

HOUSE & WELL

Place No. 216

ADDRESS 21 - 23 Daly Street
Doncaster East

Last Update 22/06/2005

DESCRIPTION When inspected in March 2005, this property contained a timber hipped-roof house, which appeared to have been built in stages. However, the property was subsequently destroyed by fire.

The front section appeared to date from the Inter-War period. The entrance faced the left-hand side, with a gable projecting to the right. The upper gable was half-timbered and the windows had hoods. There was a return verandah with stop-chamfered posts, which has been partially infilled with fibro-cement on the north side. Windows to the front of the house are paired timber-framed sashes with corrugated iron awnings. What appeared to be the earliest section of the house at the rear had been altered to the extent that it is difficult to understand its original form, and original details such as the windows have been replaced, making the date of its construction uncertain.

The siting of the house is of interest because the façade is at right angles to Daly Street, and the house faces East toward Wetherby Road, thus indicating its construction on a larger lot extending to Wetherby Road prior to the suburban development of this area.

The house appears to be unoccupied and is in poor condition. The garden is mature and includes a Canary Island date palm and a large pine.

A feature of the yard is an early brick domed well near the south east corner of the house. It appears to be in good condition.

Condition	Poor	Integrity	Altered
Threats	Deterioration	Key elements	Building Tree(s) Well

Designer

HISTORY

The earliest section of this house, a two-roomed cottage at the rear, is said to date from the 1870s (1), however a lack of information about the early owners of this property has made this difficult to confirm. A rate book search has confirmed that in 1919 a house on this property was owned by Arthur Roy Hardidge and was valued at 36 pounds (2). The following year, 1920, Robert Telford Gedye, orchardist, became the registered owner of the site: 19 acres in Crown Portion A, Section 6, Parish of Bulleen (3). An examination of Doncaster Riding rate records confirmed that in that year a house on about 19 acres in Wetherby Road with a valuation of 50 pounds was owned and occupied by Gedye (4). The present Daly Street runs off Wetherby Road.

Extensions were made to the house during the 1920s, using timber, it is said, from the old Tower Hotel, which was burned down in 1895 (5). Doncaster Riding rate records confirmed that the valuation for the Wetherby Street house had increased to 70 pounds by 1923-24 (6). Further additions are said to have been made to the front of the house in the 1930s (7). Once again, the Doncaster Riding records showed an increase in valuation in 1930-31. In that year, the house on about 19 acres, owned and occupied by R.T. Gedye, was valued at 90 pounds (8).

SOURCES

- [1] Laurence Gedye, pers. comm. cited in 'City of Doncaster and Templestowe Heritage Study', Context Pty Ltd., 1991, p.138.
- (2) Shire of Doncaster Rate Book 1919-20, Doncaster Riding No.138.
- (3) Certificate of Title Vol 4326 Fol 010.
- (4) Shire of Doncaster Rate Book Doncaster Riding 1920-21, No. 124.
- (5) Laurence Gedye, pers. comm., as above
- (6) Shire of Doncaster Rate Book 1923-24, Doncaster Riding No. 178.
- (7) Laurence Gedye, pers.comm., as above
- (8) Shire of Doncaster Rate book 1930-31, Doncaster Riding No. 214.

Creation Date c.1870?

Change Dates c.1924, 1930-31

Associations

Arthur Roy Hardidge, Rupert Gedye

Local Themes

7.05 - Houses of the 1920s-30s

STATEMENT OF SIGNIFICANCE

What is Significant?

The house, constructed in the c.1880 or earlier with later additions c.1924 and c.1930, and the brick domed well at 21-23 Daly Street, Doncaster East.

How is it Significant?

The house and well at 21-23 Daly Street, Doncaster East are of local historic significance to Manningham City.

Why is it Significant?

The house has historic significance as a now rare surviving example of an early house associated with the rural development of this area prior to suburban development in the post-war period. It is of interest for apparently containing the very altered remnants of an earlier cottage within the present house, which faces away from the street toward Wetherby Road, thus indicating its construction prior to later subdivision. It is of particular significance for the remnant brick domed well, which is now extremely rare within the municipality. (RNE criteria A.4, B.2 and D.4)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO		Recommended

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

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 It would be desirable to firmly establish the date of the early part of the cottage and its history of development. The use of the land surrounding the house and the associations of owners is also of interest.

BIBLIOGRAPHY Context Pty Ltd, (1991), City of Doncaster and Templestowe Heritage Study, City of Doncaster & Templestowe, Doncaster, 138
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster