EDEN MEADOW

2502 Beechworth-Wodonga Road, Leneva

STUDY No.: 2B HO No.: ..... HERMES No.: 27421 (Stage 1) and 206344 (Stage 2)

DATE: circa 1910

CONDITION: Good

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

Eden Meadow at 2502 Beechworth-Wodonga Road, Leneva is significant being comprised of the homestead, erected circa 1910. The significant elements of the house are the form, hipped roof clad corrugated sheet metal, roughcast finish to the gablet, brick chimneys, front door and decorative glass to the sidelights and toplight and side entry, and timber sash windows with brick arches, and timber posts to the verandah.

All other elements are not significant including the two Canary Island palm trees (*Phoenix canariensis*) to the front of the house.

How is it significant?

Eden Meadow at 2502 Beechworth-Wodonga Road, Leneva is historical and representative significance to the City of Wodonga.

Why is it significant?

Eden Meadow is of historical significance as representing an early 20th century farmhouse of which there are few surviving examples and for its association with the Boyes' who were a prominent and one of the first farming families within the Levena valley. (Criterion A)

Eden Meadow is of representative significance as being a largely intact early 20th century rural homestead which is indicative of the Federation period in its form (including a gablet) and materiality (red brick, rough cast finish, decorative glass) however with some remnant elements typical of the Victorian period (configuration of the double hung sash windows). (Criterion D)

PHYSICAL DESCRIPTION

Eden Meadow is a Federation period (early 1900s) residence set close to the road with a steep pitched hipped roof, clad in corrugated metal sheeting (in traditional sized sheets but rusted) featuring a front gablet with roughcast finish and two tall brick chimneys with corbelled caps and banding. The walls are red brick walls laid in stretcher bond suggesting cavity wall construction.

The façade is symmetrical with a skillion roofed return verandah supported by timber posts with a varying profile (with some chamfered sections) and a low base on a concrete deck.

The central entry door features panelled sidelights and a toplight with decorative glass (leadlight and stained glass). It is flanked on each side by a double hung timber sash windows with rendered sills and brick arched lintels. The side entry from the east side of the verandah has similar decorative glass (realestate).



House with planting (RBA, June 2024)

The house is set within a garden which includes an established evergreen and two recently planted (since 2008) Canary Island date palms (*Phoenix canariensis*), on either side of the concrete garden path. The front perimeter is defined by a steel pipe and cyclone wire fence.

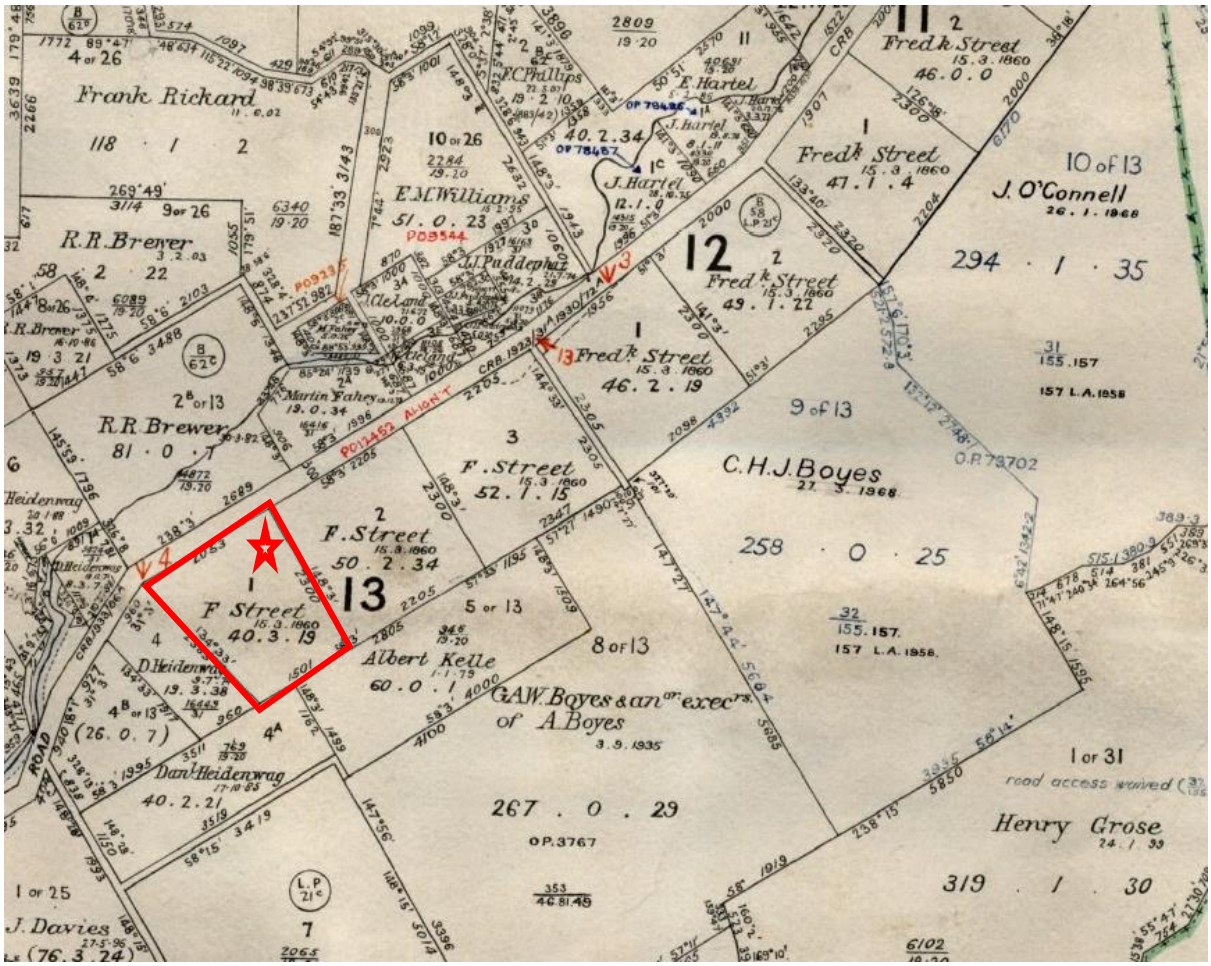
HISTORIC THEMES

4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

The subject site formed part of Allotment 1, Section 13, purchased by Frederick Street in March 1860 and consisted of nearly 41 acres (Baranduda Parish plan). it was one of several allotments Street acquired I the area.



Baranduda Parish Plan B62(4), with the original CA1 highlighted and the approximate location of the subject site

According to an oral history provided by Valerie Proctor (nee Boyes) refers to *Eden Meadow* as being owned by Alfred 'Alfie' Boyes. The house would have been constructed was likely constructed about 1910

Yorkshire emigrants, John and Sarah Boyes and family arrived at the goldfields in Beechworth in 1864 before selecting land in Leneva, or "Middle Creek" as it was called at that time. John established a successful farm, primarily cattle and sheep grazing and extended his original 'Violet Grange' property in 1888 (Goyne, 2008). Alfred Boyes was one of the descendants of John and Sarah Boyes who continued to own and farm land within the Leneva Valley (Goyne 2010).

The construction date of the house has not been determined but stylistically it is indicative of the Federation period with its gambrel roof, glazing to the front doors, and stained glass.

Alfred died in October 1934 and his obituary was as follows:

> After an illness extending over a few days, Mr. Alfred Boyes, a well-known and highly respected farmer of the Leneva West district, died on Friday. The late Mr. Boyes was born in the Leneva district 64 years ago, and practically the whole of his life was spent in that fertile valley.
>
> When the gold rush to W.A. was at its height the late -Mr. Boyes was attracted there, but like hundreds of others the elusive dwt. soon lost its attraction and he returned home. He was a farmer-not a miner.
>
> Later, he acquired a section of his father's property, and from then on continued to flourish.
>
> Public life never had any attraction for deceased, who was of a reserved disposition. The nearest step in that direction was to accept an appointment to the school committee in his own centre. He leaves a widow, one son (Alfred) and three daughters. Mrs. D. Mortimor, Mrs. E. McGaffin, and Miss Myrtle Boyes (obituary).

The following 1963 aerial shows the existing footprint of the house and indicates that it was clad in sheet metal. Several established trees are evident however and none relate to the current planting circumstance.



Aerial, 2 November 1963 with subject house highlighted (CAD4, Frame 105, Geosciences)

The acquisition by the Albury-Wodonga Development Corporation of numerous rural properties and their original homesteads in the Leneva-Baranduda area in the 1970s lead to the loss of many historic buildings.

The two Canary Island dates palms to the front were planted circa 2000 as they are evident as low specimens in March 2008 (Google street view).

COMPARISON

To date few residences from the Federation period have been included in the Schedule to the Heritage Overlay. Whilst the premier example from this period – *Cambourne* at 2 High Street, Wodonga (HO1/VHR - H233), built circa 1903 - is a much grander with an elongated footprint and a return cast iron verandah, so not a ready comparator.

The other four houses with an individual heritage overlay 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 of a different ilk to *Eden Meadow* and generally timber. A few examples are indicative of the Victorian Survival style (e.g. 5 Ethel Street, 152 Lawrence Street), with another at 151 Lawrence Street having asymmetrical massing and a projecting gable end that is broadly indicative of the Queen Anne style.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Eden Meadow* at 2502 Beechworth-Wodonga Road, Leneva is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme.

The extent of the heritage overlay should include the house as well as a nominal curtilage of about 10 metres them, approximately 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

Goyne, L (2010) *The Leneva Boyes': the early years*

Goyne, L (2008) *Leneva as we remember: memories of a changing farming community within the Rural city of Wodonga in North-east Victoria*

'Obituary', *Wodonga and Towong Sentinel*,12 October 1934, p5

Oral history provided by former Leneva resident Valerie Proctor (nee Boyes)

Realestate images (July 2019) https://www.realestate.com.au/property/2502-beechworth-wodonga-rd-leneva-vic-3691/

Wodonga Historical Society Archives