

PRECINCT - OLD WARRANDYTE ROAD

Place No. 338

ADDRESS 1-29 & 12-26 Old Warrandyte Road & 1-6 Cat Jump Road
Donvale

Last Update 5/07/2005

DESCRIPTION The Old Warrandyte Road precinct comprises properties on either side of Old Warrandyte Road generally between Mitcham Road and Woodhouse Road and along Cat Jump Road to Springvale Road.

The most dominant characteristic of the precinct is the forest woodland character created by the mature pine trees, on both private property and within the road reservation. The mature pine trees within this precinct, now between 50-100 years old, are associated with the orchard use during the early twentieth century. This is disrupted only where it has been cleared by individual property owners, but the clearings do not diminish the general forest appearance. Although the precinct contains a number of architecturally interesting and significant houses, these are mostly setback from the road concealed by the trees and are not a significant visual element.

Old Warrandyte Road zig-zags in direction and varies greatly in width, swelling to almost four times its normal width between Nos. 15 and 16, where a large stand of pines is located on the east side. Until recently, the kerbs and verges were generally unformed adding to the rural feel, but concrete kerb & channel has recently been constructed. A pleasant walking track extends along the west side and there is a white painted diamond rail fence outside No. 13, while there is a small remnant of a post and chicken wire fence adjacent - these may date from the interwar period. The trees in Cat Jump Road, which is narrower, appear to almost enclose the road.

This precinct forms part of a broader cultural landscape within this area, which is distinguished by mature pine woodland character. This includes Wembley Gardens to the west, Pine Ridge to the south and Springvale Road (generally between Mitcham Road and Old Warrandyte Road) to the east (Refer to separate citations in this study).

Condition	Varies	Integrity	Not known
Threats	Deterioration Removal Road widening	Key elements	Fence/gate Landscape Tree(s)

Designer

HISTORY

The land contained within the Old Warrandyte Road precinct, like much of the land in Donvale (or Doncaster East as it was known at the time), was used for orchards during the early part of the twentieth century. Land on the west side of Old Warrandyte Road (earlier known as Main Road and Doncaster Road) was acquired in 1894 by Martin Zelius, orchardist, and continued to be owned by his family until the mid 1930s (1). Meanwhile, land on the east side of Old Warrandyte Road was purchased by Charles Zander, orchardist, in 1916. Zander's property of over 24 acres extended from Old Warrandyte Road to Springvale Road. In 1924 he sold to Albert and John Tully, who were also local orchardists, who held the property until the late 1930s. (2)

The 1920s were peak years for the orchard industry in Doncaster (3) and Army Ordnance maps show the rapid development of orchards in this area in the decades after WWI. A 1915 map shows no orchards in this area, however, some seven years later the 1922 map shows almost the whole of the Doncaster East (Donvale) area around Springvale Road as being covered with orchards, including the land within this precinct. (4) A recent history of Manningham comments that 'the most obvious legacy of the orchardists is the vista of pine and cypress trees that stand along many ridges of Manningham's hilly countryside. Some were planted as windbreaks over a century ago and delineate the former perimeter of fruit-tree blocks' (14).

The precinct continued to be used mainly for orchards until the late 1930s when it began to be subdivided and developed for housing. In 1939, the land on the west side of Old Warrandyte Road was subdivided into large lots, which were sold to various people between 1939 and 1947 (5). The subdivision plan showed large irregularly shaped lots, two of which contained dams, while 'post and wire' fences were indicated along some of the property boundaries (6). Meanwhile, the land on the east side was sold in two parcels; In 1938 the eastern half with frontages to Cat Jump and Springvale Roads was sold to Theresa Meldrum, while the balance with the frontage to Old

Warrandyte Road was sold to George and Ivy Green in 1941 (7).

One of the first houses to be built in this precinct in the post-orchard era was designed by the important Melbourne architect Percy H. Meldrum on the land that he and his wife had purchased from the Tully Bros., which had a frontage to Cat Jump Road. Designed in the Modern style with a gable roof, it was constructed in 1937-38 by Meldrum and his sons, James and Richard and was their family home until 1948 when it was purchased by David Worrall, general manager of Radio 3DB, for whom it is now named (8).

Meldrum went on to design at least three more houses in this precinct over the next few years. Tenders were let in 1941 for a house at 15 Old Warrandyte Road for Ian H. Grabowsky. Grabowsky was the general commercial manager of Australian National Airlines and is known for having 'developed the historically important beef transport scheme for that company' (9). This house was in the Bungalow style. Tenders were also called in 1941 for 'Sunningdale' at 16 Old Warrandyte Road. Meldrum designed this residence in the English/Arts and Crafts style. Its owner was Frank Green, a printer, who was presumably related to the Greens who had purchased this land from the Tullys in 1940. (10).

The fourth Percy Meldrum house in this precinct, also probably dating from 1941, was at 21 Old Warrandyte Road. This was designed for Joseph Alexander, editor of the Australian 'Who's Who' (11). It is also thought that Meldrum and Noad designed two small 1950s timber houses at Nos. 6 and 8 Old Warrandyte Road.

At least one other significant architect is known to have designed a house in this precinct. In 1949-50 the architect Eleanora (Nell) Norris designed a 'pise' (rammed earth) house for Mrs F.W. (Maria) Fawcett at 11 Old Warrandyte Road, which is known as 'Tanglewood'. The builder was Mr Henshall, who built several pise houses in the area (12). The only other pise building known to exist in the City of Manningham, at 44A Garden Road, Donvale, was built c 1950 for the artist, Harry Don Hartog. (13)

(Further information about these houses and the people associated with them can be found in the individual citations in this Study for Nos. 11, 15, 16 and 21 Old Warrandyte Road, and 4 Cat Jump Road)

SOURCES

- (1) Land Victoria, Certificate of Title Vol. 2531 Fol. 042
- (2) Land Victoria, Certificates of Title Vol. 4019 Fol. 620, Vol. 6186 Fol. 124
- (3) Irvine Green, 'The Orchards of Doncaster and Templestowe', 1985, p.55.
- (4) Army Ordnance Maps, Ringwood, 1915 and 1922
- (5) Land Victoria, LP 15022, Certificate of Title Vol. 2531 Fol. 042
- (6) *ibid*
- (7) Land Victoria, Certificates of Title Vol. 4019 Fol. 620, Vol. 6186 Fol. 124
- (8) Context Pty Ltd, 'Doncaster & Templestowe Heritage Study', 1991, p152 cites Miles Lewis, 'Australian Architectural Index'; Richard Meldrum, pers. comm..
- (9) Context Pty Ltd, 'Doncaster & Templestowe Heritage Study', 1991, p159 cites Miles Lewis, 'Australian Architectural Index'; Richard Meldrum, pers. comm..
- (10) *ibid*
- (11) *ibid*
- (12) Richard Peterson, 'Doncaster & Templestowe Heritage Study. Additional Sites Recommendations', 1993, pp.53-54 cites various sources including Maria Fawcett, pers. comm. and Miles Lewis, 'Australian Architectural Index'
- (13) *ibid*
- (14) Barbara Pertz & Fiona Walters, 'Manningham. From Country to City', 2001, pp.70-71.

Creation Date c.1910-60

Change Dates

Associations

Local Themes

Martin Zelius, Charles Zander, Albert &

1.04 - Historic planted landscapes
5.02 - Orchards & market gardens
7.06 - Houses of the 1940s-50s
8.02 - Architects

STATEMENT OF What is Significant?

SIGNIFICANCE The Old Warrandyte Road precinct, comprising the road reserve and private properties at 1-29

& 12-26 Old Warrandyte Road and 1-6 Cat Jump Road, Donvale.

How is it Significant?

The Old Warrandyte Road precinct is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The Old Warrandyte precinct has historic significance as evidence of the development of this area in the early part of the twentieth century for orchards, when trees such as pines were planted as windbreaks and for aesthetic effect. It has important associations with early landowners including the Zanders and Tully families, who were locally important orchardists and active within the community. (RNE A.4, D.2 and H.1)

The Old Warrandyte Road precinct has aesthetic significance as a most evocative cultural landscape, situated as it is within close proximity to suburban development. The rural character of the area is enhanced by remnant early fences and informal walking tracks. The now mature trees within the precinct are notable for their size and maturity, which collectively give the impression of being within a 'verdant canyon', which provides a powerful illustration of how the landscape in much of the study area would have appeared prior to suburban development and are an important contributory element within a broader cultural landscape that extends to Springvale Road in the east, Mitcham Road in the south and Wembley Gardens in the west. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO122		Listed

Extent .To the extent of the properties at 1-29 and 12-26 Old Warrandyte Road and 1-6 Cat Jump Road, Donvale, including all land within the road reserve adjacent to these properties.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	Yes	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details
Description:				

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the place:

1. Ensure that the tree/s survive in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s.

Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research

- BIBLIOGRAPHY** Context Pty Ltd, (2005), *Manningham Heritage Study Review*, Manningham City Council, Doncaster
- Richard Peterson, (1993), *City of Doncaster & Templestowe Heritage Study. Additional Site Recommendations*, City of Doncaster & Templestowe, Doncaster, 75-77