

# HOUSE & REMNANT ORCHARD

Place No. 369

**ADDRESS** 46-48 Old Warrandyte Road  
Donvale

**Last Update** 28/06/2005

**DESCRIPTION** This is an Inter-war house, asymmetrical in plan, which is notable for the walls that are constructed of local sandstone laid as random rubble. There is at least one chimney. It has paired timber-framed double-hung sash windows (some with diamond-paned leadlight glass) and a gabled roof clad in terracotta tiles. The garden contains various plantings including some conifers, a garden bed set into the lawn planted with succulents and shrubs and there is a remnant orchard. There is also a senescent pine hedge (*Pinus radiata*) along the front boundary in very poor condition.

The house is adjacent to another Inter-War house at 52 Old Warrandyte Road (refer to separate citation in this study, ID 373), which is similarly set within a garden with mature pine trees.

<b>Condition</b>	Good	<b>Integrity</b>	Intact
<b>Threats</b>	None apparent	<b>Key elements</b>	Building Tree(s)

**Designer**

**HISTORY** The site of this house with its walls of local sandstone laid as random rubble was once part of 34 acres of land owned from February 1919 by William Ireland, orchardist. In 1921, the 34 acres containing this site was sold to William John Handasyde, orchardist (1). In 1919-20, Handasyde was rated for a house on the property valued at 50 pounds (2). This increased to 70 pounds by 1922-23, which is when it appears that Handasyde built a new house on the property (3) - this is now thought to be the house on the adjacent site at 52 Old Warrandyte Road (refer to separate citation in this Study).

The architectural style of this house at 46-48 Old Warrandyte Road suggests a 1940s construction date. William John Handasyde continued to be rated for his house on 34 acres in the 1940s (4). However, a title search reveals that in May 1956 the south-west corner of the 34 acres containing this property was acquired by John William Handasyde and John Edward Crossman, both orchardists. John William may have been a son of William John Handasyde. Both Handasyde and Crossman were executors of the estate of Violetta Victoria Handasyde, a later owner of the property (5).

An examination of Doncaster Riding rate records confirmed that Crossman, who had close associations with the Handasyde family, was rated in 1939-40 for a house on one rood of land in Main Road, Donvale, valued at 26 pounds (6). This was most probably this house at 46-48 Old Warrandyte Road. In 1943-44 there was the same description of Crossman's house (7). As we have seen, Crossman continued to be associated with the Handasyde family until the 1950s (8).

## SOURCES

- (1) Certificate of Title Vol 4182 Fol 383.
- (2) Doncaster Riding Rate Book 1919-20, No.132.
- (3) Shire of Doncaster Rate Book 1922-23, Doncaster Riding No.167
- (4) Doncaster Riding Rate Book 1946-47, No. 696.
- (5) Certificate of Title Vol. 4182 Fol. 383
- (6) Doncaster Riding Rate Book 1939-40, new listing with no number, appears between Nos 123 and 124, both Crossman properties.
- (7) Ibid 1943-44, No. 132.
- (8) Certificate of Title Vol. 4182 Fol. 383

**Creation Date** 1939-40

**Change Dates**

**Associations**

**Local Themes**

John Crossman & Handasyde family

5.02 - Orchards & market gardens

**STATEMENT OF SIGNIFICANCE** What is significant?  
 The house at 46-48 Old Warrandyte Road, Donvale, was constructed in 1939-40 for John Crossman, orchardist, who was associated with the Handasyde family who also ran an orchard on adjoining land, where they constructed a house in 1922-23. It is set within a mature garden with a number of notable trees and includes the remnant of an orchard at one side and a mature pine windrow at the front.

How is it Significant?

The former orchard house complex, comprising the house, garden, remnant orchard and mature trees at 46-48 Old Warrandyte Road, Donvale, is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The former orchard house complex at 46-48 Old Warrandyte Road, Donvale has historic significance as a rare example of an orchard house that also retains remnants of an orchard to demonstrate the historic association. It has associations with the Handasyde family, who were an important orchard family in this area during the Inter-war period. The construction materials are also of interest as they demonstrate the increasing use of local stone due to post-war building material shortages as well as its use by a number of local architects at nearby Warrandyte. (RNE criteria A.4, B.2, D.2 and H.1)

The house at 103 Old Warrandyte Road, Donvale has aesthetic significance as an attractive house of individual design, which is notable for the random rubble walls of local sandstone. The various mature trees, orchard plantings and the pine hedge contribute to setting, and evoke the historic rural orchard character of Donvale as it was in the Inter-war period. It is related to the adjacent house at 52 Old Warrandyte Road. (RNE criterion E.1)

**LEVEL** Local significance

**RECOMMENDATIONS**

**Heritage Register Listings**

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO		Recommended

**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**

**BUILDINGS**

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.

TREES

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future maintenance or development of the place:

1. Ensure that the tree/s survive in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and

improvement of the tree/s integrity and condition.

**Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster