# *GLENBEE*

ADDRESS: 1012 Old Barnawartha Road, Barnawartha North

STUDY No.: 2B HO No.: ..... HERMES No.: 206345

DATE: late 1890s

CONDITION: Fair

INTEGRITY: Good



Façade (RBA, June 2024)

## STATEMENT OF SIGNIFICANCE

### What is significant?

*Glenbee* at 1012 Old Barnawartha Road, Barnawartha North is significant. Built for Danish immigrant Niels Peter Welladsen during the mid-1890s, after an earlier house was lost in a fire. The stone wine cellar was likely built at a similar time.

The significant elements of the house are the symmetrical form, corrugated iron hipped roof with metal anthemion to the corners, red brick chimneys; return verandah with timber deck, columns and brackets; four panelled front door, and timber two-paned, double hung sash windows. The large English elm (*Ulmus minor* cultivar 'Atinia') to the south-west of the house is also significant.

The former granite cellar is significant including its form, hipped clad in corrugated sheet metal, walls are largely granite with some pisé to the rear wall, and original door and sash window.

The non-significant elements are the additions and non-original windows to the house, concrete paving, fencing, other outbuildings and plantings.

**How is it significant?**

*Glenbee* at 1012 Old Barnawartha Road, Barnawartha North is of local historical, rarity and aesthetic significance to the City of Wodonga.

**Why is it significant?**

*Glenbee* is of historical significance as a surviving late Victorian farming residence and its associations with the wine industry in the area during its heyday in the late 19th century, before many wineries in the area were devastated by phylloxera in the early 20th century. *Glenbee also* provides a tangible link to an emigrant family, the Welladsens who settled in the Barnawartha area in the late 1800s. The English elm is among the earliest exotics to survive in the municipality and reflects the planting proclivities of the late 19th century. (Criterion A)

*Glenbee* has rarity value as one of the small group of varying types of cellars associated with the wine industry and one of the few uses of stone used for construction in the municipality, in this instance large, coursed blocks of granite. (Criterion B)

*Glenbee* is of aesthetic significance as an intact example of a timber late 19th century farmhouse. Characteristic of the late Victorian period is symmetrical form, two-paned sash windows, and four-panelled door however it is distinguished by its commodious timber verandah with curvilinear brackets and lightly defined capital mouldings to the columns as well as remnant anthemia to the main roof. (Criterion E)

## PHYSICAL DESCRIPTION

*Glenbee* is partly visible from the public domain although it is well set back from Old Barnawartha Road, over 150m. The house is accessed by a gravel driveway and some sections of 20th century concrete paving extends about the house, including a concrete step with *Glenbee* embedded in pebbles/small stones. The wire mesh fencing with a steel frame and matching gate about the house likely dates to the interwar period.

There are several outbuildings to the east of the house dating to the 20th century and other trees of varying age in the vicinity.

**House**

The weatherboard house is supported on brick footings and has a hipped roof clad in unpainted corrugated sheet metal. The roof punctuated by two red brick chimneys with corbelled brickwork to the cap. The galvanised gutters unusually have an ogee profile suggesting they might be original and some metal anthemia survive to the corners.

The symmetrical façade is comprised of a central four-panelled timber door with a fly wire screen door (probably not original), flanked by timber-framed, double hung sash windows, each with a central muntin (two-paned).

The house retains a timber verandah which extends along three sides and is supported by painted timber posts, many of which retain the capital and chamfered detailing and/or the likely original timber brackets with a distinctive multi-curved profile. There are larger, non-original windows to the east and west sides, and a grape vine has been planted to the latter.



*Glenbee* (Biosis, March 2020)

The verandah at the north/rear has been enclosed including a bank of louvre windows and has been enlarged at the north-west corner.



North elevation/rear (RBA, June 2024)

**Stone outbuilding**

A stone workshop/storeroom which was previously used as a cellar is located to the east of the house. It has a rectangular footprint with a hipped clad in corrugated sheet metal and the walls are largely granite with some pisé to the lower part of the rear wall. The granite is coursed, mainly with large, roughly cut blocks and mud and straw is evident to the pisé. The cellar originally extended three feet internally below ground level however it has been filled in.

The front/south elevation has several openings – from west to east being a small multi-paned sash window, a wide timber board door, and a pair of double garage doors in corrugated sheet metal. The latter have been introduced into this elevation and sit forward of the wall plane. A non-original verandah extends across the west part of the south elevation supported on steel poles.



Former cellar, front with later garage entry (RBA, June 2024)

**English elm**

A mature English elm tree is located to the front, south-west of the house, which has been cut back on its northern part.

English elm (*Ulmus minor* cultivar 'Atinia' or *Ulmus procera*), is a large deciduous tree, common to the United Kingdom (especially southern England) but also in the north-west part of the Iberian peninsula (Spain and Portugal), with an upright trunk with spreading branching that forms a wide and dense crown. The bark is dark brown with vertical ridges and the leaves are dark green, ovate shape and serrated, that turn a golden yellow in autumn.



English elm (RBA, June 2024)

## HISTORIC THEMES

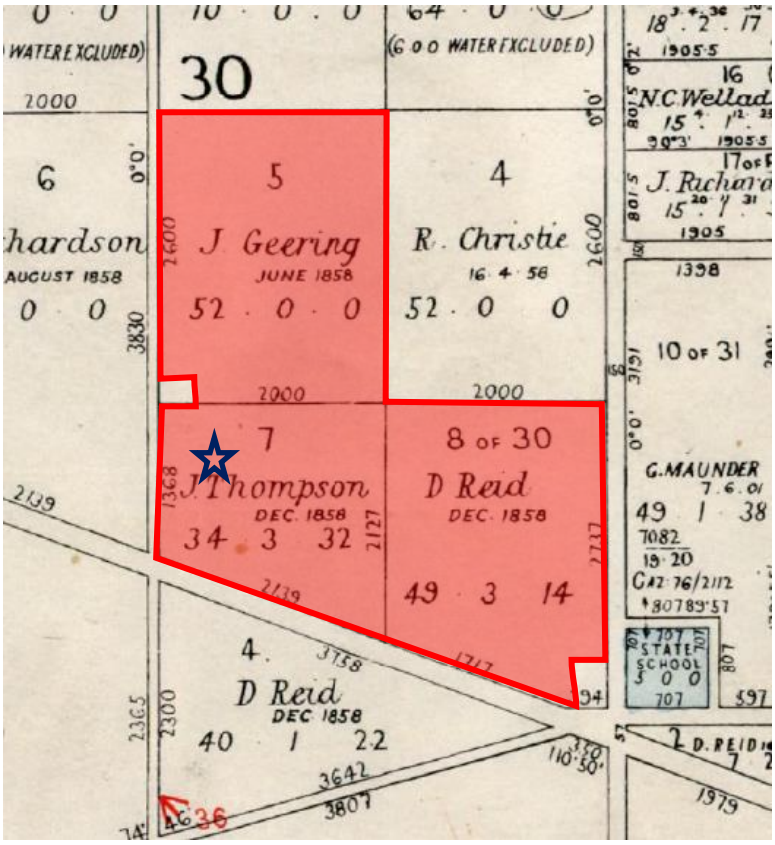
4.3 Grazing and raising livestock

4.4 Farming

6.7 Making homes for Victorians

## HISTORY

*Glenbee* is located on Crown Allotment 7, Section 30, in the Parish of Barnawartha North. The allotment was purchased by J Thompson in December 1858 and consisted of nearly 35 acres or approximately 14 hectares (Barnawartha North Parish Plan, PROV). The holdings associated with the site include all of the neighbouring CA8 and most of CA5.




Barnawartha North Parish Plan with boundaries of *Glenbee* farm highlighted, and the location of the house, starred (PROV)

*Glenbee* was built by Danish immigrant Niels Peter Welladsen who arrived in Australia in 1885 at the age of 22 ('Niels Peter Welladsen,' *Colston & Wenck Genealogy Pages*).

Welladsen's uncle, Neil Christian, held land in the area along the Dry Creek and was likely the reason Welladsen settled in Barnawartha North ('Notice,' *Albury Banner and Wodonga Express,* 1882). In 1888, Welladsen married Janet Christie Colston, also of Barnawartha, a relative of Christian's wife. The following year, in 1889, their first child, Niels Christian, was born in Barnawartha North indicating that the couple had acquired a property in the area ('Niels Peter Welladsen,' *Colston & Wench Genealogy Pages)*.

In 1892, it was reported in a local newspaper that the 'house of Mr Welladsen caught alight from some unknown cause, and everything was burnt to the ground ('Barnawartha Notes,' *Rutherglen Sun and Chiltern Valley Advertiser,* 1892).' It is presumed that this was the first house constructed on the site, and that the extant structure was constructed as a replacement soon after.

Welladsen planted grape vines to the front part of the site and likely constructed the cellar near the residence associated with this practice. Whilst many were affected by the phylloxera outbreak in the area, Welladsen may not have been and even so during the early 20th century, the area between Rutherglen and Barnawartha was said to be the largest wine producing district in the State (The 1906 Vintage' *Leader*, 1906).



Welladsen family at *Glenbee* (Colston and Wenk Genealogy Page, ca.1913)

A letter written by one of the Welladsen daughters in 1918 described the trees and animals held on the farm as follows:

> *Doris Welladsen, who lives at Glenbee, Barnawartha, writes: - Dear Aunt Connie – I was very pleased to see my first letter in print. This time I shall describe the farm named Glenbee. It is situated on the banks of a small creek called the Dry Creek. In summer time is gets very low, but in winter, it rises very quickly. On the bank of the creek there are two nice nooks. We have nine orange trees, four lime trees, one lemon tree, and several other trees, all of which bear fruit. We have some nice pot plants and creepers, but the garden has not many flowers in bloom at present. In the spring time it is lovely. We have not many fowls. We have thirteen draught horses, and six ponies. Therea are about eighty sheep. One is a pet sheep. We have seven milking cows now, but last year we had sixteen. We also have four or five large paddocks. We have about sixteen fig trees. I am 12 years and 1 months old, and in the 8th grade at school.* ('The Glenbee Farm,' *Weekly Times,* 1918)

Her brother, in 1921, also wrote to the *Weekly Times* about the farm, in which he notes that there are a 'good many fig trees, which are over 60 years old,' and vineyards being cultivated on the property ('Letters in brief,' *Weekly Times,* 1921).

The following 1933 plan is the first known recording of the location of the house.



Australian map, War Office, 1933, SLV

By the time of his death in 1952, Welladsen's farm had grown to encompass the adjoining Lots 5 and 8 of Section 30 ('Barnawartha North Land for Sale,' *Border Morning Mail,* 15 November 1952, p12). The *Glenbee* farm was reported to be approximately 125 acres (or 50.5) hectares at the time of its sale in 1952 and 'Suitable for Dairying, Fattening Cattle, or Fat Lamb raising.' The property was purchased by a Mr Strechan of Albury ('Barnawartha Property Sold,' *Wodonga and Towong Sentinel,* 28 November 1952, p3). Subsequently, the three allotments have been amalgamated.

The grape vines had been removed by the 1950s.

The following aerial from 1969 reveals that none of the extant outbuildings had been constructed except for the stone cellar. The English elm is evident at the time with possibly a younger row of similar directly to the west. The enlarging of the house at the north-west corner had not been undertaken at that time.



14 July 1969, (CACD7501, Frame 8026, Geoscience Australia)

Over the years, a variety of farming has been undertaken at the site including cropping, dairying, grazing of sheep and cattle and use as a small vineyard.

Arthur Bertram from Ungarie, New South Wales married Joan Welladsen and they moved to *Glenbee* in the 1970s (pers. comm., Colin Bertram, April 2020; and Arthur Bertram, January 2004).

## COMPARISON

*Glenbee* is a one of a small group Victorian period houses to survive in the municipality and/or be included in the Schedule to the heritage Overlay. This small group is diverse in terms of materiality and scale, ranging from humble to grand, and a spread between the township of Wodonga and the rural areas. Of this group, only one other example included to date is timber (HO14) however it is a much larger residence.

Summary details of this varied group of 19th century residences are as follows.

- HO3: De Kerilleau Homestead, Lawrence Street, Wodonga. Built in 1870, this large storey, brick house has a two level, cast iron verandah with French windows.
- HO11: Brick residence, 10 Stanley Street, Wodonga. Ca 1890s, single storey with hipped roof and polygonal bay.
- HO12: Brick Cottage, Cookinburra Road, Barnawartha North. Circa1890s, brick with gable roof.
- 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, stone with several phases of brick additions, generally with a hipped roof.
- HO34: Stone Cottage, 41 Church Street, Wodonga. Circa 1850s, stone walls (overpainted) with brick to the openings and a gable roof.
- HO38: Stoneleigh, 50 High Street, Wodonga. Circa 1850s, 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.

The former stone cellar is one of three known of this building type, and the only one constructed from coursed granite. One other cellar is included in the Schedule - the Willows Cellar/Workshop (HO32) – though another brick example is being proposed.

Dating to 1891, HO32 is located on 142 Castle Creek Road, Wodonga. Images from 2004 indicate that it is a semi-underground structure/built into the side of a hill to facilitate temperature control. It is two-levelled, being comprised of a stone basement/wine cellar (of undefined type) with an upper-level workshop of wattle (vertical saplings) and daub (mud). The use of vertical saplings is reminiscent of/thought to be adapted from a traditional German vernacular construction technique Lehmwickel (earth wrapping). Externally the walls had been finished in a tooled render, which was failing.

## RECOMMENDATIONS

## EXTENT OF LISTING

It is recommended that *Glenbee* at 1012 Old Barnawartha Road, Barnawartha North, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the Heritage Overlay should include the timber house, mature elm tree, former cellar with a nominal curtilage of 10 metres on 1\TP962018.



(Nearmap, 10 December 2023)

## PLANNING SCHEME CONTROLS

| Planning Controls | Y/N |
|---|---|
| **External Paint Controls Apply?** | Y |
| **Internal Alteration Controls Apply?** | N |
| **Tree Controls Apply?** | Y - English elm (*Ulmus minor* cultivar 'Atinia') |
| **Solar Energy System Controls?** | Y |
| **Outbuildings or Fences Not Exempt Under Clause 43.01-4?** | Y - stone cellar |
| **Included on the Victorian Heritage Register Under the Heritage Act 2017?** | N |
| **Prohibited Uses Permitted?** | Y |
| **Aboriginal Heritage Place?** | N |

## REFERENCES

1882, 'Notice,' *Albury Banner and Wodonga Express,* 22 September, p1

1892, 'Barnawartha Notes,' *Rutherglen Sun and Chiltern Valley Advertiser,* 9 December, p12

1906, 'The 1906 Vintage', *Leader*, 21 April, p9

1918, 'The Glenbee Farm,' *Weekly Times*, 5 October, p45\

1921, 'Letters in brief,' *Weekly Times,* 19 February, p56

1933, Australian Selection map, War Office, SLV

1952, 'Barnawartha North Land for Sale,' *Border Morning Mail,* 15 November, p12

1952, 'Barnawartha Property Sold,' *Wodonga and Towong Sentinel,* 28 November, p3

1969, CACD7501, Frame 8026, 14 July, Geoscience Australia

Barnawartha North Parish Plan 56(8), PROV

Colston and Wenk Genealogy Page, viewed March 2020, http://colston-wenck.com/familychart.php?personID=I768&tree=colstonwenck

Oral history information provided by property owner Colin Bertram, April 2020

Oral history information provided by former resident Arthur Bertram, January 2004 (information confirmed by his son Colin, April 2020)