ALMAVILLE

ADDRESS: 20 Boundary Road, Baranduda

STUDY NUMBER: 2C HERITAGE OVERLAY NUMBER:

DATE: 1919

CONDITION: Unknown

INTEGRITY: Good



Almaville (Biosis, January 2021)

STATEMENT OF SIGNIFICANCE

What is significant?

Almaville at 20 Boundary Road, Baranduda is significant. The significant elements of the house, built in 1919 for Johann Gottfried and Johanna Louisa Schubert, are the massing, roof form and cladding, three brick chimneys, gable ends, red brick walls and return verandah with timber posts and brackets.

The mature Canary Island date palm (*Phoenix canariensis)* to the east of the house is also significant.

The complementary front fence with brick piers and sections of timber pickets may be original and hence significant.

How is it significant?

Almaville at 20 Boundary Road, Baranduda is of local historical and aesthetic significance to the City of Wodonga.

Why is it significant?

Almaville is of historical significance as demonstrating the prosperity of regional parts of the municipality during the early twentieth century as indicated by the commodious scale of the farmhouse. The site also has significance for its long association, for over a century, with the Schubert and Bartel families, among the earliest families established in the Wodonga region and part of the Prussian (German) diaspora, of which the municipality had a relatively high representation during the late 19th century. (Criterion A)

Almaville is aesthetically significant due to it being a substantial, intact and distinctive brick farmhouse/homestead, indicative of the emerging bungalow type. It is distinguished by its scale, complex and picturesque roof with gable ends which extends over the verandah and features large, splayed timber bracket/friezes. The mature Canary Island date palm is a tangible reminder of the use of ornamental palms within early twentieth century Australian gardens. (Criterion E).

PHYSICAL DESCRIPTION

A substantial single storey, sprawling red brick bungalow with a complex roof, mainly hipped with gables and gablets, which is clad in corrugated sheet metal in traditional sheeting size. The roof is pierced by three face brick chimneys with corbelled caps. Visible gable ends are either continuous with the red brick walls or project with battened sheeting.



Aerial showing the complex roof form, location of front fence (arrow) and palm tree (dashed)

A wide wrap around verandah extends around the two main elevations and is supported on timber posts with large, splayed/tapering timber bracket/friezes with circular cut out at the mid-point (between the horizontal and vertical arms).

The openings are not visible.

The house is set in a garden compound with a mature Canary Island date palm (*Phoenix canariensis*) east of the house.

A red brick fence, whose date is not known, extends across the front of the site. It is comprised of piers with rendered caps surmounted by a finial and low brick section with timber pickets above.



2004 image showing front brick fence

HISTORIC THEMES

4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

Almaville (also referred to as 'Alma Ville' and 'AlmaVille') is situated on Crown Allotment 4, Section 22 Parish of Baranduda. The freehold to this large parcel of land, over 153 acres, was acquired by Johann Gottfried Schubert though the Selection Act in May 1882.



Baranduda Parish Plan B62(5), showing approximate location of the subject site, and the land acquired by the Bartel family in the vicinity, as well as another by J G Schubert

The red-brick homestead on the site was built in 1919 by the adult children for their parents, the property's original owners, Johann Gottfried and Johanna Louisa Schubert (nee Bartel).

The Bartel family was an extensively propertied family in Baranduda during the 19th century. They arrived in South Australia during the 1840s and 50s as part of a wave of Prussian settlers who sought to escape ethnic marginalisation and the growing threat of German nationalism. Many of these Prussian families later emigrated to Wodonga and other border towns, a notable phase in Wodonga's history ('Baranduda,' *Victorian Places*, 2015). It was through this South Australian Prussian-diasporic community that Louisa and Johann met, and married in 1869 in Albury (Marriage Record: 1599/1869, BDM NSW; 'Obituary', *Wodonga and Towong Sentinel,* 16 August 1935, p2).

Johann went on to share farm a portion of the Baranduda Run owned by Frederic Street (Rosemary Boyes, '100 Years at S.S. 2222,' 1980, p77). In 1872, the couple were residing in Baranduda and leasing the subject site, Allotment 4 of Section 22, along with the neighbouring Allotment 7, comprising in total roughly 254 acres (approximately 103 hectares) ('Leases under Section 20 Approved,' VGG, 1876, p228; Boyes, '100 Years at S.S. 2222,' 1980, p77).

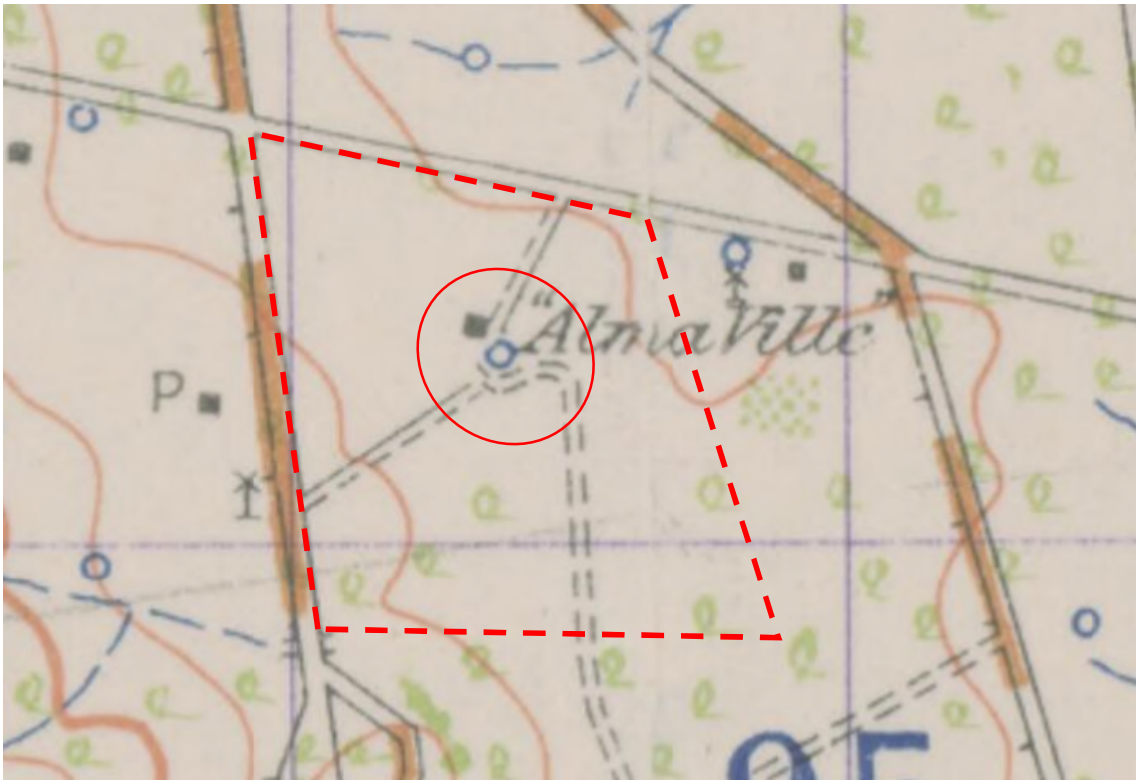
The Schubert's constructed their first home on Allotment 7 which was said to be constructed of 'Stringy bark poles and clay from the property (Betty Robinson, 'Schubert family at Baranduda,' 2012, *Ancestry)*.' Following Johann's death in 1934, the residence was described in his probate as

being a 'very old 6 room mud and lathe house with outbuildings (Inventory of Assets: Johann Gottfried Schubert, 1935, PROV 275/040).' Here the couple established their farm and raised a family of six children. A family history, written in 2012 by a descendent of the Schubert's notes that 'some of this original homestead is still standing (Robinson, 'Schubert family at Baranduda').

In 1919, Johann and Johanna celebrated their Diamond Wedding, and to celebrate their marital milestone, the children built a new home for their parents which they called *Almaville.* The couple marked the wedding gift by inviting 'half the district' to celebrate to occasion ('Obituary,' *Wodonga and Towong Sentinel,* 16 August 1935, p2). According to electoral roll records, three adult children remained at the home into the 1930s were they continued to farm the property and perform home duties.

The Schubert's were regarded as 'one of the oldest families of the district' and both resided in *Almaville* until their deaths. Johann died in 1935 followed by Johanna in 1939 ('Mrs J L Schubert,' *Daily Advertiser,* 26 July 1939, p2). At the time of Johann's death, the house was described as having 9 rooms with outbuildings (Inventory of Assets: Johann Gottfried Schubert, 1935, PROV 275/040). Their son, Johann Gottfried 'Fred' Schubert took over the property and a history written in 1980 noted that the property had since been handed down to Fred's son, John (Boyes, '100 Years at S.S. 2222,' 1980, p79).

Historic records – a map from 1933 and 1948 aerial – reveal a driveway leading to *Almaville* from the north-east and not the north-west as is currently the case. Previously there were also two additional driveways connecting the property south-westward to the Wodonga-Yackandandah Road – possibly along atop of a slight ridge – and one directly southward.



1933 Map of 'AlmaVille,' approximate CA4 boundaries indicated in red, showing three driveways surrounding the house. (Australian Selection Map, War Office, 1933, SLV)

1948 aerial of *Almaville* shown in red, (Albury 782D2 1948). Boundary Road can be seen as an established road, with a southerly driveway connecting the property to the Wodonga-Yackandandah Road. This may be the original driveway and could indicate the original orientation of the earlier structure at the site.

COMPARISON

To date, no farmhouses from the early 20th century have been included in the Schedule to the Heritage Overlay and only few houses of this period – late Federation or early Interwar have been included within the township.

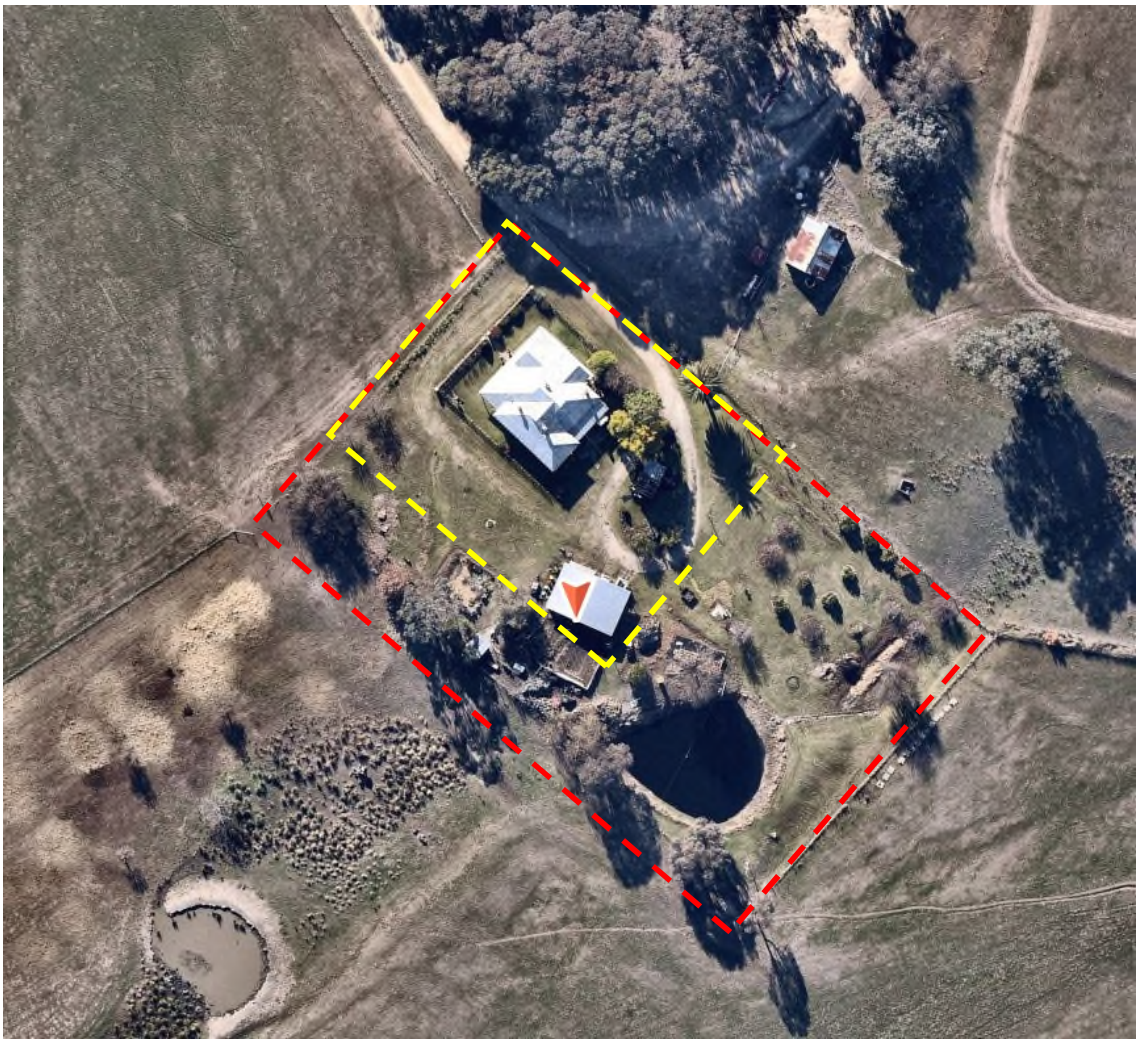
The other houses from this period are primarily located within the Lawrence Street Precinct (HO48), such as 142, 146, 48, 150 and 155 Lawrence Street, and are indicative of a more modest typology. As such, there is no clear comparator in terms of the complexity and grandeur of *Almaville*.

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that *Almaville* at 20 Boundary Road, Baranduda, is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with tree controls.

The extent of the heritage overlay should include the brick dwelling and Canary Island date palm (*Phoenix canariensis*) within the parcel of land (1/TP631273). As the area of the land is large (about 7,760m2) as indicated in red below, the extent could be reduced to the north-west section as indicated in yellow.



(Nearmap, 22 June 2024)

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	N
Internal Alteration Controls Apply?	N
Tree Controls Apply?	Y - *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

Aerial, 'Albury 782D2,' 1948, RAAF

Australian Selection Map, War Office, 1933, SLV

Baranduda Parish Plan 62(5), PROV

'Baranduda,' *Victorian Places,* 2015: https://www.victorianplaces.com.au/baranduda

Betty Robinson, 'Schubert family at Baranduda,' 2012, *Ancestry:* https://www.ancestry.com.au/mediaui-viewer/collection/1030/tree/7225096/person/5020996224/media/cfa6ba9e-9453-467c-8c3b-a2657c233b25?galleryindex=1&sort=-created

'Leases under Section 20 Approved,' *Victorian Government Gazette,* 1876, p228

Marriage Record: 1599/1869, Births Deaths and Marriages NSW

'Mrs. J L Schubert,' *Daily Advertiser,* 26 July 1939, p2

'Obituary,' *Wodonga and Towong Sentinel,* 16 August 1935, p2

Rosemary Boyes, '100 Years at S.S. 2222 Baranduda: A Centenary History, also Some History of the District and Families,' *Mornington Leader,* 1980