

HOUSE

Place No. 405

ADDRESS	486 Doncaster Road Doncaster	Last Update 2/05/2005
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DESCRIPTION The house at 486 Doncaster Road, Doncaster is an Inter-War brick and roughcast bungalow under a long gabled tiled roof with deep eaves supported on triangular timber brackets. Stylistically, it may show Arts and Crafts influence, but it is concealed behind a high brick wall and is hard to see.

As an Inter-war orchardists house it compares with the Petty house directly opposite at 478-82 Doncaster Road, as well as the houses at 46-48 and 52 Old Warrandyte Road, Donvale.

Condition Good **Integrity** Intact

Threats **Key elements** Building

Designer

HISTORY The earliest portion of this substantial and largely intact Inter-War house may date from as early as 1920 when Eliza Witchell, orchardist, the registered owner of the land (1), owned a house on about 10 acres in Main (Doncaster) Road, Doncaster, valued at 50 pounds (2). The previous year the property was vacant land valued at only 35 pounds (3). There may have been additions when the house's value increased to 75 pounds in 1922-23 and to 105 pounds in 1928-29 (4). Eliza Witchell's house was valued still at 105 pounds in 1930-31 (5).

This house is situated directly opposite another orchardist's house at 478-82 Doncaster Road. That house was owned by the well-known Petty family.

The area where the house is located was a prosperous orchard district during the 1920s. This was a peak period for fruit-growing in Doncaster and Templestowe, which continued up to the outbreak of war in 1939 (6). After the war, Doncaster and Templestowe became desirable areas for housing. The orchards and cool stores went and, during the 1950s, Doncaster changed from an orchard district to a suburban area (7).

SOURCES

[1] Certificate of Title Vol. 4265 Fol. 816

(2) Shire of Doncaster and Templestowe Rate Book 1920-21, Doncaster Riding No.477.

(3) Ibid 1919-20, No.436.

(4) Ibid 1922-23, No.489; 1928-29, No.692.

(5) Ibid 1930-31, No.701.

(6) Irvine Green, 'The Orchards of Doncaster and Templestowe', 1985, pp.45, 55; Ringwood, Army Ordnance Map, 1922.

(7) Green, op.cit., pp.63-64.

Creation Date c.1920

Change Dates

Associations

Local Themes

Eliza Witchell

7.05 - Houses of the 1920s-30s

STATEMENT OF SIGNIFICANCE What is Significant?
The house, constructed c.1920 for Eliza Witchell, orchardist, at 486 Doncaster Road, Doncaster.

How is it Significant?

The house at 486 Doncaster Road, Doncaster is of local historic significance to Manningham City.

Why is it Significant?

The house at 486 Doncaster Road, Doncaster has historic significance as a representative example of an orchardists house, which demonstrates the prosperity of the orchard industry in Doncaster during the Inter-war period. (RNE criteria A.4 and D.2)

Note: The house has potential aesthetic significance, but further investigation is required.

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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None Specified

Extent

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

It would be desirable to undertake further investigation of the exterior of the house and re-assess significance.

Extra Research

BIBLIOGRAPHY Context Pty Ltd, (2005), Manningham Heritage Study Review, City of Doncaster & Templestowe, Doncaster