

HOUSE

Place No. 290

ADDRESS 478 - 482 Doncaster Road
Doncaster

Last Update 2/05/2005

DESCRIPTION The house at 478-482 Doncaster Road is a weatherboard, triple-fronted Californian Bungalow with major and minor gables facing the street. The minor gable at the front is set in the angle and faces Pettys Lane. The roof is Marseilles terracotta tiles with terracotta finials. The peaks of the gables are clad with timber shingles. The chimneys are quite small and low.

Externally, the main elevations of the house appear to be quite intact. There is a small, plain addition at the back of the Pettys Lane elevation. A high brick fence surrounding the property obscures it and is most inappropriate.

Condition Good **Integrity** Minor Modifications

Threats None apparent **Key elements** Building

Designer

HISTORY John Petty, member of a prominent Doncaster orcharding family, was associated with the site of the Californian Bungalow at 478 Doncaster Road, on the corner of Pettys Lane from the late 1880s. Listed earlier as a fruitgrower, Petty was the registered owner of the 12 acre site in 1889 (1). The present house most probably replaced an earlier house on the site. By 1919-20, Petty was rated for a house on an acre of land on Main (Doncaster) Road, valued at 40 pounds, and 18 acres of land on Main Road and Pettys Lane valued at 60 pounds (2). The description was the same in 1920-21(3). A new orchard house was most probably constructed in 1922-23 when the valuation of John Petty's property more than doubled to 85 pounds (later reduced to 70 pounds). (4).

The 1920s was a peak period for fruit-growing in the Doncaster area (5). Many prominent district orchardists upgraded their houses at that time. John Petty and other members of his family played key roles in the establishment of cool stores in the Doncaster district. In 1911, a West Doncaster Co-operative Cool Store was built on the corner of Doncaster and Beaconsfield roads. John Petty was one of the first three directors. He was also a pioneer in the introduction of new peach varieties in the district (6). In 1931, the property was owned by John's son, Alfred John Petty, orchardist (7).

SOURCES

- (1) Certificate of Title Vol 2131 Fol 008.
- (2) Shire of Doncaster Rate Book 1919-20, Doncaster Riding Nos 256, 261.
- (3) Ibid 1921-22, Nos 278, 283.
- (4) Ibid 1922-23, No.308.
- (5) Irvine Green, 'The Orchards of Doncaster and Templestowe', 1985, p.55.
- (6) Green, op.cit., pp.44, 45, 46, 51 & 52.
- (7) Land Victoria, Certificate of Title Vol 8338 Fol 691.

Creation Date 1922-23

Change Dates

Associations

Local Themes

John Petty, Alfred John Petty

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE What is Significant?
The California Bungalow, constructed in 1922-23 for the Petty family, at 478-482 Doncaster Road, Doncaster.

How is it Significant?

The house at 478-482 Doncaster Road, Doncaster is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house at 478-482 Doncaster Road, Doncaster has historic significance for its association with the locally important Petty family, who were among the important orchard families in the Doncaster area during the first half of the twentieth century. It provides evidence of the more

substantial homes that were erected by orchardists in the peak years of the industry during the Inter-war period. (RNE criteria A.4, D.2, H.1)

The house at 478-482 Doncaster Road, Doncaster has aesthetic significance as a representative and relatively intact example of the Inter-war California Bungalow style. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

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

Conservation Management

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

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and/or layout of the place.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or interpreting the significance of the place.
6. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.

7. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research

BIBLIOGRAPHY Context Pty Ltd, (2005), *Manningham Heritage Study Review*, Manningham City Council, Doncaster