ROCKY POINT

ADDRESS: 206 Margerys Road, Barnawartha North

STUDY No.: 2C HO No.: ..... HERMES No.: 27662

DATE: Circa 1910

CONDITION: Good

INTEGRITY: Good



Original section (Biosis, 2021)

STATEMENT OF SIGNIFICANCE

What is significant?

Rocky Point at 206 Margerys Road, Barnawartha North is significant. It was built for the Margery family during the Federation period. The original section of the house and the two Canary Island date palms (*Phoenix canariensis*) to the front are significant.

The significant elements of the homestead are the asymmetric form, hipped roof clad in corrugated sheet metal, two chimneys, gable end with roughcast finish and battening, cornice with brackets and roughcast render, red brick walls in Flemish bond, voussoirs (tuckpointed and with a wash), corner verandah with bullnose roof supported on cast iron columns with a frieze, entry with decorative glass to the entry door, side light and transom lights, and double hung timber sash windows (with stained glass to the projecting bay).

The non-significant items included the concrete deck to the verandah, 2020 additions to the south (link and garage), fencing, red brick paving and outbuildings.

How is it significant?

Rocky Point at 206 Margerys Road, Barnawartha North is of historical and aesthetic significance to the City of Wodonga.

Why is it significant?

Rocky Point is historically significant as an early 20th century homestead of a prominent local family associated with the incipient viticultural industry in Wodonga. It was home to the Margery family for over 100 years and reflects the period of relative prosperity when Wodonga was experiencing growth and consolidation of its agricultural and pastoral base. As urban development expands around Wodonga, it is a reminder of the former rural character of this part of the municipality. (Criterion A)

Rocky Point is aesthetically significant as fine and intact example of a transitional mode of design of the turn of the 20th century, combining elements associated with both the Victorian and Federation period, and an uncommon example of its type. It is distinguished by the rising sun battening to the gable end, Flemish bond brickwork, and decorative glass, both the stained glass to the highlights of the projecting bay and floral motifs typical of the Art Nouveau influence at the entry. The two Canary Island date palms to the front of the house complement the house and are evocative of early 20th century planting regimes. (Criterion E)

PHYSICAL DESCRIPTION

The single storey house is indicative of a transitional mode as it has detailing commonly associated with both the Victorian and Federation periods. The house set in a fenced yard well back from Margerys Road and two Canary Island date palms (*Phoenix canariensis*), dating to the early part of the 20th century, essentially frame its façade.

The house has a hipped roof clad in continuous corrugated sheet metal punctuated by two tall, overpainted brick chimneys with banding and a corbelled cap. At the north end of the asymmetric façade is a projecting bay with a gable end with an arched batten (rising sun motif). Both the gable end and bracketed cornice have a roughcast render finish, popular during the early 20th century. The red brick walls are laid in Flemish bond (alternating headers and stretchers) with tuckpointed voussoirs and brickwork with a wash to the slightly cambered arches.

The corner verandah has a bullnose roof supported on fluted cast iron columns with a cast iron frieze. The concrete deck however is not original. There is also a matching verandah to the north elevation.

The windows and glazing are indicative of the early 20th century. The entry has two panelled door, panelled side light and transom lights. The decorative glazing with leadlight and stained glass with floral motifs typical of the Art Nouveau influence indicative of the. There is also green stained to highlights of projecting bay. The windows are timber-framed double hung sashes with an elongated paired types to projecting bay.



(RBA, June 2024)

The outbuildings date to the late 20th century onwards.

HISTORIC THEMES

4.3 Grazing and raising livestock

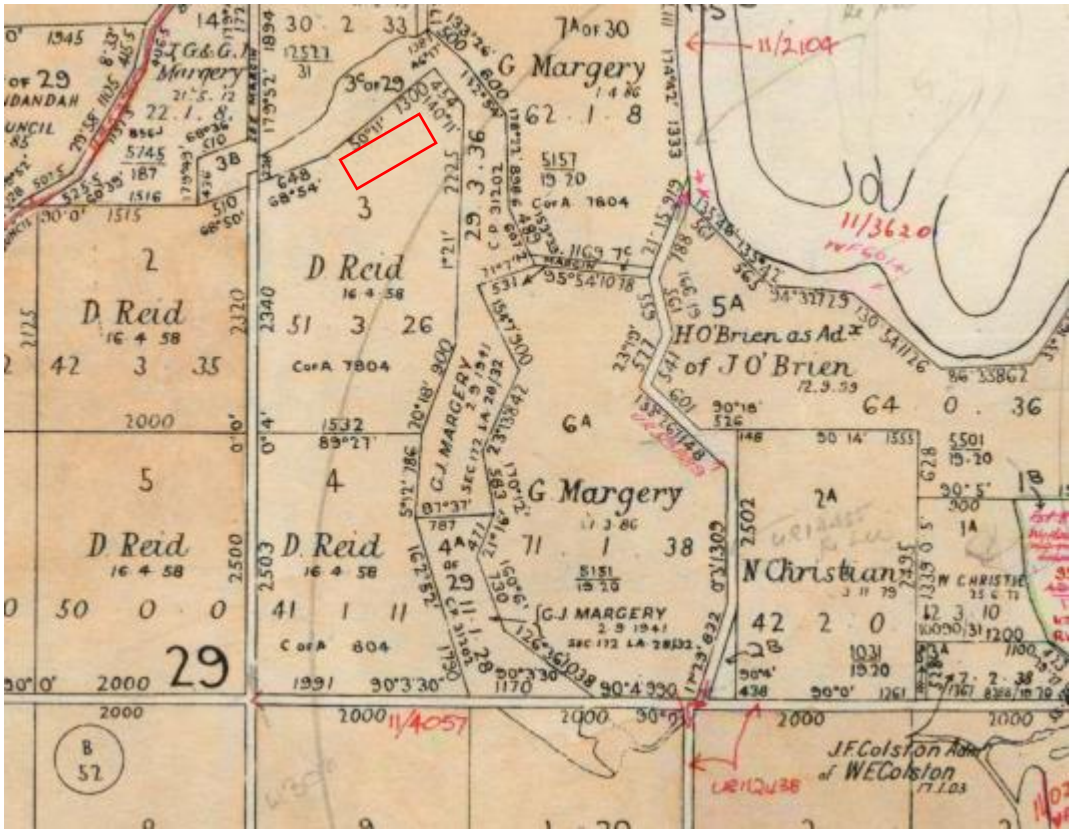
4.4 Farming

6.7 Making homes for Victorians

HISTORY

The subject site is located on Crown Allotment 3, section 29, Parish of Barnawartha initially comprising nearly 52 acres (Barnawartha North Parish Plan 2001), which was acquired by D Reid in April 1858.

The Crown Allotment was originally leased, and later owned, by frontier settler David Reid whose pastoral portfolio also included the majority of Barnawartha during the 1850s. Reid was the occupant and builder of the mid-colonial era homestead 'The Hermitage' in Barnawartha. Reid wrote extensively on his involvement in frontier violence against Aboriginal people during the 1850s, including in Barnawartha. Later he was appointed to the legislative assembly.



Parish Plan with subject site highlighted (Barnawartha North Parish Plan 2001)

Between 1860s - 1880s Gideon (Snr) Margery purchased Crown Allotment 3, section 29 from Reid in addition to Crown Allotments 2-11 (but not 10), as well as section 30, 31. On these properties, Margery established 55 acres of vines and approximately 481 acres of grazing land. Gideon and his wife, Emma resided on Crown Allotment 3 section 29 in a weatherboard home (57/706 Gideon Margery: Grant of Probate 1895). Their homestead was called *Rocky Point* and included outbuildings, a cellar and four acres of vineyard of which remnants still exist east of the present-day brick home ('Family Notices', 1893).

The Margerys were known locally as sympathisers of the Kelly Gang. The couple provided a haven for the members, hiding their horses on a horseshoe bend in the nearby Murray River. The Margerys were also believed to have accompanied the Kelly Gang to New South Wales to steal horses for the purpose of on-selling them to Chiltern miners (Randell & Pennay 2004). In 1885 the couple hosted their third daughter Amelia's wedding party, however, in this article the property is called 'Moorwatha Farm' on Dry Creek ('Barnawartha', 1885, pp. 21). Into the 1890s, historical records show Gideon (Snr) and Emma of *Rocky Point* on Dry Creek ('Family Notices', 1893, pp. 40). Emma and Gideon died at *Rocky Point* in 1893 and 1895 respectively. It was probably shortly after that the firm 'Margery Bros. Rocky Point Vineyard' was established when Gideon's estate was bequeathed to his sons (197/505 George Margery: Grant of Administration 1924). It is unclear whether Moorwatha Farm became *Rocky Point*, however, the historical records suggests this to be the case ('Announcements', 1885, 57/706 Gideon Margery: Grant of Probate 1895).

In October 1904 Gideon (Jnr) Margery married Pauline Klinge and in 1905, the pair started their family ('Orange Blossoms', 1904, pp. 3). The children: Thelma, William and Elmore (known as Tom) were born at the property in 1905, 1908 and 1910.

In 1924 George Margery died, leaving a widow and no children ('Barnawartha', 1924). His Will describes the property as comprising a 6-roomed brick home (the homestead present today), 4-roomed weatherboard home (possibly the earlier homestead), cellar sheds, usual farm outbuildings, 300 acres cleared for plough and 20 acres of vineyard – a significant decrease in vineyard acreage when compared to 30 years earlier (197/505 George Margery: Grant of Administration 1924). This could perhaps be the result of Phylloxera – a small yellow insect, similar to an aphid which feeds on the roots and leaves of vines. Phylloxera effected properties throughout the district at the turn of the century into the 1910s.

The site is first denoted on the following plan from 1933.



(Australian Selection map, War Office, 1933)

The 1938 Electoral Roll of Barnawartha and Barnawartha North lists a 76-year-old Gideon James Margery and Pauline, their son William (farmer), son Gideon Elmore (labourer) and Benjamin Margery (farmer) as the occupants of the property. Eleven years later, the 1949 Electoral Roll lists Paulina and her son William, as well as William's children Amelia, Colin Keith (12 years old) and Rita Margery as the occupants of the property (Randell & Pennay 2004, p1).

In April 2022, the *Border Mail* celebrated the 70-year wedding anniversary of Colin Margery and his wife and farmer, Irene. According to the article that pair farmed together at *Rocky Point* where together they overcame many challenges. The article provides a first-hand account of farming life at *Rocky Point* during the 20th century, including two bushfires, several floods, and the abundance of tiger snakes present along the river systems of Wodonga (Greenway 2022).



Thelma and Gideon Elmore reputedly outside Pauline's parents' home in West Wodonga, circa 1910 (Haeusler, 1910)

The following aerial from 1969 shows the two date palms as established specimens and that there had been a garage in a similar location to the extant one. None of the outbuildings in the vicinity of the house, however the gable roof building with concrete block walls and timber to the gable ends is evident further east. It was likely built during the mid-20th century and whilst set back some distance from the road, appears to be in poor condition.



Aerial, 14 July 1969 with two palms evident (CACD7501, Frame 8152, Geoscience Australia)

As of 2020, members of the Margery family continued to own and occupy the site.

The southern wing and link were constructed during the first half of 2020 (Nearmap).

COMPARISON

There is no ready comparator among the few residences from the Federation period that have been included in the Schedule to the Heritage Overlay. They are either grander or more modest examples.

The premier example from this period – *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233) – is a larger, masonry building with an elongated symmetrical façade although it has some similar elements - a cast iron verandah albeit with paired columns - and a gable, though is smaller and centrally located.

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

Within the Lawrence Street Precinct (HO48), a few houses date to the Federation period however are often indicative of the Victorian Survival style (e.g. 5 Ethel Street, 152 Lawrence Street), with only the house at 151 Lawrence Street similarly having asymmetrical massing.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the *Rocky Point* Homestead at 206 Margerys Road, Barnawartha Road, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the heritage overlay should include the brick house and two palms contained within 38\PS526300 with a nominal curtilage of 20 metres to the front and 10 metres to the sides and rear as indicated below.



(Nearmap, 10 December 2023)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	N
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

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ADDITIONAL IMAGES



Façade/west elevation (Biosis, 2021)



Rocky Point sign (Biosis, 2021)



Front entry with stained glass (Biosis, 2021)