MILTON

ADDRESS: 77 William Street, Wodonga

STUDY No.: 2C HO No.: ..... HERMES No.: 27975

DATE: circa 1900

CONDITION: Good

INTEGRITY: Good to Fair



(Wodonga City Council, November 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

Milton at 77 William Street, Wodonga, built circa 1900 is significant. The significant elements are the symmetrical form, hip roof and corrugated roof cladding, two brick chimneys; original extent of the verandah (north and east arms) with hipped profile, central front door with sidelights and toplight; and timber double hung sash windows.

The non-significant elements are the front verandah deck and supports (timber posts and brick pedestals), southern arm of the verandah, front brick fence and gate, rear brick addition (wider section behind verandah), as well as the garage and other sheds.

How is it significant?

Milton at 77 William Street, Wodonga is of local historical and representative significance to the City of Wodonga.

Why is it significant?

Milton is of local historical significance as a reminder of Wodonga's early urban expansion circa 1900 as part of Gordon & Gordon's The Wodonga Estate established during the 1880s. Gordon & Gordon were a locally renowned family of architects and surveyors, who were responsible for numerous significant buildings in the city and surrounds. The house is of some prominence in the estate, being one of the larger and earliest homes and a marker of the south-western edge of urban development in the township for about half a century. (Criterion A)

Milton is of representative significance as being a largely intact example of a circa 1900 (late Victorian/early Federation period) brick villa of which there are few such surviving. The symmetrical façade, garden bond brickwork, and prominent paired chimneys are highly evocative of its type, albeit with some 20th century modifications to the verandah (supports and deck). (Criterion D)

PHYSICAL DESCRIPTION

The house at 77 William Street is widely visible from the public domain. To the front boundary is low, red brick fence with piers and a rendered plinth and a central pedestrian metal gate, typical of the mid-20th century. The front garden includes areas of lawn and some perimeter planting with a concrete driveway to the north side.



South-east corner (Wodonga City Council, November 2024)

The circa 1900 (late Victorian/early Federation period) villa has a symmetrical façade with a hipped roof clad in unpainted corrugated metal sheeting in traditional sheet sizes and has two brick chimneys to the ridges with corbelled caps and banding. The brickwork is laid in garden bond (five rows of stretchers to one row of headers).

A wide, wrap around verandah with a skillion profile roof extends along both side elevations to projecting wings. The deck is concrete with square timber posts above a brick pedestal, a format suggestive of the interwar period, however possibly a later alteration. There is no decorative frieze or brackets as might be expected for a circa 1900 house.

The central front door is four panelled with sidelights (some with coloured glass) and a toplight. It is flanked by timber, double hung sash windows with projecting sills and segmental arched lintels.

The building has been widened and enlarged to the rear with detailing similar to the original section, attached to which is another lightweight non-original section. There is a late 20th century garage with a skillion roof, brick façade with a wide sliding door, and is metal clad otherwise to the north-west corner. Another small modern shed is located in the south-west corner.



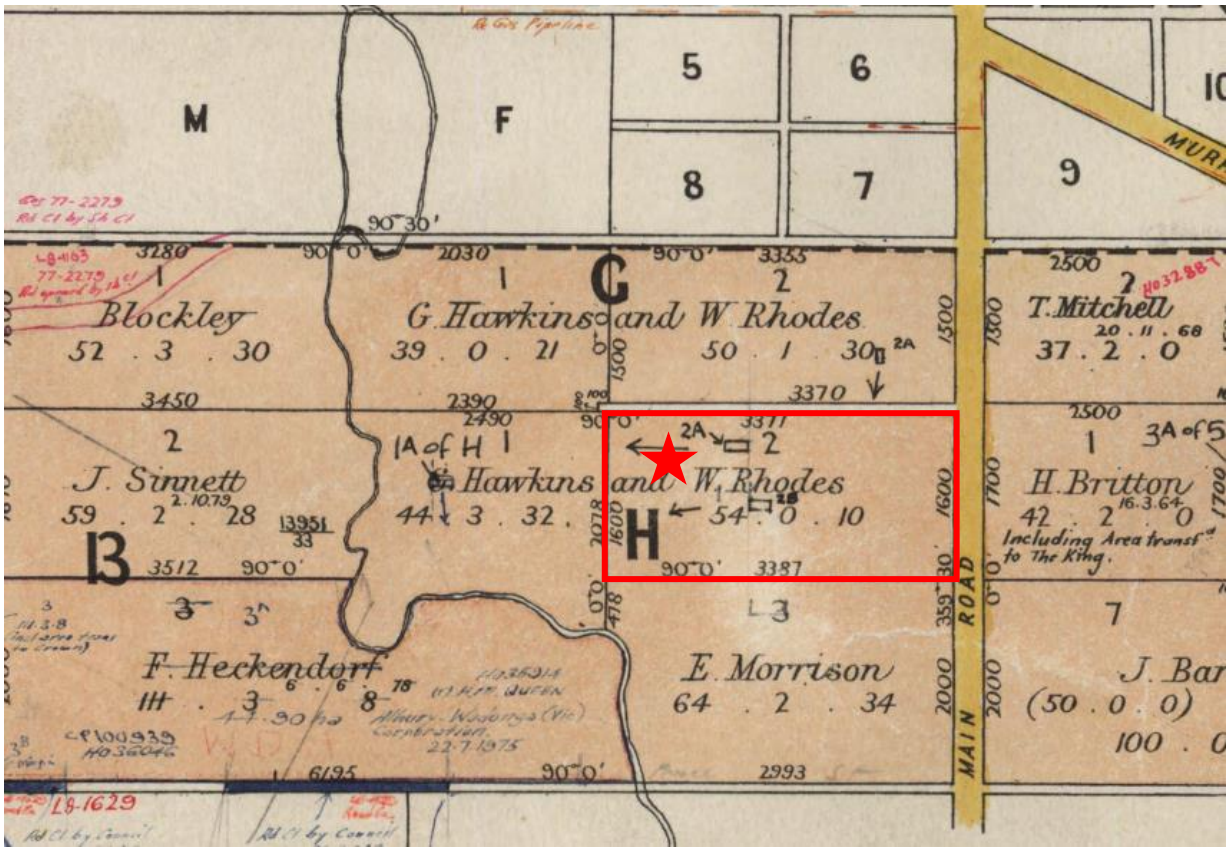
North-east corner, with rear addition evident at end of verandah (Wodonga City Council, November 2024)

HISTORIC THEMES

6.5 Living in country towns

HISTORY

The house at 77 William Street is located on Crown Allotment 2, Section H in the Parish of Wodonga. This allotment initially consisted of about 54 acres and was purchased by George Hawkins and William Rhodes in 1857, along with the adjoining CA1 to the east and the two to the north, CA1 and 2 in Section G (Wodonga Parish Plan 1877). These extensive holdings were bounded to the west by House Creek and the east by High Street (later Beechworth Road), equating to 189 acres.



Wodonga Parish Plan, with boundaries of CA2 outlined and approximate location of subject site starred (Department of Lands and Survey 1957)

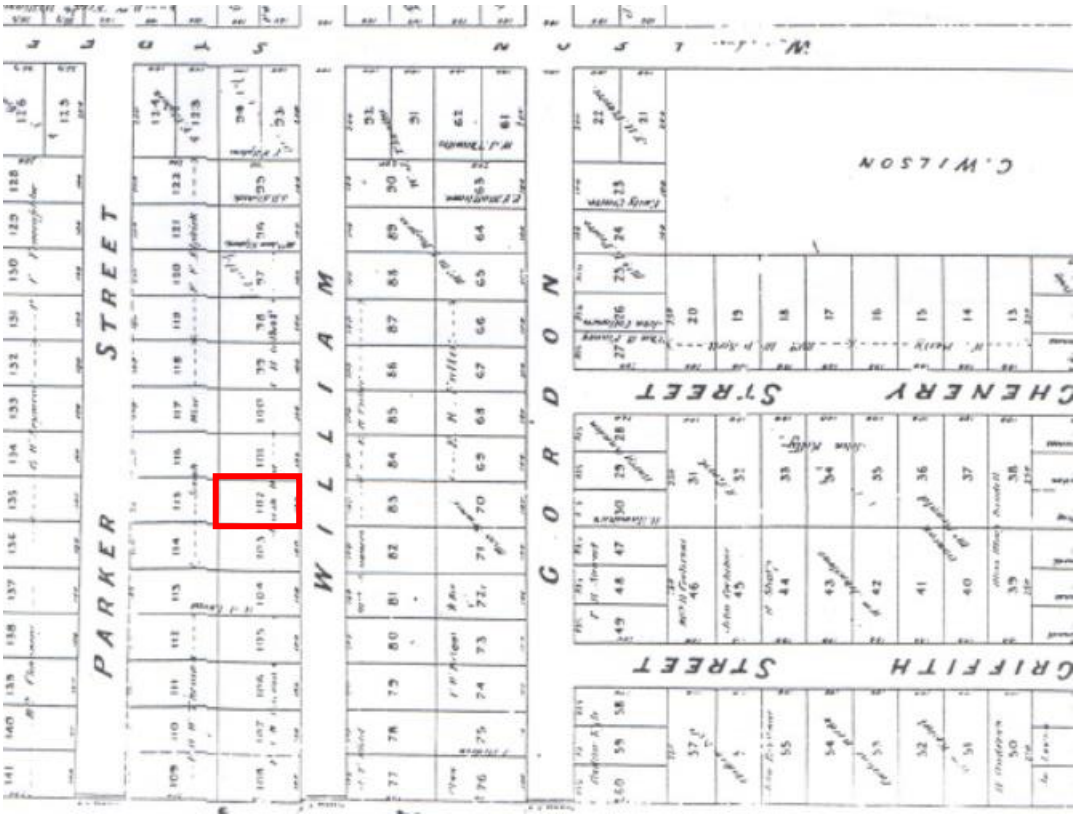
By 1882, the entire estate, as well as 200 acres of other land, was in William Rhodes's name, the year he died and when it was inherited by his wife Sarah. At the time, the land in Sections G and H was being leased to a fruit orchard farmer though soon after Sarah sold them (25/280 William Rhodes: Grant of Probate 1883). The sale took place in 1883, with land advertised at £4 per acre ('Sale of the Wodonga Estate', 1890). The entire estate was acquired by the Gordon family, who were a renowned family of architects and surveyors - Gordon & Gordon – being responsible for some of the most celebrated buildings in the Wodonga area, including St Patrick's Church and the de Kerilleau homestead.

The Gordons commenced making improvements to the land in preparation for a planned subdivision. They cleared parts of trees and shrubs, slowly established streets, and made general improvements to the land - works described later at the subdivision sale as 'turning wilderness into paradise' ('Sale of the Wodonga Estate', 1890).

From 1880 to 1912, Wodonga's population doubled, increasing demand for housing (Wiltshire 2021). In 1890, in the midst of this growth phase, the Gordon family advertised the sale of 234

Crown Allotments within 'The Wodonga Estate' which hitherto was the largest subdivision in Wodonga's history. 'The Estate' included present-day Auburn, Blockley, Charles, Chenery, Gordon, Griffith, High (now Beechworth Road), King, Parker, Vermont, William and Wilson Streets (Wiltshire 2021). Allotments, a quarter-acre in area, ranged in price from £13 to £44 for Beechworth Road frontages ('Sale of the Wodonga Estate', 1890). Allotments were advertised based on land type, i.e. planted orchards, planted residential, garden areas, farming and grazing, and could be paid over monthly instalments ('Advertising', 1892, 'Advertising', 1890).

William Street was named after a Gordon family member ('Gordon Family Orchard Bell', 1856). The streets of the Estate remained private and outside the responsibility of the local government until at least 1901, despite petitions to Council from rate payers ('Wodonga Police Court', 1901, 'Wodonga Shire Council', 1900). Also, according to local historian Uta Wiltshire, Blockley became Brockley 'without explanation' (Wiltshire 2021).



Plan of Wodonga Estate, with the subject site highlighted (Freeman Randel, 'Thematic Environmental History', p35)

The subject house is thought to be among one of the first homes built within 'The Wodonga Estate' either during the late 1890s or early 1900s (unfortunately no early rates records are available and there was a Common Law title until 1993, TP1240M). While the names of both the original owner of Lot 102 and designer/builder remain unknown of the extant house, it is possible that the residence was designed by Gordon & Gordon.

In 1916 Isabella (nee Cameron) with her husband John Cole purchased the property at 77 William Street. The couple resided there with two of their adult children and by 1929, at the time of Isabella's death, it was being referred to as *Milton*. The property remained with the Coles' until 1942 when their son William sold it to the Kelly family ('Obituary', 1929, Randell & Pennay 2004).

According to Kelly family member Doreen Kelly, her family's home was the only house in this section of William Street when her parents purchased the property (in 1916). The 1933 map (refer below) supports this claim as only one structure on William Street south of Wilson Street is indicated nearly 20 years later, as well as the lack of development in the southern end of the Wodonga Estate in particular.



77 William Street, circled, as depicted in 1933 (Australian Survey Map, War Office)

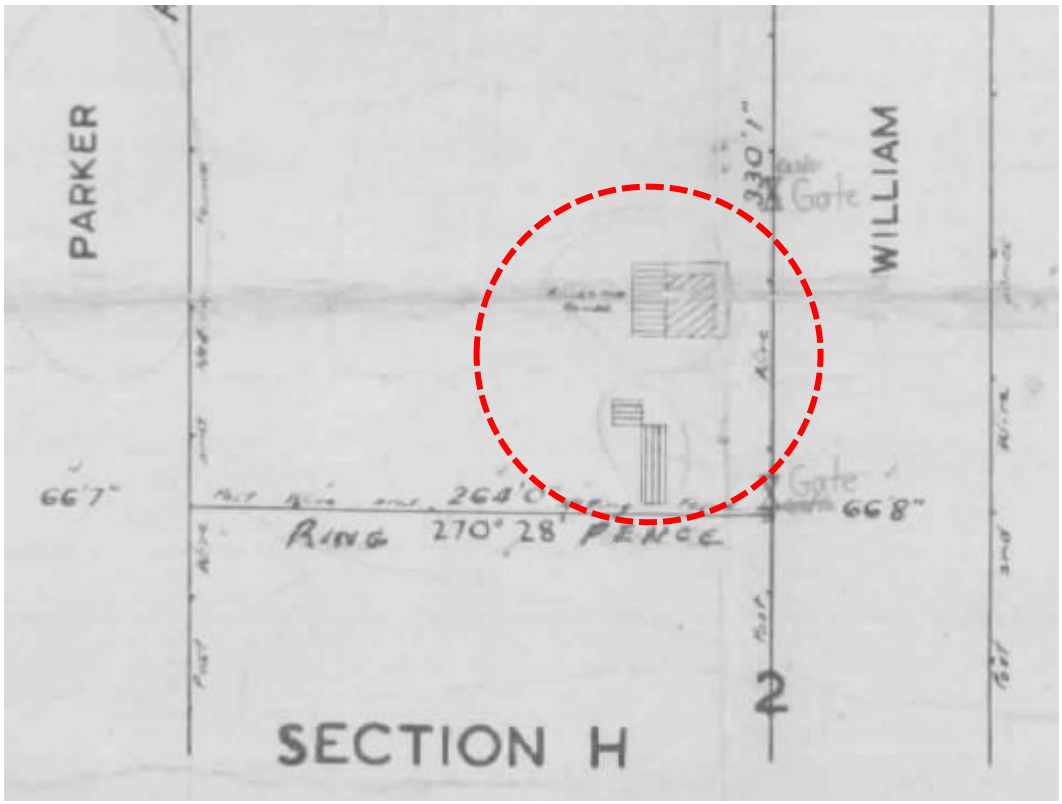
The stand-alone home was a legacy of a Gordon and Gordon bulk purchase incentive, whereby buyers received discounts if they purchased eight adjoining allotments (Randell & Pennay 2004).

The following 1948 aerial shows the continuing lack of development in the vicinity with the subject site being the only house on the west side of William Street and the road petering out beyond it.



1948 aerial, showing the relative lack of development in the area (Albury 782D2, RAAF)

A plan from 1952 (following) shows the footprint of the house at that time. It reveals that the verandah extended only to the front and north side (that is, not to the south) and that the rear wing was timber (straight hatch). There were also two timber outbuildings to its south, possibly associated with the house.



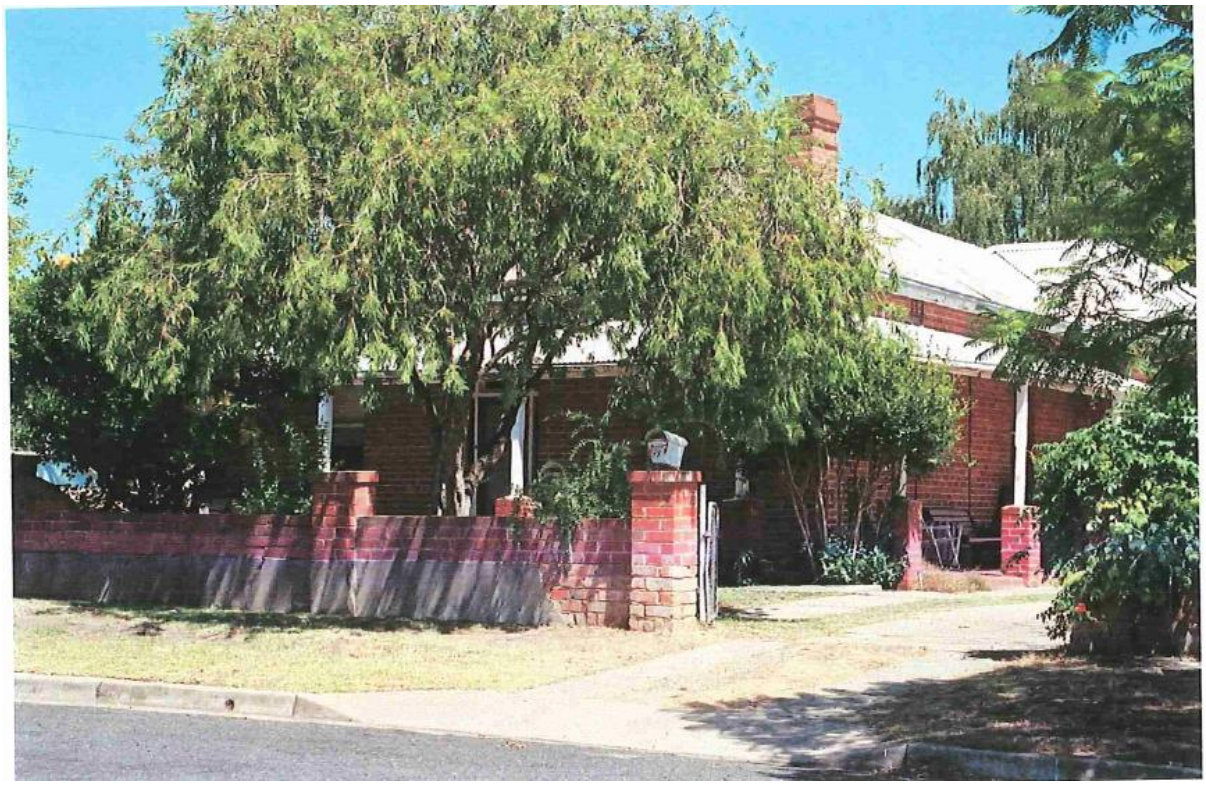
1952 diagram of the house with a smaller verandah and associated outbuildings (AP51993, Lassispear)

By 1963, some 15 years after the earlier aerial, most of the nearby allotments had been developed.



1963 aerial with subject place indicated (CAD8, Run 2, Frame 269, Geoscience Australia)

The following photograph from 2004 shows the building essentially as it remains however largely obscured from the public realm.



Milton in 2004 (Randell & Pennay, 2004)

COMPARISON

To date only a few late 19th or early 20th century residences have been included in the Schedule to the Heritage Overlay.

Those that are currently protected by an individual heritage overlay from the Victorian period tend to be either grander – e.g. HO1 (Cambourne) HO3 (De Kerilleau Homestead) and HO14 (Glen Avon Homestead and Barn) or more humble/vernacular construction. Examples of the later are HO12 (Brick Cottage, Cookinburra Rd, Barnawartha North) and HO49 (Stenzel Cottage, 665 Kiewa Valley Hwy, Baranduda) - so of different types.

Only the Brick Residence at 10 Stanley St, Wodonga (HO11) is of a similar ilk or scale however has an asymmetric configuration with a faceted projecting bay and offset verandah. There are also some weatherboard/timber examples such as the group of three adjacent timber houses from the Federation period at 241, 243, 245 Beechworth Road (HO26, 27, 28), which have prominent gambrel roofs and exposed rafter ends typical of the early 20th century. Whilst their façades are also symmetrical, their verandahs have bullnose profile rather than hipped as at the subject site.

Within the Lawrence Street Precinct (HO48), there are a few buildings from the turn of the century of a similar scale or with a symmetrical façade. One brick example however is more altered brick (152 Lawrence Street) and others are generally weatherboard examples, either more modest and/or less intact (140 and 153 Lawrence Street, 5 Ethel Street).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Milton* at 77 William Street, Wodonga, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the heritage overlay should include the parcel of land (Lot 1/ TP1240) on which the house is located as outlined below.



(Nearmap, 22 June 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	N
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

25/280 William Rhodes: Grant of probate 1883, https://prov.vic.gov.au/archive/224C4195-F1DD-11E9-AE98-9FF020E5030F/about.

'Advertising', 1890, *Wodonga and Towong Sentinel*, http://nla.gov.au/nla.news-article69562742.

'Advertising', 1892., *Albury Banner and Wodonga Express*, http://nla.gov.au/nla.news-article254493331.

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

'Obituary', 1929, *Wodonga and Towong Sentinel,* http://nla.gov.au/nla.news-article69603401.

Randell F & Pennay B 2004. *City of Wodonga Heritage Study Stage 1*, WODONGA CITY COUNCIL.

'Sale of the Wodonga Estate', 1890., *Wodonga and Towong Sentinel (Vic. : 1885 - 1954)*, http://nla.gov.au/nla.news-article69562808.

TP1240M (Landata)

Wiltshire U 2021. 'Wodonga's family development', *Border Mail*, https://www.bordermail.com.au/story/7488756/wodongas-family-development-then-and-now/.

'Wodonga', 1882, *The Argus*, http://nla.gov.au/nla.news-article11560436.

'Wodonga Police Court', 1901., *Wodonga and Towong Sentinel*, http://nla.gov.au/nla.news-article69568058.

'Wodonga Shire Council', 1900, *Wodonga and Towong Sentinel,* http://nla.gov.au/nla.news-article69567402.

'Wodonga Warden's Court', 1882, *The Albury Banner and Wodonga Express*, http://nla.gov.au/nla.news-article254549118.