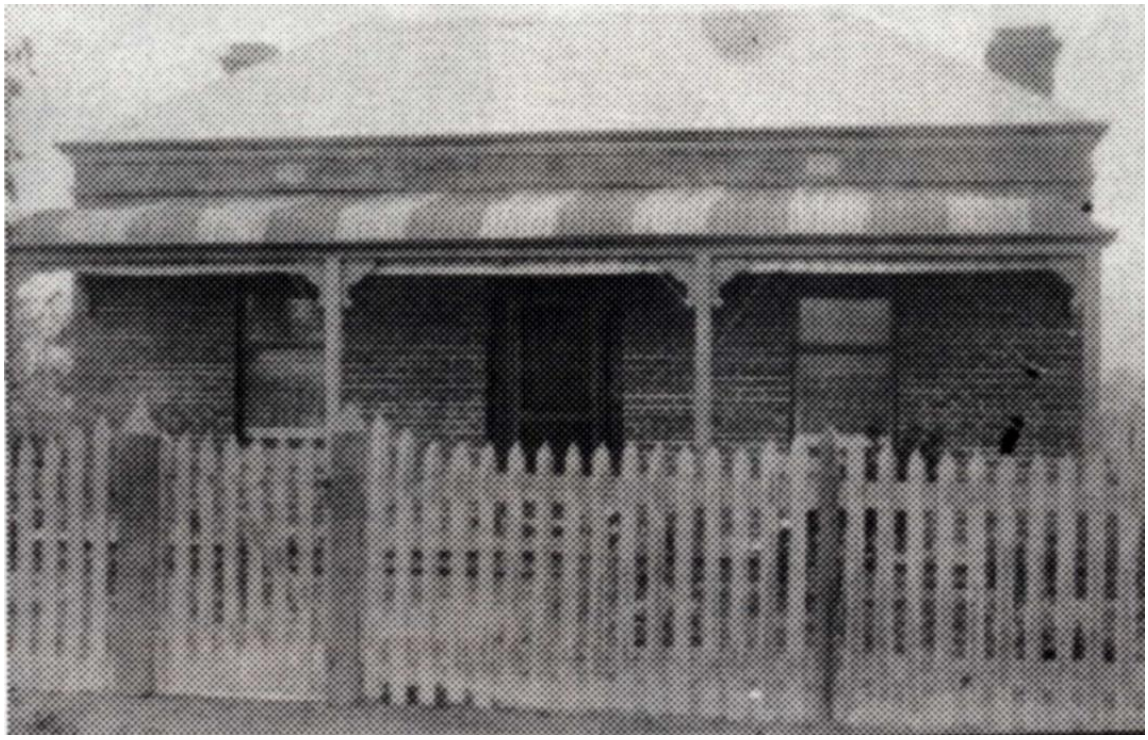
The holding passed through various owners until its acquisition by Selma Hermine *née* Lange in October 1910 from Charles Henry Hensley (CT, Vol. 2662 Fol. 395). The latter had apparently established a timber dwelling (since replaced) with a well-established garden and a smithy workshop on the property (Wodonga & District Historical Society, 2020).

By April 1911, Selma, with her husband John William, had engaged local contractor Joseph Horsfall (1842-1928) to construct the dwelling, which they named *Strathmore* (*Albury Banner and Wodonga Express,* 28 April 1911, p3). It probably replaced the earlier timber dwelling. The smithy is no longer extant.

An article published in 1911 by the *Albury Banner and Wodonga Express* announced the erection of *Strathmore*, a "new brick dwelling house (sic) in course of erection, one for Mr Lange" (*Albury Banner and Wodonga Express,* 28 April 1911, p3).

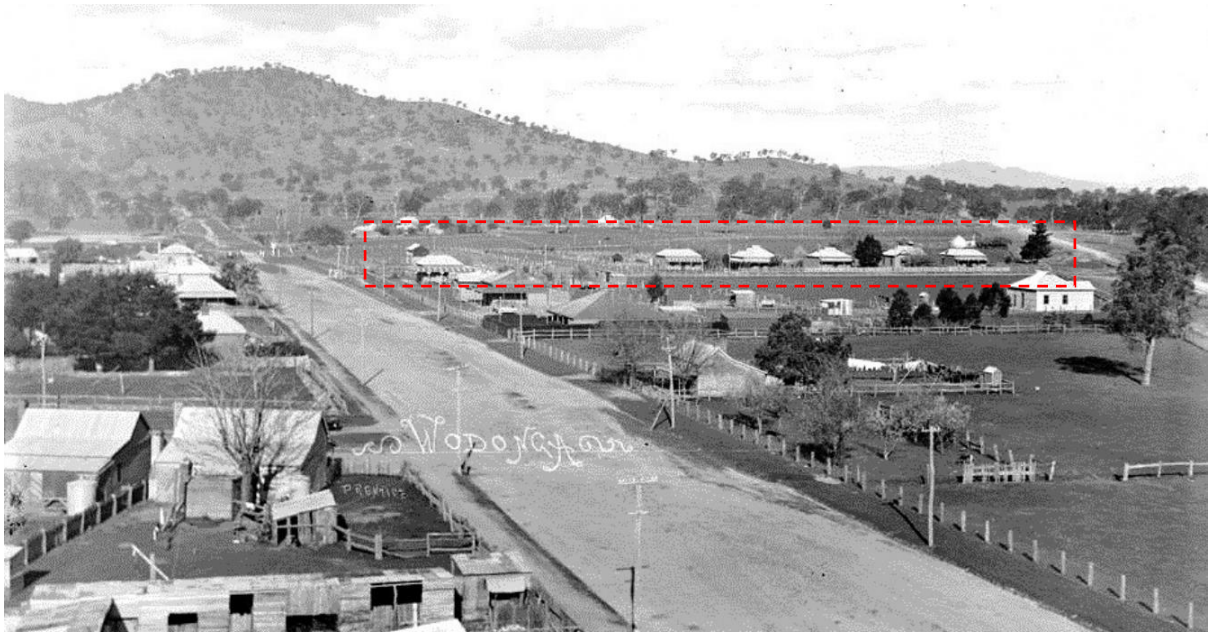
Selma Lange was part of the German diaspora who established farms and vineyards across the border towns of the Ovens Muray Region from the 1870s. Between approximately 1890 and 1911, John Wilhelm/William Lange, possibly with Selma, successfully farmed land in Baranduda, south of Wodonga (*Albury Banner and Wodonga Express,* 27 April 1911, p2). Their success as farmers saw William as a long-serving and respected member of the Wodonga Farmers Union, acting as Secretary for many years (Wodonga Shire Council, 1908). In 1911, William began selling the couple's livestock and farming inventory from their property at Baranduda (*Wodonga and Towong Sentinel*, 24 Feb 1911), completing the sale of the estate in 1913 when he sold his 230-acre property for a "satisfactory cash price" (*Wodonga and Towong Sentinel*, 29 May 1914, p2). It was remarked in the Wodonga and Towong Sentinel that he had resided privately in Wodonga East for several years before the final sale of his Baranduda property (Electoral Roll, 1912; *Wodonga and Towong Sentinel*, 29 May 1914, p2).

It is unusual that some early 20th-century images survive of the house. The following photograph shows that the brickwork was unpainted and the door was central to the entry with narrow sidelights to both sides. A chimney is evident to both sides and the main roof was clad in unpainted corrugated sheet metal however the verandah had painted stripes (likely in red or green) as was typical of the period. The gutters had an ogee profile. The verandah similarly had a bullnose profile however the curve was less pronounced and was hipped at each end. The verandah posts were squared with a curved bracket similar in size to the extant but were solid rather that perforated. The verandah deck was likely timber. At that time, there was a timber picket fence to the front boundary.



Strathmore, date unknown (J Lancaster Family tree, ancestry.com)

The following image captures the limited development in the area but a series of similar scaled cottages to the west side of Anne Street.



'Lawrence Street looking east', Anne Street houses are shown in red with *Strathmere* on the far right, 1911-1931 (Wodonga & District Historical Society)

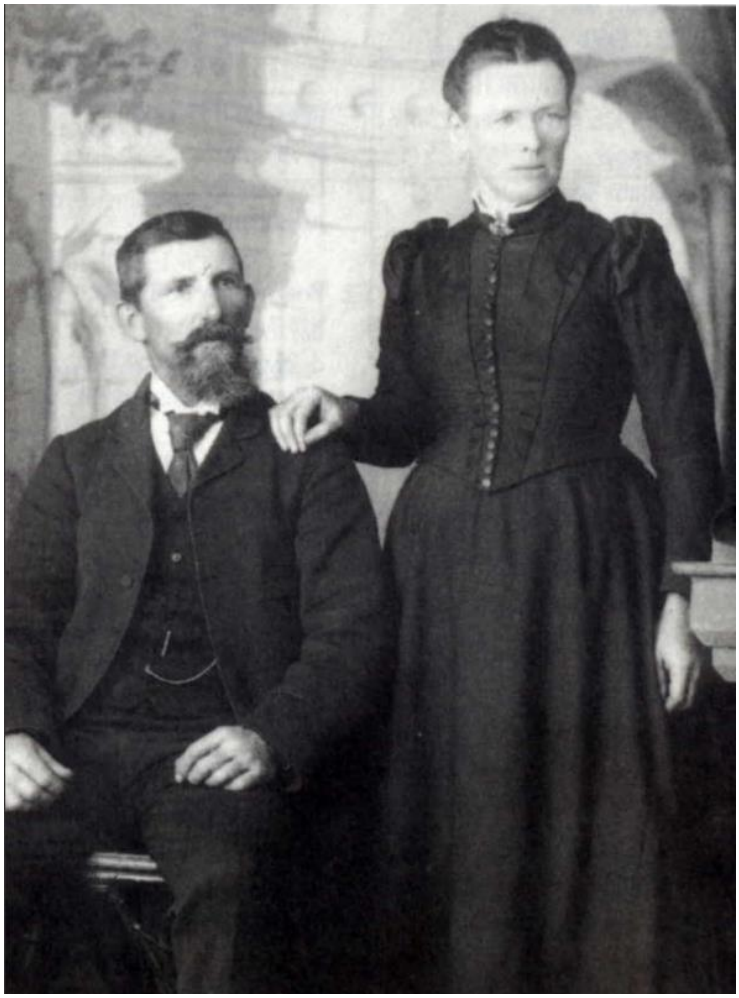


Close up of the above photograph, *Strathmore* is circled

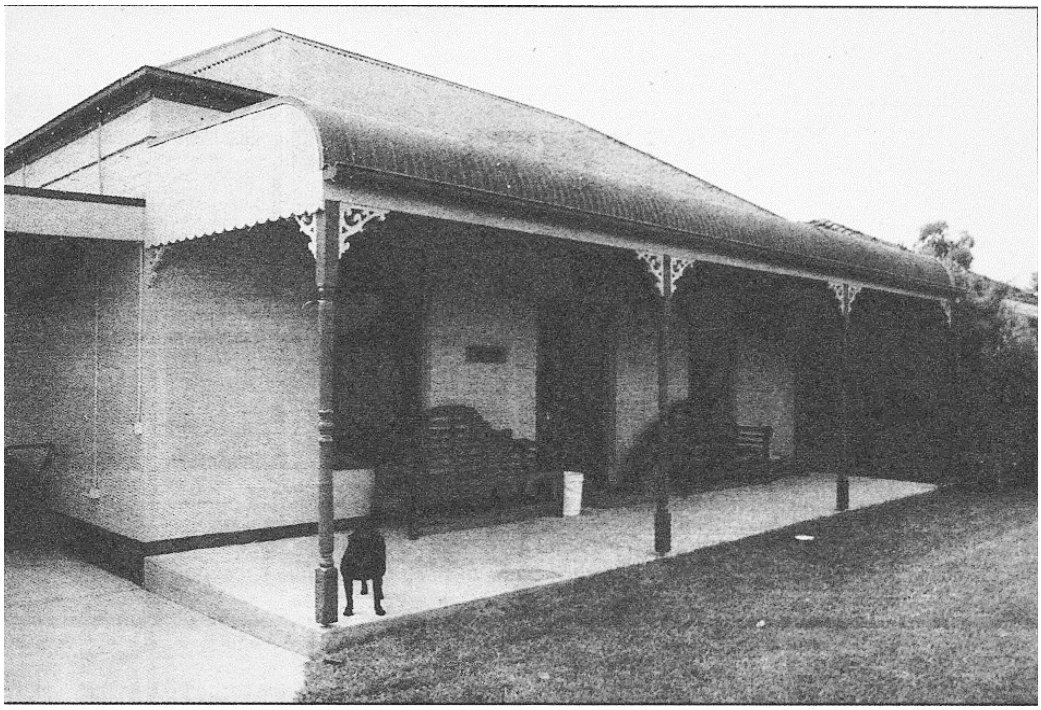
Following Selma's death in 1926, her niece Emilie Lobbe inherited *Strathmore*, where she lived with her children and husband, Peter Lobbe. According to the same Wodonga Historical Society oral history, Emilie is recorded as having "indulged her passion for gardening by growing many flowers, creepers and vines, as well as a vegetable path and orchard" at the property (Wodonga & District Historical Society, 2020).

The site was sold to John Charles Reid in January 1940 (Certificate of Title, vol. 3461, folio 032).

In the 1990s, *Strathmore* was modified internally, and an additional wing was added to the southern part of the home (Jones, 2000).



Selma and Johann Wilhelm (also John William) Lange, circa 1880s.
(Courtesy of Colin Locke, ancestry.com)



This 200 photograph shows the extant verandah however with a painted concrete deck compared with current tiled finish (Jones, 2000)

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 rather than a hipped roof typical of the Victorian period. They however similarly have symmetrical facades with bullnose profile verandahs 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 *Strathmore* at 16 Anne 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 23/LP12912) on which the house 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?	N
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

'Auctioneers' Advertisements', *Border Morning Mail,* 1939

Certificate of Title, volume 1509, folio 616 (1883)

Certificate of Title, volume 2662, folio 395 (1897)

Certificate of Title, volume 3461, folio 032 (1940)

'Death of Mr C H Hensley', *Wodonga and Towong Sentinel,* 15 February 1901

Electoral Roll, Wodonga, 1912

H Jones, 'Edwardian cottage offers buyers a piece of history', *Border Mail*, 2000, p53

'Mathieson, Davies, Wallder and Co.,' *Wodonga and Towong Sentinel*, 24 Feb 1911

'Personal,' *Wodonga and Towong Sentinel*, 29 May 1914, p2

Photograph, 'Lawrence Street,' ca.1911-1931, Wodonga & District Historical Society

Research, Wodonga & District Historical Society, 2020

'Shire of Wodonga: Annual Election', 1899., *Wodonga and Towong Sentinel*, 11 August 1899, p3

Title Plan LP012912, 1940, LASSI

'Wodonga,' *Albury Banner and Wodonga Express,* 28 April 1911, p3

Wodonga Township Plan, PROV, W308, Sheet 4

'Wodonga Riding Election', *Wodonga and Towong Sentinel,* 13 August 1897, p3

Wodonga and Towong Sentinel, 5 December 1890, p2

Wodonga & Towong Sentinel, 10 September 1897, p2