

HOUSE

Place No. 214

ADDRESS 724 Doncaster Road
Doncaster

Last Update 22/06/2005

DESCRIPTION The house at 724 Doncaster Road is a weatherboard, double-fronted, hip-roofed, timber Edwardian house. The roof is clad in corrugated galvanised iron. The left-hand bay projects as a gable with roughcast at its peak, which jetties out. The gable also has a rectangular skillion roofed bay window. The upper gable and dado have bands of decoratively scalloped weatherboards. The verandah wraps around the angle, under the main roof, with timber fretwork brackets and straight and curved valance rail on the façade (but is missing on the side). The bargeboard capping is also missing on the left side of the projecting gable. The house is externally quite intact, and is in fair condition.

The house is partly obscured behind a high front fence, which is inappropriate.

Condition Fair **Integrity** Minor modifications

Threats Lack of maintenance **Key elements** Building

Designer

HISTORY The Lawford family, prominent district fruit growers, was associated with the present site of 724 Doncaster Road from 1879 (1). However, there were many subdivisions until finally, in October 1909, Lots 5 and 6 (site of the present house) were sold to William Thomas, Shire Secretary of Whittens Road, Doncaster. An examination of the Doncaster Shire rate records confirmed that the present house at 724 Doncaster Road was built for Thomas in the following year. In 1909-10, William Thomas, Shire Secretary, was rated for vacant land in Lots 5 and 6, Lawford's Orchard Estate, valued at a little over 3 pounds (2). This is the site of 724 Doncaster Road. The following year, 1910-1911, a house was recorded on Lots 5 and 6 valued at 21 pounds (3). Thomas retained ownership of the property until his death on 23 September 1920. Probate was granted to his wife, Helen Mabel Thomas. After her death on 7 May 1934, probate was granted to Charles Sawtell Watts, orchardist of Main Road, Doncaster. He was owner of the property until his death in 1949 (4).

SOURCES

- [1] Certificate of Title Vol 1090 Fol 987.
- (2) Doncaster Shire Rate Book 1909-10, No. 326.
- (3) Ibid. 1910-11, No. 328.
- (4) Certificate of Title Vol 3369 Fol 756.

Creation Date c.1910

Change Dates

Associations

Local Themes

William Thomas

7.04 - Edwardian houses

STATEMENT OF SIGNIFICANCE What is Significant?
The Edwardian timber house, constructed by 1910 for William Thomas, at 724 Doncaster Road, Doncaster.

How is it Significant?

The house at 724 Doncaster Road, Doncaster is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house at 724 Doncaster Road, Doncaster is of historic significance as a now rare example of a house in Doncaster Road that illustrates the early suburban development of this area in the first decades of the twentieth century. It is also significant for the strong association with William Thomas, Shire Secretary, for whom it was built. (RNE criteria A.4, B.2, D.2 and H.1)

The house at 724 Doncaster Road, Doncaster is of aesthetic significance as a representative and largely intact example of an Edwardian timber house. (RNE criterion E.1)

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:	Yes	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	No	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 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, (1991), City of Doncaster and Templestowe Heritage Study, City of Doncaster & Templestowe, Doncaster, 135
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster