EAMES RESIDENCE (former)

ADDRESS: 332 Beechworth Road, Wodonga

STUDY NUMBER: 2C HERITAGE OVERLAY NUMBER:

DATE: 1952

CONDITION: Good

INTEGRITY: Fair to Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The *Eames Residence (former)* at 332 Beechworth Road, Wodonga, is significant. It is believed to have been constructed in 1952 for husband-and-wife Jack and Lois Eames. Jack was a WWII veteran and well-known captain-coach of Wodonga in the Ovens & Murray Football League during the late 1940s and early 1950s.

The significant elements of the place are its original built form and fabric, namely hip roof (excluding the extant cladding), wide soffits, walls of weatherboard, rear brick chimney, and prominent front brick chimney and porch with render and contrasting brickwork. The low front brick fence with steel panels and matching vehicular gates is also significant.

Non-original elements are not significant, including aluminium-framed windows, carport, and garage.

How is it significant?

The *Eames Residence (former)* at 332 Beechworth Road, Wodonga is of local historical and representative significance to the City of Wodonga.

Why is it significant?

The *Eames Residence (former)* is of historical significance as an illustration of the expansion and consolidation of Wodonga by the early 1950s, the tail end of a phase of economic prosperity and growth for the township. More broadly, the dwelling is also one of several relatively substantial early-to-mid 20th-century houses along Beechworth Road, which underscores its importance as a boulevard entry corridor to the city centre. (Criterion A)

The *Eames Residence (former)* is of representative significance as a largely intact early postwar period timber house. The dwelling is distinguished by its striking facade composition and detailing, especially the contrasting and decorative brickwork of its prominent masonry chimney and porch. The retention of the original fence complements the frontage. (Criterion D)

PHYSICAL DESCRIPTION

The *Eames Residence* is an early postwar period building clad in weatherboard with a faceted, hip roof, formerly clad in tiles (probably concrete) but replaced (post-2015) with corrugated sheet metal (Colorbond). The soffit is wide and lined with fibro sheeting or the like.

There is a red brick chimney to the rear and a prominent, broad chimney to the façade, a typical format in the early postwar period. The front chimney has a curved and stepped upper profile, reminiscent of the classic 'waterfall' type, with areas of contrasting brickwork. The brickwork includes a section with a chequerboard pattern formed from alternating soldier and stacked courses of three bricks each. The bricks are variously red and umber.

The masonry porch with pilasters also features a combination of render and brickwork - red and patterned. The plinth is rendered.

The original windows, likely timber, have been replaced with a sliding aluminium type. All have striped awning blinds. The entry door and sidelights appear not to be original.

The original low front fence consists of variegated red brick pillars and plinth with geometric steel panels and matching vehicular gates.

There is a concreted driveway to the north boundary, which likely had a central grass or similar section (since it was infilled with concrete). To the rear is a later carport and steel-clad garage/shed.



Frontage (RBA, June 2024)

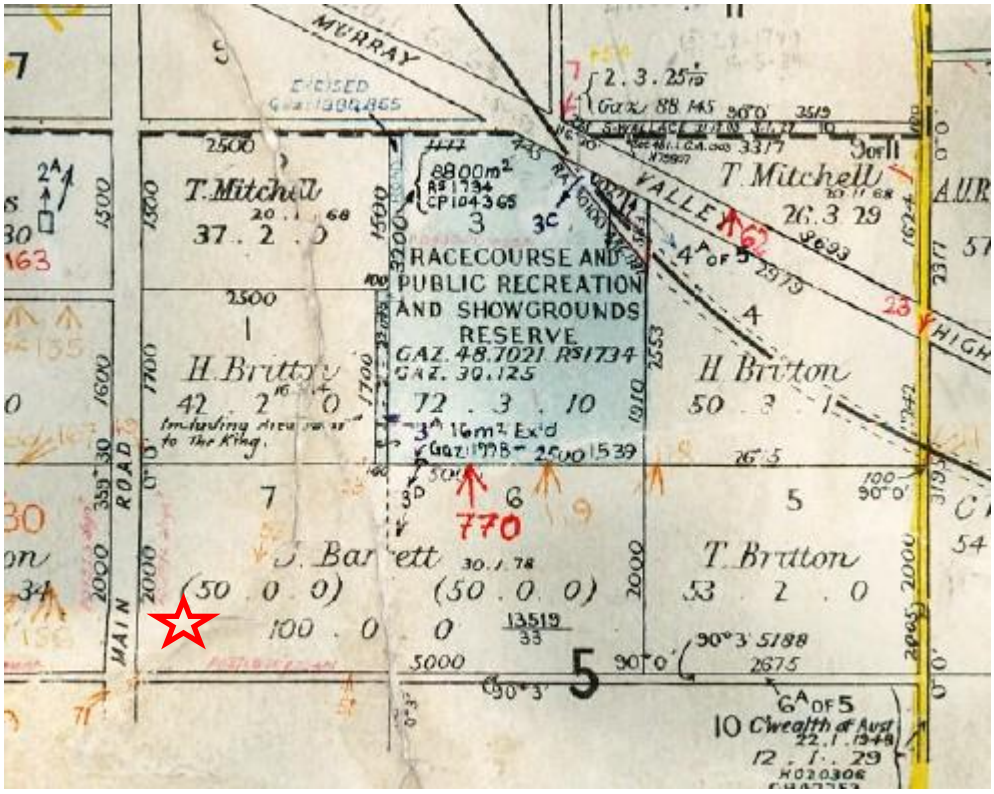
HISTORIC THEMES

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

The subject land initially formed part of Crown Allotment 7, Section 5, within the Parish of Wodonga a large holding of 50 acres acquired by J Barret in January 1878 (Parish Plan).



Parish of Wodonga plan, with the approximate location of the subject site highlighted (W308(5), sheet 2 Landata)

This part of Beechworth Road was semi-rural and situated outside the township boundaries until after WWII.

In September 1947, Arthur Joseph Phillips, a local farmer, acquired a large 80-acre holdings, being most of CA6 and 7, Section 5. The subject site relates to Lot 4 in LP18993. It was acquired by Lola Margaret Elkington on 25 May 1949 (Certificate of Title).

On the basis of interviews conducted by Biosis with a former neighbour of the place (Elthel Elkington), it is believed that the extant residence was constructed in February 1952 during the Barnawartha bushfires.

Elkington identified the first occupants of the property as husband-and-wife Jack and Lois Eames. Prior to commissioning the dwelling, Jack is understood to have been a sergeant in the Army Ordinance Corp (1941 to 1946). During his residency at the site, Jack was a well-known local AFL player and coach (Bulldogs). He also played with the Melbourne football team, the Richmond Tigers. (Wodonga Historical Society 2020, Border Mail 2017).

The Eames's occupation of the residence at 332 Beechworth Road was short-lived. By 1954, the couple moved to Lawrence Street, and then again in 1964 to Nilmar Avenue, possibly owing to Jack's role as both senior player and coach in the VFL for the Wodonga Bulldogs and Richmond Tigers over the years. James Eames Reserve was named in honour of Jack in 2009. Jack died in 2017 at 94 years of age, a year after his wife Lois.

The following aerial photograph, dated 1963, shows the surviving original footprint of the *Eames Residence*. Note that at this stage, Pearce Street represented the southern edge of Wodonga.



Aerial photograph dated November 1963, with the *Elkington Residence* indicated.
(CAD8, Run2, Frame 269, Geoscience Australia)

COMPARISON

To date, only one postwar residence (HO31) has been included on the Schedule to the Heritage Overlay, a period of considerable growth in the township, which became a city in 1959. The subject place is distinguished by being a commodious timber-framed example, rather than brick, however with boldly articulated masonry elements – chimney and porch – which contrast with the backdrop of the main timber section.

HO31 at 336 Beechworth Rd, Wodonga is located nearby to the subject site. The house has an elongated façade in cream brick with clinker brick trim and a tile clad hip roof. It reflects a Moderne style influence as was common in the immediate Postwar period with its curved corner, projecting curved bay with a flat roof, and complementary curve to the front fence. In addition, it features a porthole window to the façade, a hallmark of the Moderne.

There are several, similarly substantial brick houses from the late interwar period (late 1930s) to the north on the Beechworth Road reflecting an array of popular styles. Among this group is a classic example of the Moderne style at no. 324 (HO30) however it is a rendered version with a parapet which largely conceals its hip roof.

Within the Lawrence Street Precinct (HO48), there is a pair of late 1930s brick houses at 167 and 169 Lawrence Street with some Moderne style influence in their horizontal emphasis combined with a broad chimney to the façade.

Among the other late interwar period houses on Beechworth Road, there is a Tudor Revival style example at no. 322 (HO29), two that are indicative of the Spanish Mission/Mediterranean at nos 183 (HO17) and 187 (HO19), and others which are less stylistically pronounced that are nonetheless indicative of the 1930s such as those at no. 185 (HO18), no. 204 (HO20), no. 206 (HO21), no. 208 (HO22) and no. 209 (HO23).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *Eames Residence (former)* at 332 Beechworth Road, Wodonga, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with controls for external paint and the front fence.

The extent of the heritage overlay should include the parcel of land on which the house is located (Lot 1/TP87920).



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

REFERENCES

Border Mail, 17 January 2017

Certificate of title, vol. 7256, folio 016

Oral history by Ethel Elkington, Wodonga Historical Society 2020

Wodonga Municipal Rates Record courtesy of Wodonga Historical Society, 2020