TIMBER HOUSE

ADDRESS: 3 Sheathers Road, West Wodonga

STUDY No.: 2C HO No.: ..... HERMES No.: 27903

DATE: circa 1930

CONDITION: Fair to Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The timber house at 3 Sheathers Road, West Wodonga whose construction is confirmed by 1933, but was likely built during the late 1920s for Henry Peter Melgaard (a local, respected farmer), is significant. The significant elements are the form; roof with gambrel and gable sections clad in corrugated sheet metal, gable end with band of sheeting and shingles to the apex, weatherboard cladding; verandah with timber deck and posts; entry with original timber front door, sidelights and top light; and timber double hung sash windows and multi-paned upper sashes (and window hood).

The non-significant elements are the front fence and outbuildings.

How is it significant?

The timber house at 3 Sheathers Road, West Wodonga is of local historical and representative significance to the City of Wodonga.

Why is it significant?

The timber house at 3 Sheathers Road is of historical significance as it demonstrates a key development phase in the municipality during the interwar years associated with the construction of the Hume Weir, not only in Wodonga itself but in the surrounding rural areas. (Criterion A)

The timber house is of representative significance as an intact timber example of the Queen Anne style variant typical of the Interwar period. Characteristic of the Queen Anne style, it has a prominent roof with a gambrel section and asymmetrical façade however is combined with elements typical of the 1920s such as shingles to the gable end and multi-paned upper sashes, often associated with the contemporary bungalows. (Criterion D)

PHYSICAL DESCRIPTION

The dwelling at 3 Sheathers Road, West Wodonga is located on a large allotment, immediately north of the Hume Freeway/Murray Valley Highway, and is readily visible.

The house has an asymmetrical form with a T-shaped footprint. The prominent roof includes a main gambrel (or Dutch gable) section and front gable roof, all clad in painted corrugated sheet metal in traditional sized sheets. The projecting gable end features a band of shingles above sheeting with a central batten. The walls are clad in weatherboards and a chimney does not survive.



Front, including north elevation (RBA, June 2024)

An offset verandah has a separate skillion roof is timber-framed with chamfered posts and deck. The front door is original and two panelled with a six-paned upper glazed section. Visible windows are double hung sashes with multi-paned (six panes) upper sashes, including several to the south elevation.



South elevation, from Edwards Street (RBA, June 2024)

The fencing has been replaced though remains woven wire however is now higher and timber-framed whereas previously it had a galvanised steel pipe frame.

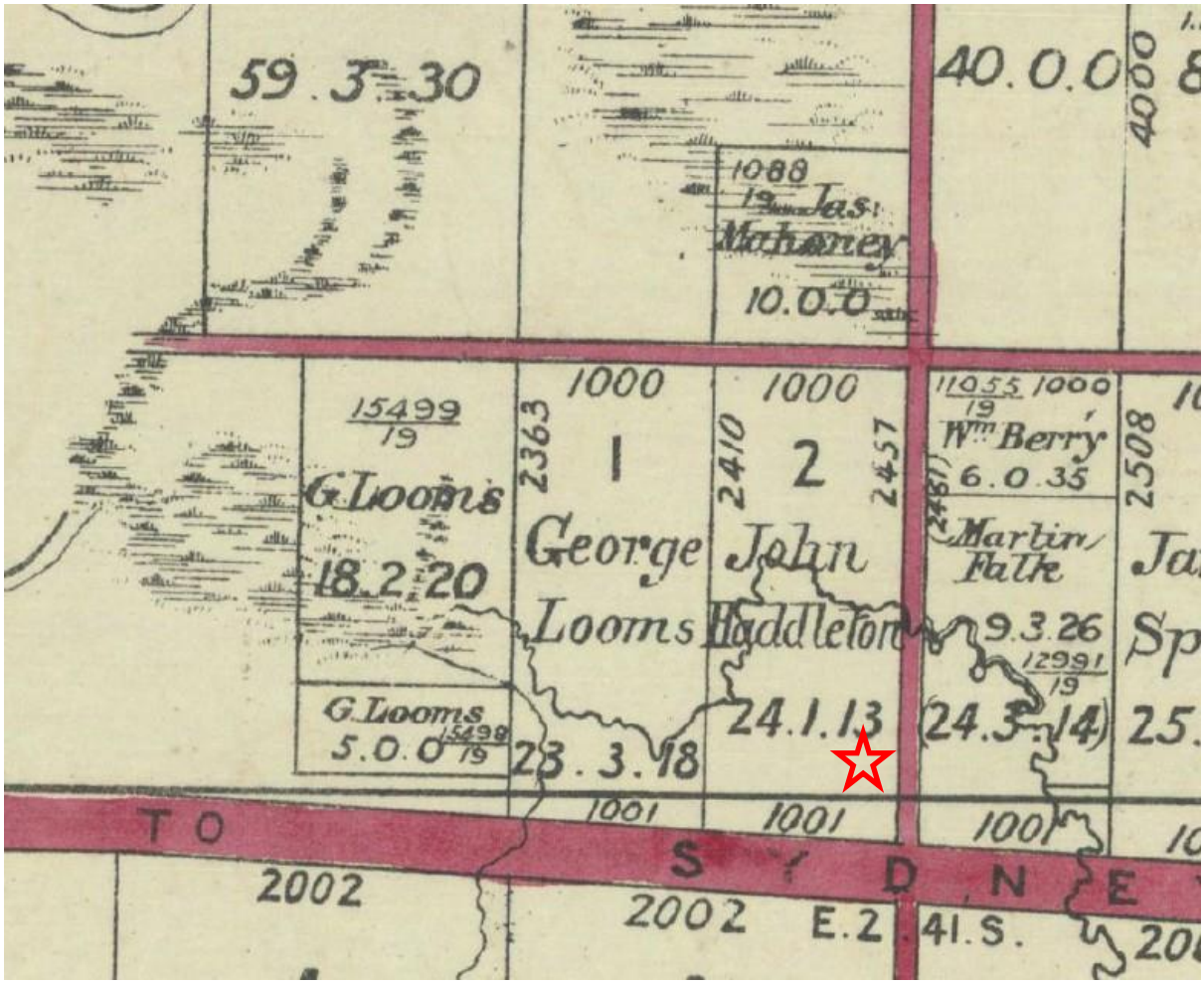
To the rear are various late 20th century shed and/or carports.

HISTORIC THEMES

6.7 Making homes for Victorians

HISTORY

3 Sheathers Road Wodonga is located on what was Crown Allotment 2, Section 16, Parish of Wodonga, which was comprised of over 24 acres and initially acquired by John Haddleton.



Parish Plan of Wodonga with approximate location of the subject site *(Parish of Wodonga, PROV, PROCW17, VPRS 8168-P2)*

In September 1926, a one-acre section of government road at the north end of Crown Allotment 2 to become Crown Allotment 2A, Section 16, the freehold of which is acquired by a local farmer, Henry Peter Melgaard (Certificate of Title, vol. 5198, folio 563). By this time, from 1921, Melgaard owned the adjoining CA to the north, CA7A, Section Y (Certificate of Title, vol. 4467, folio 244). The rate books of this time (1925-26, entry no. 1119), listed him (late Mahoney) as the owner of 32 acres of land, including CA2, though according to the Parish Plan it should be 34 acres.

In the 1930-31 rate books (no. 1134) and 1931-32 (no. 1135), Henry Peter Melgaard is also identified as the owner of CA2, Section 16 and CA7A, Section Y, with a combined area of 32 acres with no house being listed.

On 15 July 1933, Henry Peter Melgaard died (Certificate of Title, vol. 4467, folio 244). In his obituary, he is noted as living at Wodonga West, possibly in the extant house as in the early 1930s rate books, no house is listed on his holdings in the area.

> The death of Henry- Peter Melgaard, a well-known and highly respected farmer, occurred at his residence, Wodonga West, on Saturday evening, at the age of 62 years. The deceased was a native of Gippsland and spent some time near Benalla before coming to the Border district. For a time he resided on a property owned by the late Mr. Humphrey, of Baranduda, and from there he

> moved to Wodonga West. He and his grown-up family carried on mixed farming pursuits (*Albury Banner and Wodonga Express*).

The rate books of that year, 1932-33 (1135), identify the executors of Melgaard as the owners with no house identified.

The inventory of assets listed in the probate of Melgaard of 11 September 1933 however identified three weatherboard houses, one on each of the three adjoining CAs, with 5-room house on the subject site as follows (Inventory of Assets, Henry Peter Melgaard, 1933, PROV, Probate 260-816). The subject site was affected by a Common Law title (*grant by Purchase No. 44 a/70)*

> All those pieces of land being Allotments 7A of Y, 2 and 2A of 16 Parish of Wodonga County of Bogong containing 32 acres 3 roods 16 ½ perches or thereabouts described in Certificate of Title Volume 4467 Folio 893244, grant by Purchase No. 44 a/70 and Crown Grant Vol. 5198 folio 1039563 respectively upon which are erected (a) 6 ro.W.B. house with milking shed, black smith shop, and garage and machinery shed. (b) 5 ro.W.B.House and (c) 4 ro.W.B. house [...]

In the following year, 1933-34 (no. 1101), only a single house was listed on the 32 acres of land relating to the three adjoining allotments, then owned by William Charles and George Henry Thomas Melgaard.

The house is demarcated on the following 1933 map. As such, two sources confirm its construction by 1933 (probate and map) however the obituary indicates he had been living in West Wodonga and the building detailing suggest a construction during the 1920s.



1933 plan with the subject site highlighted (Great Britain. War Office. General Staff. Australian Section 1933)

The house is also evident on the following 1948 aerial.



1948 aerial indicating location of subject place. (Aerial Survey of Victoria)

Previously there had been a lower tubular steel-framed fence with wire mesh to the front boundary as captured in 2004.



2004 photograph with earlier, tubular steel-framed fence (Randell & Pennay 2004).

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. To date however, only examples from central Wodonga have been recognised for their heritage significance, that is none from regional parts of the municipality.

Whilst during the 1920s, the bungalow mode predominated in the municipality, and the State generally, another asymmetrical type evolved which was partly indicative of the Queen Anne style. The latter had the typical form associated with the Federation period – gambrel roof with off-centre gable end – combined with detailing associated with the Interwar period – in this case, shingles to the gable end and multi-paned upper sashes.

Among the existing heritage overlays, there is limited comparison. Within the Lawrence Street Precinct (HO48), there are a few examples of a hybrid type but generally present as bungalows. Of these, 146 Lawrence Street has the greatest similarity as it has a gambrel roof section and multi-paned upper sashes but flush gable end and return porch with paired posts. Two others have less similarity – 148 Lawrence Street has a hipped roof and single pane sashes and no. 165 is a late 1930s iteration with a gambrel roof section but a porch with a masonry balustrade and surmounted by paired tapered columns.

A group of relatively substantial houses, all of which are masonry and have tiled roofs, along the major thoroughfare of Beechworth Road have been included in the Schedule. In addition, this group tend to reflect the later 1930s type with hip roofs such that there is no direct comparison with any of these interwar period houses.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the Timber House at 3 Sheathers Road, West 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 only ‘the house block’ section of the parcel of land (1\TP19131) on which the house is located as outlined below, being a section extending to the front boundary with a nominal 5 metre curtilage to the sides and rear.



(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

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Department of Lands and Survey 1957. Parish of Wodonga, https://mapwarper.prov.vic.gov.au/maps/4018#Show_tab.

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