TIMBER HOUSE (FORMER)

ADDRESS: 224-226 Beechworth Road, Wodonga

STUDY NUMBER: 2C HERITAGE OVERLAY NUMBER:

DATE: 1923

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *Timber House (former)* at 224-226 Beechworth Road, Wodonga, likely constructed in 1923, is significant. It has been modified to form part of a private medical complex.

The significant elements are its original built form and fabric, namely its gambrel roof and front gabled bay with short-sheeted corrugated metal roof cladding, brick chimney, exposed rafter ends, half-timbered gable end, walls of shiplapped boarding, return timber verandah, double-hung sash windows, and front entry with decorative glass.

Non-significant elements include the rear rendered additions, front fence, driveway, and the recessed connection on the south side.

How is it significant?

The *Timber House (former)* is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The *Timber House (former)* is of historical 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 *Timber House (former)* is of aesthetic significance as an intact and well-detailed interwar period example of the Queen Anne style. Whilst a relatively late example of the style, this circumstance is more common in regional areas, however the fine decorative glass at the front entry and the restrained verandah detailing hint at its interwar period date. It is further distinguished by the use of shiplapped boards, which is relatively common in the municipality but unusual more broadly, and the pronounced half-timbering to the gable end. (Criterion E)

PHYSICAL DESCRIPTION

The Queen Anne style house to the northern part of 224-226 Beechworth Road, Wodonga, is a relatively late example of the style, dating to the early interwar period rather than the Federation period with which it is usually associated. It currently forms part of a small medical complex that incorporates two buildings south of the subject place, which are not included in the extent of the heritage overlay.

It has an asymmetrical form with a primary gambrel roof, exposed rafter ends, and a gabled projecting bay. The roof is clad with traditional sized corrugated metal sheeting. There is a brick chimney (overpainted) to the north side with a course of dog-toothing to the corbeled cap. The projecting gable end is battened with plaster sheeting, imitating half-timbering.



Frontage to Beechworth Road (RBA, June 2024)

The house is timber-framed and clad in shiplapped boards, which are relatively common in the municipality compared to the State more broadly. The corner timber verandah is supported on square posts with small decorative brackets and a timber deck.

The original front entry has a central, high-waisted panelled timber door. Its upper glass pane and those to the sidelights and toplight feature decorative glass (leadlight and stained/translucent glass) with curvilinear floral motifs typical of the early 20th century – revealing an Art Nouveau style influence. Front windows are tripartite types with timber-framed double-hung sashes with plain architraves, and there is a single window to the north elevation.

The rendered section to the rear is an addition. Currently, the south elevation of the Federation period residence is interconnected to another early dwelling, which is part of a medical complex that extends across to the corner with Brockley Street.

The low, red brick front fence is not original. The concreted driveway and adjacent car park are also additions. No formative/early planting or layout remains in the garden setting.



Detail of entry with decorative glass and shiplapped cladding (RBA, June 2024)

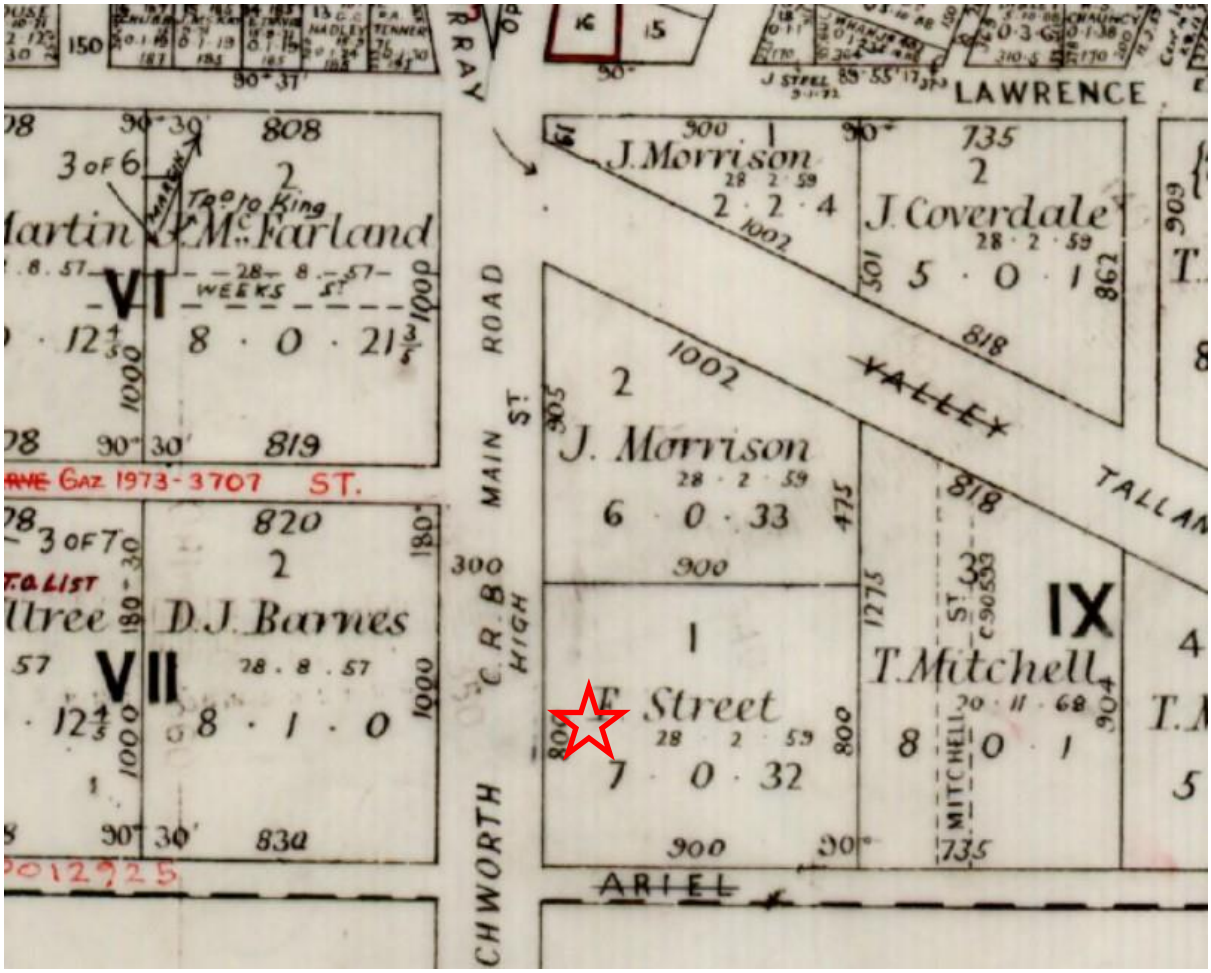
HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

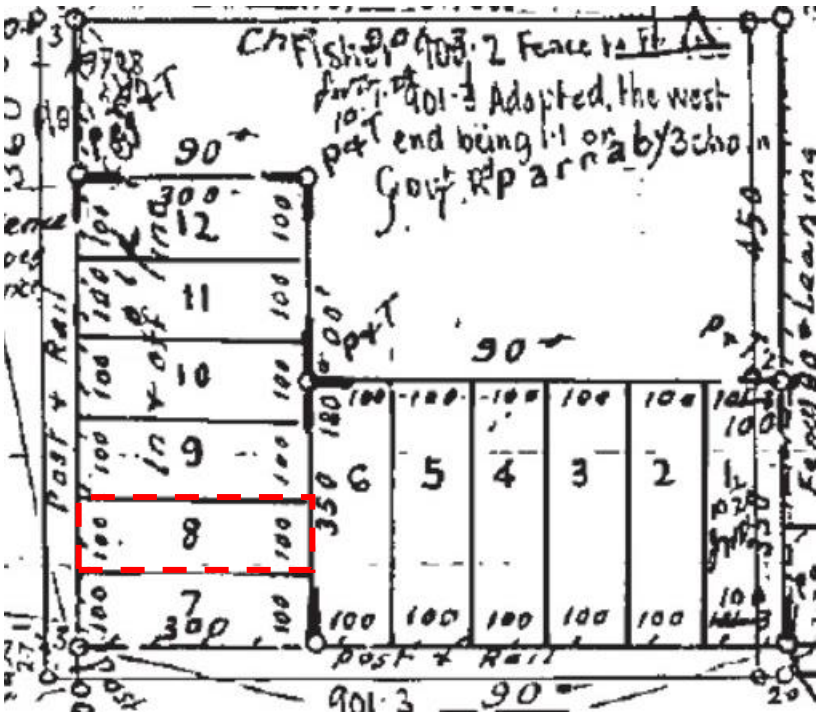
The subject site formed part of Crown Allotment 1, Section 9, and was purchased by Frederick Street in February 1859. This large holding, located on the edge of the original extent of the township, was comprised of about 7 acres.



Wodonga Township Plan

By May 1923, the Crown Allotment had yet to be subdivided and was in the ownership by John Thomas Parnaby, a farmer living at Leneva. Soon after it was subdivided (LP9898), with the subject site being Lot 9, and no. 226 being lot 8 (Certificate of Title 1).

In the rate books of 1922-23, Lillian Lean Stillard (entry 774) is recorded as the owner of house and subdivisions (lots 9 and 10), suggesting the house was constructed at that time. An occupant was not identified initially but N T Collett was in the following year (entry 814).



LP9898 (1924) with the subject site highlighted

According to the title, Lot 9 was not however transferred to Lillian, married woman of Wodonga, until September 1926. A decade later in March 1936, the site was transferred to William Cyril Hughes, railway employee living in Elgin Street, Wodonga. He retained it until his death in October 1970 (Certificate of Title 2).

The following plan from 1933 shows that this section on the east side of Beechworth Road, between Thomas Mitchell Drive (north) and Brockley Street (south), had been largely developed by that time.



1933 map with the approximate location of the subject site circled. Black shading indicating a developed site. (Great Britain, War Office, General Staff, Australian Section, NLA)

The following 1963 captures shows the footprint of the house and that there remained gaps on the west side of this section of Beechworth Road.



Aerial photograph from November 1963, with the original site boundaries highlighted.
(CAD 8, Run 2, Frame 269, Geoscience Australia)

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. Most of those that have been included to date as individual overlays, essentially several houses along the Beechworth Road, were constructed during the 1930s and are indicative 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).

The subject house is indicative of the Queen Anne style, which is generally indicative of the earlier Federation period, however which hitherto has barely been recognised. In regional and outer metropolitan areas however, it is not unusual for a delay in the architectural trends. Whilst a relatively late example of the style, some of the detailing hints at an early interwar period date such as the decorative glass at the front entry and the small timber brackets to the verandah.

There are a several interwar period houses included within the Lawrence Street Precinct (HO48). From the in1920s, they are generally indicative of the bungalow type but are relatively modest, generally timber examples. A few of these have a form not dissimilar to the subject site, with a main gambrel roof and off-centre gable end however, have a more enclosed porch rather than a verandah. The closest comparison is the house at 146 Lawrence Street, which has porch with a low masonry wall and paired timber posts. The house at 151 Lawrence Street, identified as being

from the Federation period, bears some comparison in terms of the small timber bracket but has a fretwork screen rather than half-timbering to the gable end.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Timber House (former)* at 224-226 Beechworth Road, Wodonga is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint controls.

Given the house is part of a large, consolidated parcel of land, the extent of the heritage overlay should only include the part associated with the house (presumed to be property no. 301110) with a limited curtilage about it – nominally/about 5 metres to the sides and to the rear – 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

Albury, New South Wales and Victoria 1951., https://nla.gov.au/nla.obj-778242220/view

Certificate of Title 1, vol. 4708, folio 447

Certificate of Title 2, vol. 5175, folio 880

Galvin J 2000., *Australia247.info*, accessed 13 May 2023, https://australia247.info/explore/victoria/wodonga_city/wodonga/central_medical_group.html.

Great Britain. War Office. General Staff. Australian Section 1933. Albury, New South Wales and Victoria, accessed 26 May 2022, https://nla.gov.au/nla.obj-777663366/view.

Wodonga Township Plan (W308, sheet 4)