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# CAMBOURNE



1 cambourne high street  
wodonga front elevation

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## Location

2 HIGH STREET WODONGA, WODONGA CITY

## Municipality

WODONGA CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0233

## Heritage Overlay Numbers

HO1

## VHR Registration

October 9, 1974

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

### **What is significant?**

Cambourne homestead was built by 1903 for Rebecca S. Carkeek, who purchased the property in Wodonga in 1899. It remains in the ownership of the family, however on a reduced allotment due to the acquisition of land in 1972 by the Country Roads Board and in 2006 by Vic Roads for road works adjacent to the property.

Cambourne is situated on the original Wodonga run which was established in 1836. The township of Belvoir, renamed Wodonga in 1874, was surveyed in 1852, and in 1855 the pre-emptive right of 171 acres of the Wodonga run was granted and sold the following year. The property was subdivided and the allotments, upon which the five acre Cambourne property developed, were purchased in 1873 and 1876, coinciding with the opening of the railway from Melbourne. After a series of owners, the property was purchased by Rebecca Carkeek in June 1899, wife of William Carkeek, publican of Wodonga and shire councillor.

The prolific local architects Gordon and Gordon have been credited with the design of Cambourne. Although this has not been substantiated, architectural similarities and family information appear to confirm this conjecture. This firm designed a large number of public and private buildings in Wodonga and Albury, and Carkeek would have been familiar with their work.

The house at Cambourne was built at some stage between 1900 and 1903 as a large single storey homestead with transverse main passage and resultant broad main facade. Constructed in red brick with corrugated iron roof and encircling verandah, the late Victorian style homestead is picturesque in appearance despite its highly symmetrical plan and elevations. The roof and verandah of the main facade incorporate hipped and gabled forms which add variety to the composition. The double bayed front verandah displays fine cast iron gablet panels, friezes, valences and grouped columns. Rendered cement architraves, sills, plinth, bay window panels, chimneys, stair pedestals and gable decoration provide contrast to the brickwork. Internally original fireplaces, hallway arches, door joinery, skirtings and architraves are generally extant, however original decorative schemes have been replaced.

A stable building and detached toilet appear to be contemporary with the house, while a flat was built adjoining the north verandah c1940 and the present laundry replaced the original laundry c1960.

### **How is it significant?**

Cambourne, Wodonga is of architectural and historical significance to the State of Victoria.

### **Why is it significant?**

Cambourne, Wodonga is of architectural significance as a largely intact late Victorian style house with elaborate decorative cast iron work and distinctive transverse plan. As a probable work of architects Gordon and Gordon, it is amongst their best preserved and one of their few surviving buildings in Victoria. Others include Fairfield, Browns Plains (VHR H0700) and the National Bank, Benalla (VHR H1056). The retention of the original stables and toilet building adds to the significance of the remaining estate.

Cambourne, Wodonga is of historical significance due to its links with the early settlement of the district and as an illustrative example of closer settlement which occurred in regional centres of the State.

[Online Data Upgrade Project 2007]

## **Permit Exemptions**

### **General Exemptions:**

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1900,
Architect/Designer	Gordon & Gordon,
Heritage Act Categories	Registered place,
Hermes Number	4062
Property Number	

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## History

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**The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2007. Sources were as follows:**

J & T O'Connor. *Cambourne, Wodonga, Conservation and Relocation Analysis for the Road Construction Authority*. Melbourne 1987

Heritage Alliance. *Cambourne, 2 High Street, Wodonga. Conservation Management Plan*. Melbourne 2005

J. Hawker. *Cambourne House, Wodonga. Provision of Culturally Significant Exotic and Native Flora Vegetation for Hume Freeway, Albury Wodonga*. Melbourne 1999

S. Fitzgerald. *Cambourne House, Wodonga. Landscape Feature Condition Report*. Melbourne 2004

## **Extent of Registration**

*Rural City of Wodonga*. No. 233. Cambourne, 2 High Street, Wodonga.

[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*