

HOUSE

Place No. 301

ADDRESS 1 Eastway Avenue (fmr 390 Springvale Road)
Donvale **Last Update** 22/06/2005

DESCRIPTION The house at 1 Eastway Avenue, Donvale, is a symmetrical, double-fronted, timber Victorian/Edwardian transitional villa with a hipped corrugated iron roof. The front elevation (which faces away from Eastway Avenue and toward Springvale Road, its original address) contains a central panelled timber front door flanked on either side by timber-framed, double-hung sashes. The rear elevation has been substantially altered by non-original windows and later additions. The house is situated on a well treed block.

Condition Fair **Integrity** Altered

Threats Deterioration **Key elements** Building

Designer

HISTORY This property was once part of just over 58 acres of land (described as part of Crown Portion B, Section 7, Parish of Bulleen) acquired in October 1895 by one Lambert Brown, farmer, of 309 Lygon Street, Carlton. He took out a mortgage over the property in December 1895. The property extended from what is now Springvale Road in the east (part of his property along the eastern boundary was resumed by Doncaster Shire, presumably to make way for the road) to Tunstall Road in the west and to Koonung Koonung Creek in the south. (1) In July 1908, the property was sold to John George Sell and William Sell 'The Younger', fruitgrowers, of Doncaster. They immediately took out a mortgage over the property on the same day, which was discharged and replaced by a new mortgage in 1913 (2).

The earliest portion of this large homestead, formerly listed at 390 Springvale Road, may therefore date from as early as c.1895 during the Lambert ownership, or as late as c.1909 when George, John and William Sell Jr., fruitgrowers, were rated as the owners and occupiers of a house on 57 acres in that road, valued at 45 pounds (3). The valuation of the Sells' house had risen to 68 pounds by 1912, which suggests that additions had been made by that time (4). In that year George Sell and William Sell Jr, the owners, were described as orchardists. The ownership and valuation of the property remained the same until the early 1920s when George Sell Jr and William Sell Jr were the owners and the Springvale Road house was valued at 140 pounds (5). This increase in value suggests that substantial additions had been made to the old house or improvements to the orchard. The 1920s was a peak period for the district's fruit growers during which many Doncaster orchardists improved their homes or built new ones.

John George Sell died in February 1945, and in June 1948, 52 acres of the original property was transferred to William Sell, orchardist, and Ida Sell, widow. (6) Over the following 50 years, the original property was much reduced in size by a number of re-subdivisions, but remarkably, still remains in Sell family ownership. (7).

SOURCES

- (1) Certificate of Title Vol. 2591 Fol. 046
- (2) Vol. 3286 Fol. 161.
- (3) Doncaster Shire Rate Book 1909-10, Doncaster Riding No.275.
- (4) Doncaster Shire Rate Book 1912, Doncaster Riding No.283.
- (5) Ibid 1922-23, Doncaster Riding No.368; Ringwood, Army Ordnance Map. 1922.
- (6) Certificate of Title Vol. 8000. Fol. 143
- (7) Certificates of Title Vol. 9300 Fol. 301, V. 9061 F. 539, V. 8682 F. 716, V. 8000 F. 145.

Creation Date c.1909 **Change Dates** c.1912, c.1920

Associations

Sell family

Local Themes

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE What is Significant?
The house at 1 Eastway Avenue (formerly 390 Springvale Road) was constructed c.1909 and extended between 1912 and c.1920 and associated for a long period with the Sell family who ran an orchard on the property.

How is it Significant?

The house at 1 Eastway Avenue, Donvale is of local historic significance to Manningham City.

Why is it Significant?

The house is of historic significance as a representative example of a house associated with the district's fruit-growing industry and as a now rare reminder of the time when Donvale, Doncaster and Templestowe were major orchard areas. It is also significant for its long association with the Sell family, one of the pioneering orchard families in this area. (RNE criteria A.4, B.2, D.2 & H.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

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- BIBLIOGRAPHY** Context Pty Ltd, (1991), City of Doncaster and Templestowe Heritage Study, City of Doncaster & Templestowe, Doncaster, 67
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster