

CORNWALL HOUSE

Cornwall House

Place No. 385

ADDRESS 103 Old Warrandyte Road
Donvale

Last Update 22/06/2005

DESCRIPTION This is a single-storey Italianate weatherboard house with a block-fronted symmetrical façade and skillion roofed verandah. The hipped roof is clad in corrugated iron and has paired eaves brackets and rendered chimneys with moulded cornices. The house appears to remain largely intact although the roof has been reclad. The rear wing appears to be a later addition. There is a modern rendered front fence with a nameplate which reads: 'CORNWALL HOUSE 1894'.

The semi-formal garden, which is well-maintained, features a circular drive enclosing a central garden bed divided by a path to the front door. The layout may be original. There is a large Golden cypress adjacent to the front gate and a Windmill Palm (*Trachycarpus fortunei*) which appears to be a remnant early planting. There are also a number of other semi-mature deciduous trees, none of which are related to the early development of the place, but provide an appropriate setting.

Condition Excellent

Integrity Intact

Threats None apparent

Key elements Building
Garden

Designer

HISTORY A search of Doncaster Shire rate records confirmed that the Italianate timber farmhouse known as Cornwall House was constructed between 1893 and 1894. A few years earlier on 3 October 1891 Edwin and William James Bullock, farmers, purchased the site from Helen Sell (1). The 1891 Doncaster Riding Rate Book described the property as 62 acres of vacant land in (Old) Warrandyte Road valued at 49 pounds. The ratepayer was Edwin Bullock, farmer (2). This property was vacant land still in 1892 when Edwin Bullock of Templestowe was leasing a 71 acre farm on Williamson's and Manningham roads owned by the Chatsworth Estate Company, valued at 200 pounds (3).

A house was first recorded on the (Old) Warrandyte Road site in 1893. In that year Edwin Bullock, farmer, was rated for 'House.W' (that is, a weatherboard house) on his 62 acres of land in Warrandyte Road, valued at 50 pounds (4). By 1894, when the house at No 103 was presumably completed, Edwin and James Bullock, farmers, were recorded as owners and occupiers of a house on 82 acres of land in Warrandyte Road valued at 64 pounds (5). In that year, Edwin had secured additional land from Helen Sell (6).

The description of the Bullock property remained much the same after Edwin's death in 1903, when William James became the new owner (7). The Bullock family retained its interest in the property until Florence Adelaide Bullock's death in 1979 (8). The property was subsequently owned briefly by Ronald Duncan Mullens, Box Hill market gardener, and then by Lillian Frances Mullens. In 1992, James Alan and Catherine Louise Neil were the owners (9).

SOURCES

[1] Richard Peterson, 'Investigation into the cultural significance of 103 (Old) Warrandyte Road, Donvale', 15 January, 1999.

(2) Shire of Doncaster Rate Book 1891, Doncaster Riding No.39.

(3) Ibid 1892, Nos. 39,40.

(4) Ibid 1893, No.42.

(5) Ibid 1894, No.44.

(6) Certificate of Title Vol. 2017 Fol. 347.

(7) Shire of Doncaster Rate Book 1903-4, Doncaster Riding No. 45.

(8) Peterson, op.cit.,p.6.

(9) Ibid, pp. 6,7.

Creation Date 1893-94

Change Dates

Associations

Local Themes

Edwin & James Bullock

5.01 - Squatters, selectors & small farmer

STATEMENT OF What is Significant?

SIGNIFICANCE The Italianate weatherboard house, at 103 Old Warrandyte Road, Donvale, constructed 1893-94 for Edwin and James Bullock, and the remnant garden layout and trees including a Golden Cypress and Windmill Palm.

How is it Significant?

The house and garden at 103 Old Warrandyte Road, Donvale, are of local historic and aesthetic significance to Manningham City.

Why is it significant?

The house at 103 Old Warrandyte Road, Donvale is of historic significance as a rare surviving example of a Victorian house which provides evidence of the development of farming in this area in the late nineteenth century. (RNE criteria A.4, B.2 and D.2)

The house at 103 Warrandyte Road is of aesthetic significance as an excellent example of a Victorian Italianate farmhouse which has remained largely externally intact. The house is complemented by remnants of an early garden layout and planting including a Golden Cypress and Windmill Palm. (RNE criteria E.1)

LEVEL Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Planning Scheme	HO206		Listed

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

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	Yes	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, (2005), *Manningham Heritage Study Review*, Manningham City Council, Doncaster
- Richard Peterson, (1993), *City of Doncaster & Templestowe Heritage Study. Additional Site Recommendations*, City of Doncaster & Templestowe, Doncaster, xxix