CONDON RESIDENCE (former)

ADDRESS: 18 Osburn Street, Wodonga

STUDY NUMBER: 2B HERITAGE OVERLAY NUMBER:

DATE: circa 1910

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *Condon Residence (former)* at 18 Osburn Street, Wodonga built circa 1910 is significant. The significant elements are the form; roof with gambrel and gable sections clad in corrugated sheet metal, red brick chimney; gable end with battened sheeting, weatherboard cladding; bullnose verandah with timber deck and posts and decorative fretwork; entry with original timber front door, sidelights and top light; and timber double hung sash windows with sidelights (and window hood).

The non-significant elements are the front fence, east addition, rear addition, and all outbuildings.

How is it significant?

The *Condon Residence (former)* at 18 Osburn Street, Wodonga is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The *Condon Residence (former)* 18 Osburn Street, Wodonga is of historical significance as reflecting the ongoing development of the township during the early decades of the 20th century of which there are few intact reminders. The site also has associations with the long-term residents the Condon family. (Criterion A)

The *Condon Residence (former)* at 18 Osburn Street is of aesthetic significance as a good and intact timber example of the Queen Anne style typical of the Federation period of which there are few (surviving) examples in the municipality. Characteristic of the style, it has a prominent roof gambrel roof and gable end, and retains its chimneys, front entry, and verandah with decorative timber fretwork. (Criterion E)

PHYSICAL DESCRIPTION

Located at the corner of Osburn and Hovell Streets, there is a by a wire front fence to Osburn Street and corrugated sheet metal to the side/Hovell Street.

The timber Queen Anne style house is indicative of the Federation period with its asymmetrical form. It is clad in weatherboards.



Façade detail (RBA, June 2024)

The roof consists of a main gambrel section and projecting gable end and features exposed rafter ends. It is clad in unpainted corrugated sheet metal in traditional sheet sizes and is punctuated by a red brick chimney with a corbelled cap. The gable end has battened sheeting and the soffit is also lined with sheeting.

The offset verandah has a timber deck, roof with a bullnose profile, and a decorative timber fretwork frieze which is supported on chamfered timber posts.

The front entry features a panelled timber door with upper pane, sidelights and a toplight. The front windows are both tripartite timber double hung sash windows. The projecting bay has a window hood with timber brackets. The original entry includes a two-panelled (high waisted) timber front door has an upper pane as well as sidelights and a toplight, though an air-conditioning unit has been installed above the door.

A bullnose section to the east elevation/Hovell Street is a late 20th century addition with weatherboards below a band of sheeting and aluminium framed windows.



Hovell Street/side elevation and rear (RBA, June 2024)

The rear of the house includes a skillion addition with a truncated red brick chimney (without a cap). Nearby is a dilapidated timber outbuilding with a gable roof and in the rear corner is a late 20th century steel carport.

HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

The house is located on the half-acre Crown Allotment 9, Section C, which was acquired by J Parsons in March 1855 (Wodonga Township Plan).



Wodonga Township Plan, showing subject site (W308-S4, Landata)

The site was long associated with the Condon family, beginning with Stan Condon who most likely built the house circa 1910. Stan Condon was a prominent member of the Wodonga Bowling Club, featuring in local newspaper reports during the 1940s and 1950s (*Wodonga and Towong Sentinel* 1950*)*. Mr and Mrs Ernest Condon resided in the cottage for a number of years (Wodonga Historical Society Archives).

The following 1963 aerial shows that the extant east and rear additions had not been constructed nor any of the extant outbuildings. Instead at the time, there was a smaller addition at the north-east corner.



1963 aerial, indicating location of subject place (CAD8, Run 2, Frame 269, Geoscience Australia)

The original block remains as a single parcel of land however the western two-thirds has been developed as a storage facility.

COMPARISON

Few residences from the Federation period have been included in the Schedule to the Heritage Overlay and to date, no substantial examples of the Queen Anne style, which is iconic of the Federation period.

The premier example from this period – *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233) – is much grander, masonry building and indicative of a transitional mode (part Victorian/part Federation period) so not a ready comparator.

The four houses on the Beechworth Road dating to the Federation period have symmetrical facades, rather than an asymmetrical façade/massing as at the subject place. *Bailabbe* at no. 232 (HO24) is clad in shiplapped boards but is indicative of the Victorian Survival style, that is, generally appears as being from the 19th century but dates to the early 20th century. It has a hip roof with a faceted bay, which may be an addition, to the north (Brockley Street) elevation. The group of three adjacent timber houses at 241, 243, 245 Beechworth Road (HO26, 27, 28) however are more indicative of the Federation period as they have prominent gambrel roofs and exposed rafter ends but varying verandah detailing.

Within the Lawrence Street Precinct (HO48), the house at 151 Lawrence Street is broadly indicative of the Queen Anne style but less distinctive. A few houses in the precinct date to the Federation period however are indicative of the Victorian Survival style (e.g. 5 Ethel Street, 152 Lawrence Street).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *Condon Residence* (former) at 18 Osburn 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 eastern part of the parcel of land (9~C\PP5869) 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

1950 'Bowls', *Wodonga and Towong Sentinel (Vic. : 1885 - 1954)*, 10 March, p2 http://nla.gov.au/nla.news-article69599411

Wodonga Historical Society Archives