RESIDENCE & TWO PALMS

ADDRESS: 37 Church Street, Wodonga

STUDY No.: 2B HO No.: ..... HERMES No.: 206306

DATE: 1905-06

CONDITION: Good

INTEGRITY: Good



Façade (Biosis, February 2020)

STATEMENT OF SIGNIFICANCE

What is significant?

The residence, built 1905-06 for Donald Morrison Staveley, and the two mature Canary Island date palms (*Phoenix canariensis)* at 37 Church Street, Wodonga are significant.

The significant elements of the house are the form; hip roof with front gable end (with bargeboards and louvred vent) and corrugated metal cladding, brick chimneys; shiplapped boards; offset return verandah with bullnose roof, cast iron columns, brackets and frieze; front door with decorative glass to surrounding lights; double hung sash windows; and pressed metal decorative window hoods with imbrication pattern to the side elevations.

The timber picket fence, whilst not original is sympathetic, and spacious garden setting complements the significance of the place.

The non-significant elements are the concrete deck to the front verandah, hard paving, garage, undercover area, rear additions, swimming pool and decking.

How is it significant?

The residence and two palms at 37 Church Street, Wodonga is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

The timber house is of historical significance as a remnant in the central part of Wodonga of the residential development of the township during the early 20th century, when it continued to progress from its late 19th century inception due to the ongoing activity as a crossing place. (Criterion A)

The timber house is of aesthetic significance as an intact and fine example of relatively elaborate early 20th century house in the Victorian Survival mode. Elements of note include the gable end with decorative bargeboards, offset verandah with cast iron frieze and unusual square timber columns, windows with pressed metal hoods, and the deep landscape setting with terraced lawns and two Canary Island date palms framing views of the house. (Criterion E)

PHYSICAL DESCRIPTION

The timber house is visible from the public domain but is set back approximately 40 metres from the front boundary, which is defined by a low timber picket fence (not original, but sympathetic) with central vehicular gates.



(RBA, June 2024)

Two well-established Canary Island date palms (*Phoenix canariensis)* frame views of the house/are located either side of the street entrance. Behind the trees are a gable roof garage to the south side and an undercover area to the north side with a hipped and gabled roof.

The terrain is undulating/terraced with a central concrete path with stairs, with flanking areas of lawn and garden beds with a hard paved area to the front.



(RBA, June 2024)

The Victorian Survival style house has an asymmetrical form with a hipped roof and a front gable end to the projecting bay which has ornate barge boards and a projecting skirt with a louvred vent and clad in sheeting. The roof cladding is modern corrugated sheet metal, unpainted but in keeping with the original cladding. There are two overpainted brick chimneys.



Metal window hood with imbrication (Biosis, February 2020)

The walls are clad in shiplapped boards. The offset return verandah has a bullnose roof profile and features decorative cast iron brackets and frieze supported on square, fluted timber columns; the deck is painted concrete.

The front door features stained glass sidelights and a toplight and a modern wire security door. The windows are all timber-framed, double hung sashes, with those to the projecting bay and side elevations have pressed metal decorative window hoods with imbrication pattern (scale-like).

There are additions to the rear and eastern side including a pergola, shed, swimming pool and decking.

HISTORIC THEME

6.5 Living in country towns

6.7 Making homes for Victorians

HISTORY

The subject site originally formed part of Crown Allotment 5, section I, which had an area of a half acre and was acquired by E Haley in June 1858. Halley also acquired the adjoining allotment to the south (no. 6). Initially these allotments extended through to Bank Street to the west and the street was named Hume Street (Wodonga Township plan W308-S4).

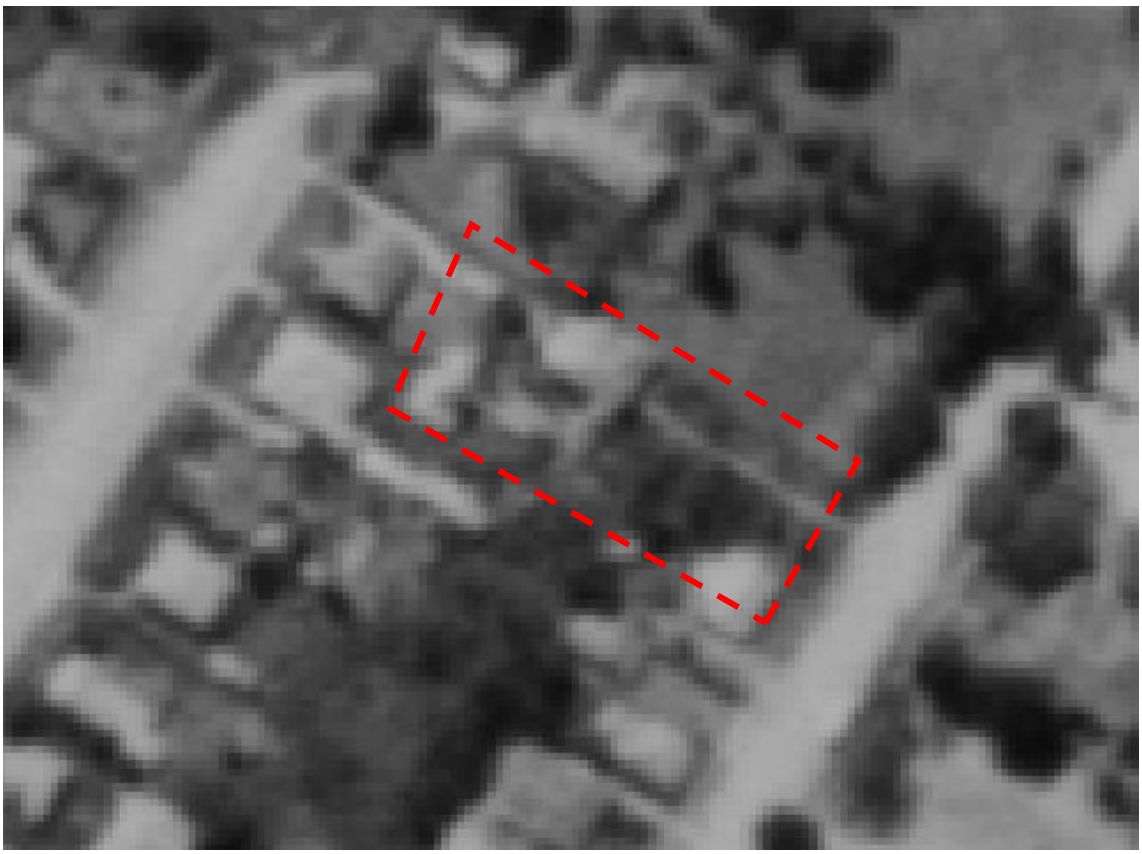
During 1900 and 1901, a shed or store was identified on part of the site and again in 1904-05. At this time, the ownership changed multiple times before it was acquired during 1905-06 by Donald Morrison Staveley, for whom the extant timber residence was built. Staveley occupied the house for at least four years. Staveley was a local draper who rented a premises, onwed by the Railway Commissioners/Department, on railway reserve/Sydney Street (Rate books).

In 1947, Mrs Irene Adelaide McVean appears to have purchased the property, then 37 Hume Street but renamed Church Street about 1950, according to electoral rolls and a 1947 notice in the paper noting her residence (*Corryong Courier,* 19 June 1947, p2). McVean lived there until at least 1967 (Electoral rolls).



Parish Plan of Wodonga Township with the original parcel of land associated with the site highlighted (Wodonga Township Plan, PROV)

The site had been subdivided (or built upon) to the rear/west by 1963 as indicated in the following aerial.



Aerial, 5 November 1963 with subject site highlighted (CAD8, run2, frame 269, Geosciences)

COMPARISON

Few residences from the Federation period have been included in the Schedule to the Heritage Overlay. The subject house is indicative of the Victorian Survival mode, usually built during the first decade of the 20th century. Examples of this style largely retain the appearance of one built during the late 19th century (that is, the Victorian period), however there are usually some elements which indicate the later construction date – in this case, the pressed metal hoods and the design of the cast iron frieze.

Bailabbe, at 232 Beechworth Rd, Wodonga (HO24) bears some comparison as it too is indicative of the Victorian Survival style and is also clad in shiplapped boards with cast iron detailing to the verandah. It however has a symmetrical façade with a hip roof that lacks a gable end.

A group of three adjacent timber houses from the Federation period at 241, 243, 245 Beechworth Road (HO26, 27, 28) have prominent gambrel roofs and exposed rafter ends typical of the period but with symmetrical facades more typical of the late 19th century rather than asymmetrical massing with an off-centre gable end.

A few houses date to the Federation period within the Lawrence Street Precinct (HO48). The house at 151 Lawrence Street is similarly asymmetrically massed but is more broadly reflective of the Queen Anne style, whereas others are also indicative of the Victorian Survival style but with symmetrical façades (e.g. 5 Ethel Street, 152 Lawrence Street).

The grandest house of the period – *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233) – is a much larger masonry building with a symmetrical façade featuring paired cast iron columns and so not directly comparable.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the residence and the two Canary Island date palms at 37 Church Street, Wodonga are included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint and tree controls.

The extent of the heritage overlay should include the parcel of land (Lot 1/TP856373) on which they are located as outlined below.



Recommended extent of the Heritage Overlay outlined
(Source: Nearmap, June 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	Y
Internal Alteration Controls Apply?	N
Tree Controls Apply?	Y **-** 2 x Canary Island date palms (*Phoenix canariensis)*
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

Electoral Rolls, 1954 and 1967

Rate books (Wodonga & District Historical Society)

Wodonga & District Historical Society Facebook page

Wodonga Township plan W308-S4