NEWINGTON

141 Boyes Road, Leneva

STUDY No.: 2B HO No.: ..... HERMES No.: 206320

DATE: circa 1910s

CONDITION: Fair to good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

Newington at 141 Boyes Road, Leneva, which was built during the late Federation period is significant. The significant elements include the form with gambrel roof clad in original corrugated sheet metal, exposed rafter ends, red brick chimney, verandah with timber (truncated) timber posts and fretwork, front door with toplight, and timber sash windows.

The red brick balustrade and concrete deck of the return verandah are likely to be early adaptations and so also significant.

The non-significant elements are the rear hipped wing and the gable roof structure to the side of the house.

How is it significant?

Newington at 141 Boyes Road, Leneva is of historical and representative significance to the City of Wodonga.

Why is it significant?

Newington is of historic significance as one of only a few surviving Federation period houses in the municipality and less common example of a timber farmhouse from this period. It is illustrative of an early development phase within the municipality during the early 20th century, when it continued to progress due to the ongoing activity as a crossing place. (Criterion A)

Newington is of representative significance as an intact and good example of a timber-framed Federation period farmhouse with many features characteristic of the period such as gambrel roof, exposed rafter ends, and fretwork frieze and is distinguished by its commodious wraparound verandah, evocative of the farmhouse type. (Criterion D)

PHYSICAL DESCRIPTION

The timber homestead at 141 Boyes Road, Leneva has detailing typical of the Federation period. It is set back a short distance from the road and is visible from the public realm due to the limited planting to the front.

The gambrel roof - hipped with gablets (with battened sheeting) - is clad in traditional sized sheets of corrugated metal and is pierced by one tall red brick chimney with a corbelled cap. Exposed rafter ends are visible to the soffit.



North elevation, (RBA, June 2024)

The walls are clad in painted weatherboard and a verandah extends along three sides of the building. The original timber posts have presumably been truncated and a complementary red

brick balustrade with piers, rendered plinth, and a projecting coping has been introduced (date unknown, circa interwar/mid-20th century). Original decorative timber fretwork, with a broad camber and central cut-out, survives albeit in poor condition. The deck is said to be red painted concrete and originally would have been timber.

The façade is symmetrical with a central front door which includes a top-light and is flanked by two-pane, timber sash windows whose architraves are painted a contrasting brown. Non-original louvred windows have been introduced to the rear.

There is a later hipped roof wing to the rear and a non-original structure to the south side. Concrete paving or the like survives to the front and north of the house.

HISTORIC THEMES

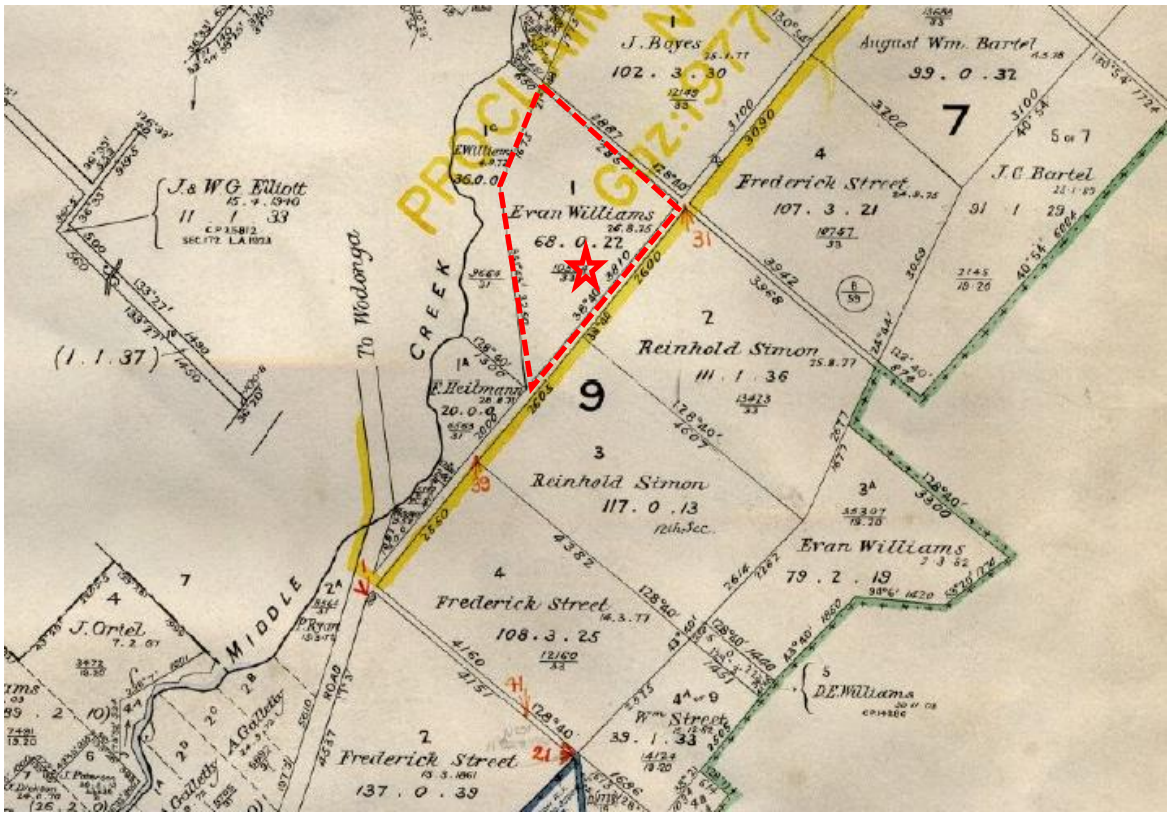
4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

The subject house at 141 Boyes Road Leneva originally formed part of Crown Allotment 1, Section 9, in the Parish of Baranduda. This 68-acre parcel of land was selected by Evan Williams who gained the freehold in August 1875 (Parish Plan).

Williams acquired other allotments in Leneva during the late 19th century (CA 1c and 3A, Section 9) and is recorded in an 1885 report in *The Albury Banner and Wodonga Express* as being a member of the Leneva Mutual Improvement Society.



Baranduda parish Plan B62(4), showing the original CA1 and the approximate location of the subject house (star)

The name *Newington* was associated with Williams residence by 1892 when his wife Betsy died at the age of 67 (*Wodonga and Towong Sentinel,* 1892*).*

The date of construction has not been confirmed but likely dates to the Federation period. It may be the weatherboard house described in the following sale notice from September 1911 for E B Williams:

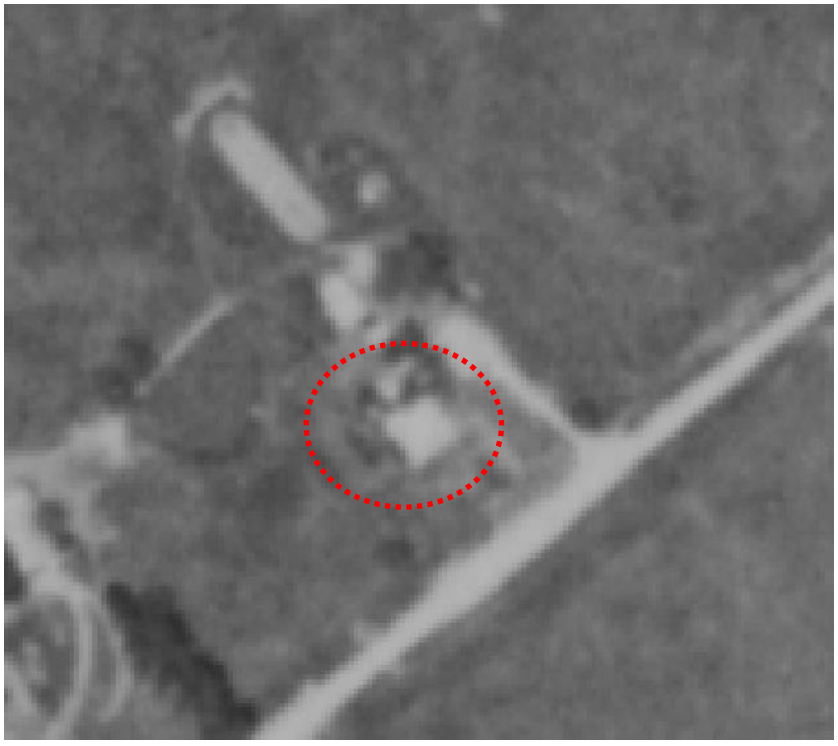
> well-known homestead at LENEVA, and known as " Newington," being Allots.1 and 1c, Section 9; parish of Baranduda, containing. 104 Acres, 0 Roods, 22 Perches, upon which is built 7-roomed weatherboard house, 5-stall Stable; Machinery ad Large Hay Shed, Milking Yards, and Shed complete: subdivided into 7 paddocks, about half the boundary fence wire netted. The fences are principally post and 2 rails. Nearly every paddock has a frontage to Middle creek. About 25 acres of growing crop (wheat and oats) … (*Wodonga and Towong Sentinel*, 1911)

The property was sold to Messers Horsfall Bros at £14/acre in October 1911 as reported in a local newspaper (*Albury Banner*).

Horsfall was a local builder who constructed other residences including 901 Mahers Road, Bonegilla. Oral history information provided by former Leneva residents from the well-known Boyes family indicate that the Horsfall family lived in the homestead on Boyes Road for a lengthy period of time. As such, he may have been responsible for the construction of the extant house after 1911.

In 1926, J W T Horsfall sought to lease his farm of 104 acres (*Albury Banner*).

The following aerial from 1963, though while a low resolution, is the earliest and shows the existing square footprint.



Aerial, 5 November 1963, with subject house dashed (CAD8, Frame 269, Geosciences)

The Albury-Wodonga Development Corporation acquired the property during the 1970s before returning it to private ownership (oral history provided by former Leneva resident Valerie Proctor (nee Boyes).

COMPARISON

To date few residences from the Federation period have been included in the Schedule to the Heritage Overlay.

The premier example from this period – *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233), built circa 1903 - is a much grander with an elongated footprint and a return cast iron verandah, so of a very different type.

The other four houses with an individual heritage overlay are all timber and located on the Beechworth Road, Wodonga. *Bailabbe* at no. 232 (HO24) is clad in shiplapped boards and is indicative of the Victorian Survival style, that is, generally appears as being from the 19th century but dates to the early 20th century.

The subject house is most readily compared with the group of three adjacent timber houses at nos 241, 243, 245 Beechworth Road, Wodonga (HO26, 27, 28). This groups similarly have prominent gambrel roofs with exposed rafter ends and a symmetrical façade however are smaller with a verandah which only extends the width of the façade, whereas that to the subject place returns on both sides. *Newington* is also distinguished by having a characteristic Federation period fretwork frieze whereas the two of houses in Wodonga have smaller brackets (nos 241 + 243) and the other lacks any decorative verandah elements (no.245).

Within the Lawrence Street Precinct (HO48), a few houses date to the Federation period and are generally timber, however are not readily comparable to the subject place. Some are indicative of the Victorian Survival style (e.g. 5 Ethel Street, 152 Lawrence Street), with another at 151 Lawrence Street having asymmetrical massing and a projecting gable end that is broadly indicative of the Queen Anne style.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Newington* at 141 Boyes Road, Leneva is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the heritage overlay should include the house with a nominal curtilage of about 15 metres about it, however extending to the front boundary, approximately as outlined below of PS501960.



(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

Wodonga Historical Society Archives.

Oral history provided by former Leneva resident Valerie Proctor (nee Boyes).

1926 'Farm at Leneva', *Albury Banner*, 22 October 1926, p31

1911 'Freehold Land', *Wodonga and Towong Sentinel*, 29 September 1911, p3

1911 'Property Sales', *Albury Banner*, 13 Oct 1911, p4

1892 'Death', *Wodonga and Towong Sentinel*, 9 September 1892, p2

1885 'Leneva.', *The Albury Banner and Wodonga Express*,13 March, p13

ADDITIONAL IMAGES



Façade (Biosis, February 2020)



Norht elevation (Biosis, February 2020)