O'CONNELL HOUSE (former)

2704 Beechworth-Wodonga Road, Leneva

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: Late 1930s

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *O'Connell House (former)* at 2704 Beechworth-Wodonga Road, Leneva, likely built during the late 1930s, is significant.

The significant elements of the house are the form, hipped tiled roof, brick chimneys, walls of render with varying brick detailing (clinker, manganese, tapestry), central porch with masonry columns and Tudor arch, deck, original timber doors, and timber sash windows with face brick details. In addition, the original brick front fence is significant.

Whilst the planting in the garden may not date to the period of construction of the house, a garden similar in extent had been established by the 1960s. Gardens of this type are not common in the municipality.

The addition and outbuildings to the rear are not significant.

How is it significant?

The *O'Connell House (former)* at 2704 Beechworth-Wodonga Road, Leneva is of historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The *O'Connell House (former)* is historically significant as it provides tangible evidence of the prosperity of the Leneva area during the interwar period, which is a key development phase in the municipality more broadly due to the construction/expansion of the Hume Weir. (Criterion A)

The *O'Connell House (former)* is of aesthetic significance as a well-detailed and intact example of a late inter-war (1930s) brick residence. It is one of the finest examples of the period in the municipality and is distinguished by varying brick detailing (clinker, manganese, tapestry) and central porch with masonry columns and Tudor arch. The house is complemented by the front fence with matching detailing and an established garden. (Criterion E)

PHYSICAL DESCRIPTION

The site is comprised a late interwar period residence with an original front fence and gate of red brick piers and low wall between which are panels of wire mesh with an upper metal pipe, typical of the interwar period. A curved concrete path extends to the front porch through an established garden with mature trees.

The house is visible from the public realm and has a hipped, near pyramidal, roof clad in glazed terracotta tiles. A tall, rendered chimney with geometric brick detailing at the top with a smaller red brick chimney to the rear. The surmounting gablet with battened sheeting relates to a rear addition.



(RBA, June 2024)

The walls are rendered with brick to the plinth, random quoining, porch and about the windows. The brickwork includes red/clinker bricks with highlighting (stepped/geometric patterning) from manganese and narrow, tapestry bricks of a variegated type (cream to manganese).

The facade features a central porch with face brick piers with banding (tapestry either side of a manganese brick). The spandrel is rendered and supported on Tuscan order masonry columns supporting a Tudor arch with voussoirs of tapestry brick. The deck and stair are probably granolithic/terrazzo.

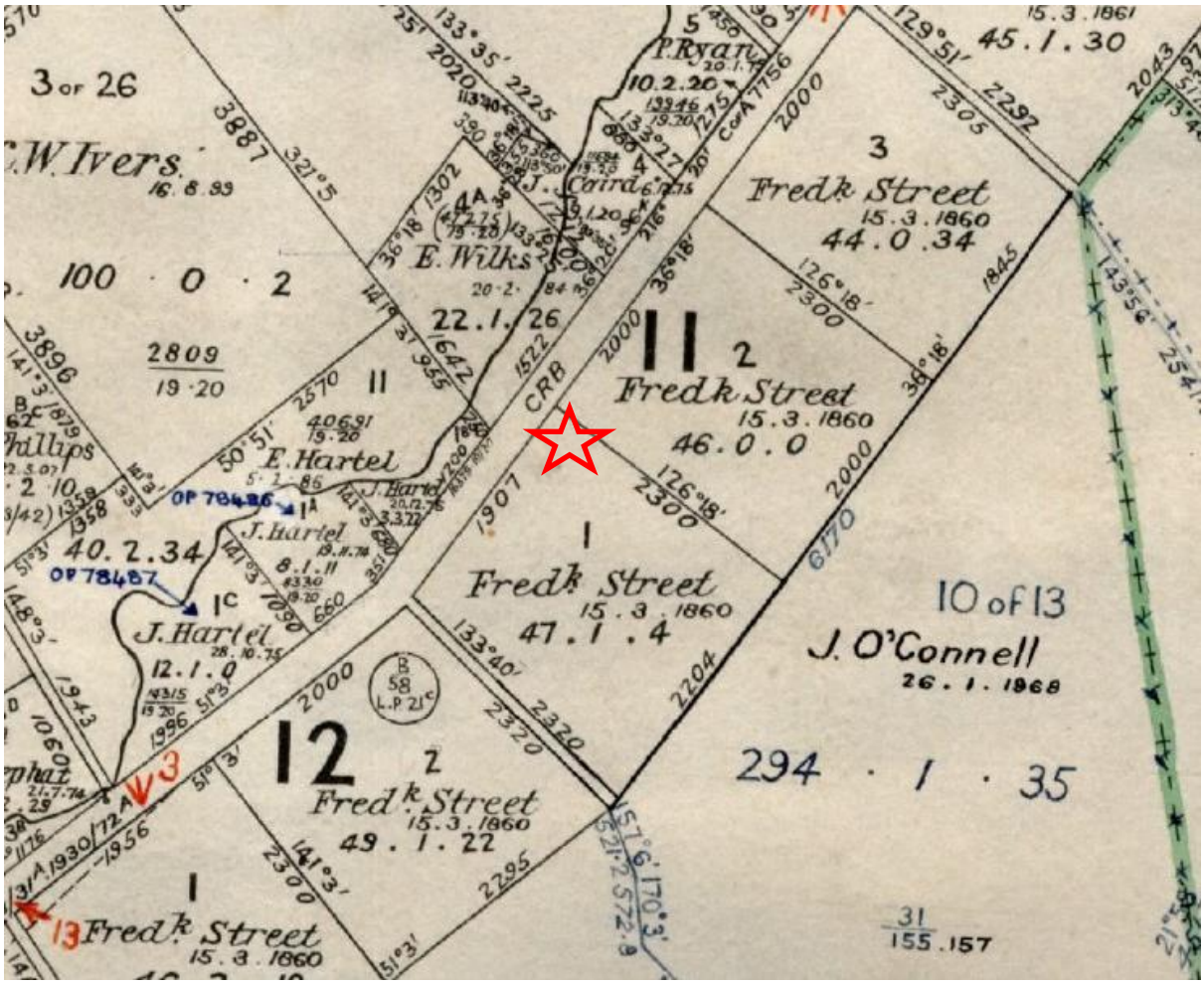
The timber-framed double doors features glazing bars in a geometric format behind a modern mesh security screen. Windows to the front elevation are triple timber sashes and include aluminium awnings (circa 1980s).

HISTORIC THEMES

6.7 Making homes for Victorians

HISTORY

Originally part of a large acreage, Allotment 1 (over 47 acres) + part 2 of Section 11, in the Parish of Baranduda. Both parcels of land were acquired by Frederick Street on 15 March 1860, one of several allotments of 40 to 50 acres he purchased on east side of the main road (although others were larger).



Baranduda Parish Plan B62(4), showing approximate location of the subject site (Landata)

Rate book entries from 1930-31 reveal that there was an existing house at the site, which was then owned by Humphrey Boyes, farmer (entry 911). The holdings associated with the house consisted of 138 acres of land, being CA 1, 2 and 3 in Section 11. The Boyes had been a prominent family in the Leneva area from the late 19th century, originating from Yorkshire.

In 1937-38, it was noted that Humphrey Boyes sold the site to J O'Connell (entry 959). Given the style of the house, it is likely that it was constructed during the late 1930s as so probably for the new owner Jack O'Connell. Jack is listed at the site in the available versions up to 1947-48 (entry 1387).

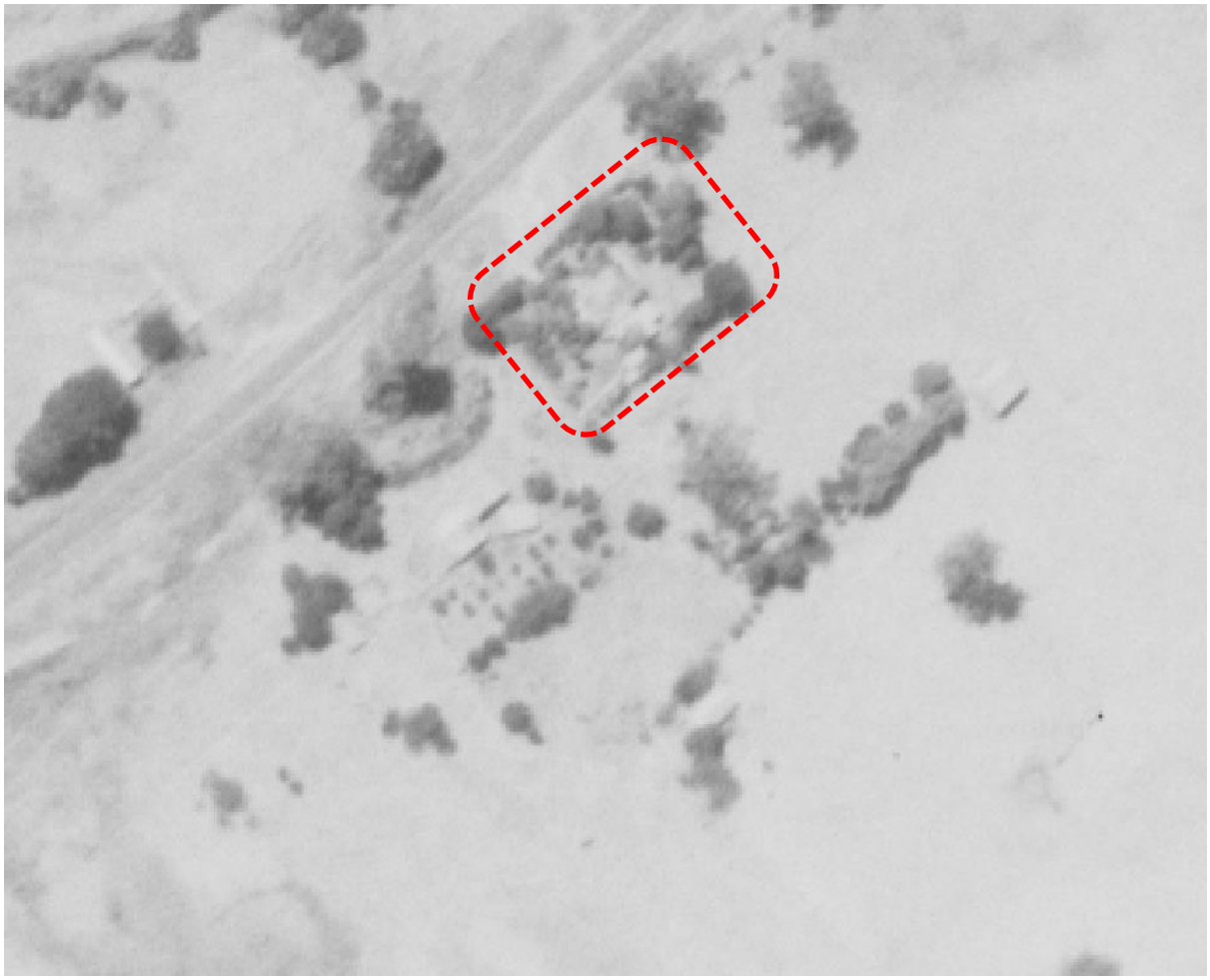
Dairying was an emerging industry in the Leneva Valley during the 1930s and it is likely that the property was used for such activity and the brick residence was constructed during this time (Wodonga Historical Society Archives).

The house is evident on a 1966 aerial with an array of outbuildings and an established garden.



Aerial, 1 March 1966 (CACD18, Frame 105, Geoscience)

The garden about the house had been expanded by 1990 however it is difficult to specifically align particular existing specimens with those on the aerials. It is however evident that the layout has changed and none of the existing specimens may date to the 1930s.



Aerial, 6 January 1990 (AUS223, Frame 694, Geoscience)

COMPARISON

Several interwar period houses 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. During the 1920s the bungalow mode predominated, and gable roof forms were prevalent however during the 1930s several of the popular styles were employed in conjunction with a hip roof across the municipality.

With its hip roof, the subject house is indicative of the 1930s and the use of the Tudor Arch to the porch suggests a late 1930s dates when the Tudor Revival/Old English style was in vogue.

Several interwar period houses along the Beechworth Road, mainly dating to the 1930s, have been included in the Schedule reflecting an array of popular styles. To date however only one clearly Tudor Revival style example has been included at no. 322 (HO29). Other styles evident are the Spanish Mission/Mediterranean at no. 183 (HO17) and 187 (HO19) and Moderne at no. 324 (HO30). Others are less able to be categorised but are nonetheless indicative of the 1930s such no. 185 (HO18), no. 204 (HO20), no. 206 (HO21), no. 208 (HO22) and no. 209 (HO23).

Within the Lawrence Street Precinct (HO48), there are limited comparison as most are interwar period houses and are broadly indicative of bungalow types, many of which are less elaborate timber examples. There is a pair of late 1930s brick houses at 167 and 169 Lawrence Street with

some Moderne style influence in their horizontal emphasis and similar varied brickwork with render as the subject house.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *O'Connell House (former)* at 2704 Beechworth-Wodonga Road, Leneva is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with controls for the front fence.

The extent of the heritage overlay should include the house as well as a nominal curtilage of about 20 metres them, approximately as outlined below.



(Nearmap, 22 June 2024)

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 brick fence
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

Baranduda Parish Plan B62(4)

Wodonga Historical Society Archives

Wodonga rate records