CARTER HOUSE (FORMER)

ADDRESS: 222 Beechworth Road, Wodonga

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: 1928

CONDITION: Good

INTEGRITY: Excellent



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *Carter House (former)* at 222 Beechworth Road, Wodonga is significant. Built in 1928 for Evangeline Emma Carter, the significant elements are the form, gable roof clad in corrugated sheet metal and exposed rafter ends, three red brick chimneys, tooled rendered walls, gable ends with a band of battened sheeting and louvred vent, as well as an upper band of shingles to main gable end, timber-lined soffits, return verandah with concrete deck, masonry pedestals and timber posts, entry with multi-paned door and stained glass sidelights, and boxed-frame windows (double hung sash and fixed pane) with decorative stained glass. The significant internal features are the stained, timber Arts and Crafts influenced elements – asymmetric hallway arch and fireplace and associated cabinetry (second room) - and Art Nouveau ceiling panels.

The front fence of masonry piers and plinth with wire mesh panels is also significant.

The non-significant elements include the extensive concrete paving for carparking and rear shed.

How is it significant?

The *Carter House (former)* at 222 Beechworth Road, Wodonga is of historic and aesthetic significance to the City of Wodonga.

Why is it significant?

The *Carter House (former)* is of historic significance as it demonstrates a key development phase in the township during the interwar years associated with the construction of the Hume Weir. It is one of several notable interwar period houses concentrated in the vicinity on Beechworth Road which reflect the desirability of this major thoroughfare for high end residential development. (Criterion A)

The (*Carter House (former)* is aesthetically significant for being an intact and distinctive and premier example of the Californian bungalow style in the municipality. It exemplifies the style with its double gable frontage with banded detailing and is distinguished by the leadlight designs – sidelights with eucalypt leaves and diamond configuration to the boxed-framed windows with sinuous circular overall motifs. Furthermore, it is complemented by the original fence and internal stained timberwork especially the screen separating the hallway from the main front room. (Criterion E)

PHYSICAL DESCRIPTION

The Interwar period house at 222 Beechworth Road is widely visible from the public realm behind an original fence with rendered brick piers and plinth and panels of wire mesh. The front garden includes central areas of lawn, some perimeter garden beds, and a curved concrete path.

Indicative of the Californian Bungalow style, the front the house is comprised a full width, major gable end and smaller minor gable end to projecting bay at the southern end. The roof is clad in corrugated sheet metal and includes three tall brick chimneys.

The walls are largely rendered masonry with tooling to imitate ashlar stone, except for the gable ends which feature a band of battened sheeting and a louvred timber vent to the apex with that to the main gable end included with a band of timber shingles.

A verandah extends across the front, western elevation and rear and is supported by paired timber posts on rendered pedestals. The deck is unpainted concrete.

The front windows are boxed-framed with three panes – a central fixed flanked by double hung sashes. The central pane and upper sashes are configured in a diamond-format with timber glazing bars across the corners. In the corners is textured glass and to centre is a circular design with leaves. The entry includes a central multi-paned door and is flanked by sidelights with a cockatoo depicted in a gum tree.

To the rear, the area is mostly hard paved for carparking with some planting and a late 20th century, skillion roofed shed.



Projecting bay with distinctive stained glass. Note the tooled lines to the render remain evident, albeit feint due to the overpainting (RBA, June 2024)

Internally the building has been adapted for use as medical consulting rooms however many original timber, two-toned elements survive (realestate.com). The most distinctive element is the asymmetric curvilinear profile of the timber screen separating hall from the main front room. Other notable elements are some stained three-panelled timber doors, elaborate brick fireplace surround with wide timber mantlepiece and flanking cabinetry with sliding doors as well as plaster ceiling panels indicating an Art Nouveau influence.



North elevation (Biosis, March 2020)

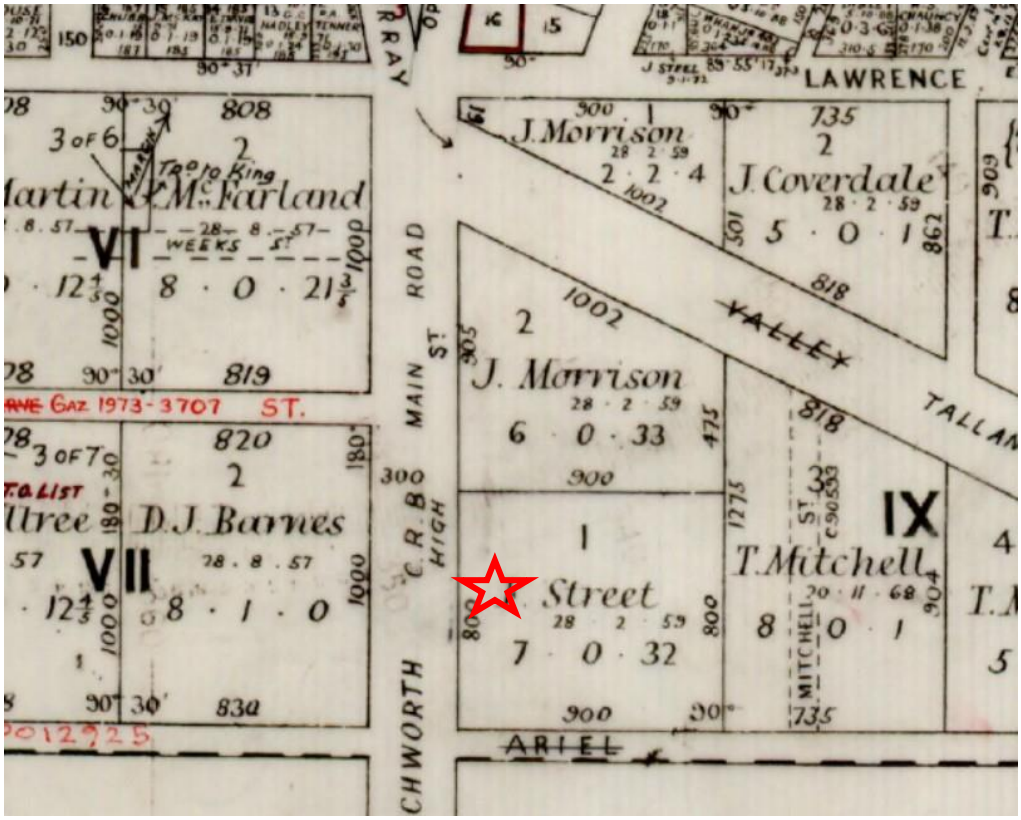
HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

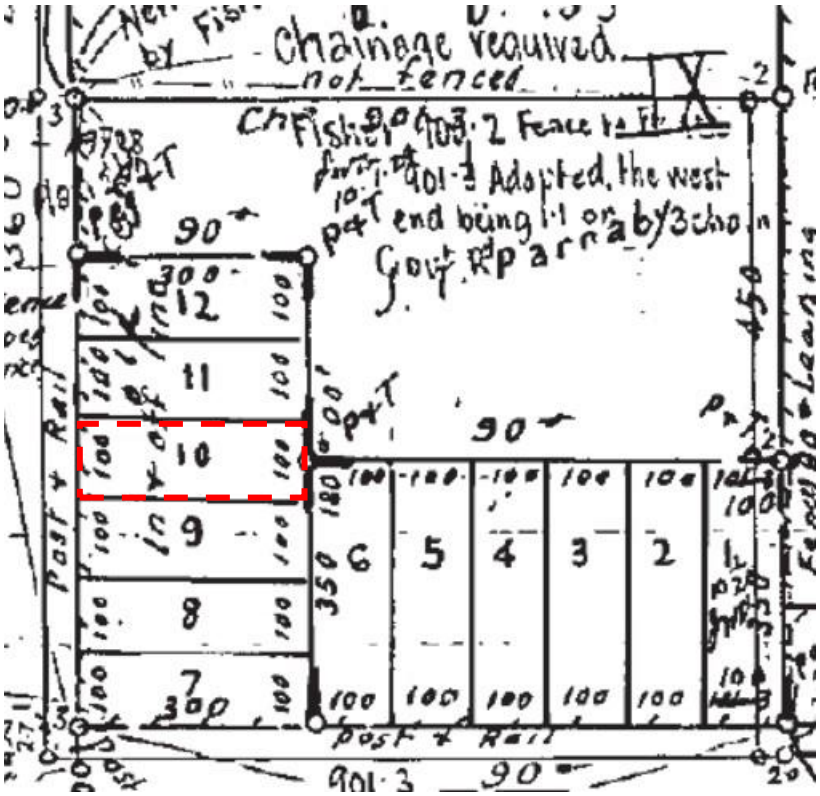
The subject site originally formed part of Crown Allotment 1, Section 9, which was purchased by Frederick Street in February 1859 and had an area of more than 7 acres (Wodonga Township Plan).



Wodonga Township Plan, showing approximate location of the subject site

In May 1923, the Crown Allotment had yet to be subdivided and was acquired by John Thomas Parnaby, a farmer living at Leneva. (Certificate of Title 1)

Soon after, the southern part of CA1 at the north-east corner of Beechworth Road and Brockley Street was subdivided into 12 suburban allotments (LP9898), with the subject site being Lot 10.



LP9898 (1924) with the subject site highlighted

Lot 10 was purchased by John Wesley Wright, watchmaker of Wodonga, in September 1926 (Certificate of Title 2). In the rate books, no house is recorded at the site in 1925-26 (entry 822) or 1927-28 (entry 862).

The site was transferred to Evangeline Emma Carter, wife of Ernest Henry of Wodonga, in February 1928. She retained the site for 14 years until March 1942 (Certificate of Title 2).

In 1928, according to the rate records, a house was first listed for the owner Evangeline Emma Carter (entry 547). Evangeline was married to an engine driver, Ernest Henry Carter, both listed in the 1938 Electoral Roll but not the 1949 Roll.

Evangeline sold part of the allotment to Jack Dinwoodie Turner in 1941 until Eric McIntyre Hanna took ownership in 1945 (Wodonga Historical Society Archives).

The house is evident on the earliest available aerial of 1963 with the same footprint to the main section and the roof cladding was unpainted corrugated sheet metal.



Aerial, 5 November 1963 with subject site highlighted (CAD8, run2, frame269, Geosciences)

The former residence has been used as a medical centre for at least 20 years and more recently forms part of a larger medical group with the three buildings to the south (Wodonga Historical Society Archives).

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 indicative of a Californian bungalow type however is distinguished from most by its tooled masonry exterior, commodious verandah, and distinct leadlight with some Australian flora and fauna depicted.

Despite their popularity, few examples of the bungalow type have hitherto been included in Schedule, with most of the interwar period houses dating to the 1930s and generally having hipped roofs as was common during that decade rather than gable roofs, which were typical during the 1920s.

In some instances, the examples are indicative other contemporary styles such as the Spanish/Mediterranean at no. 183 (HO17) and no. 187 (HO19), Tudor Revival at no. 322 (HO29), or Moderne at no. 324 (HO30). In addition, there are more restrained, often eclectic designs with less apparent stylisations e.g., no. 185 (HO18), no. 208 (HO22) and no. 209 (HO23).

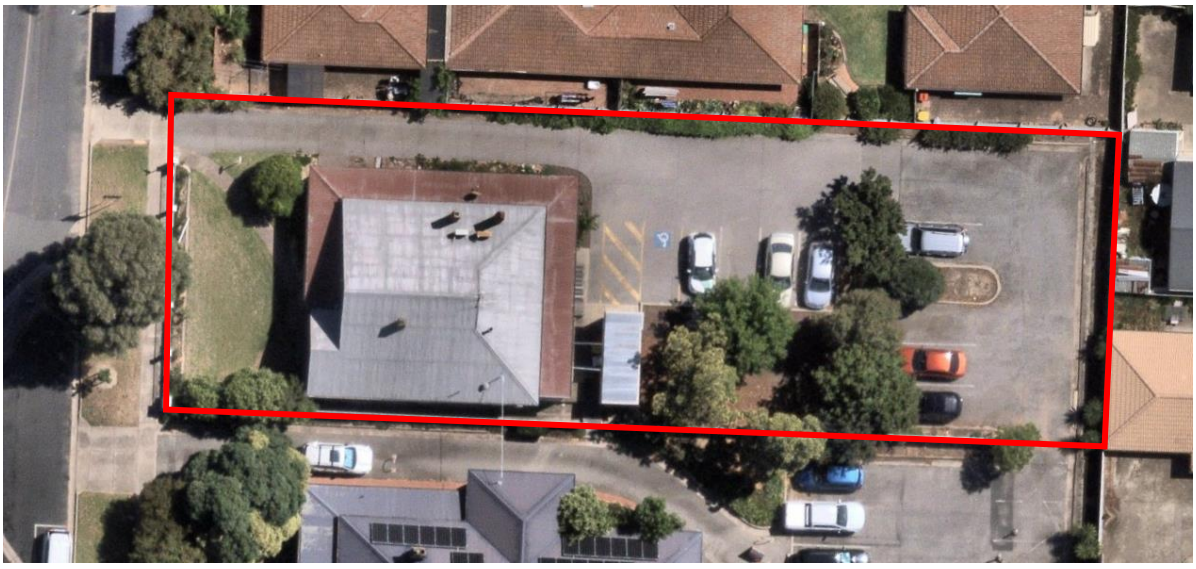
Although there are several bungalows within the Lawrence Street Precinct (HO48), most are generally less elaborate, several being timber examples and if masonry, tend to be later examples with an off-centre gable end with main hipped roof form (e.g., 134, 147, 148, 163 and 165 Lawrence Street).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *Carter House (former)* house at 222 Beechworth Road, Wodonga, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint and front fence controls and limited internal controls.

The extent of the heritage overlay should include the parcel of land (Lot 10/LP9898) on which the house and fence are located, as outlined below.



(Nearmap, 19 November 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	Y
Internal Alteration Controls Apply?	Y front hall arch, fireplace and cabinetry and ceiling (second room)
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

Certificate of Title 1, vol. 4708, folio 447

Certificate of Title 2, vol. 5175, folio 881

Commonwealth of Australia (1938): Electoral Roll, Division of Indi, District of Benambra, Subdivision of Wodonga

LP9898 (Lassi - Spear)

https://www.realestate.com.au/property/222-beechworth-rd-wodonga-vic-3690/ images from 2018 and 2021

Wodonga Historical Society (n.d.): Wodonga Street Walk – Beechworth Road

Wodonga Municipal Rates Records