

ORCHARD HOUSE, BARN & TREES (FORMER)

Place No. 373

ADDRESS 52 Old Warrandyte Road
Donvale

Last Update 22/06/2005

DESCRIPTION This house is a c.1920s bungalow with face clinker brick to half height and a roughcast render finish above. It has a gabled terracotta tiled roof with timber shingle infill and simple brick chimneys. There is a small projecting gabled bay to the front adjacent to a recessed entry porch with an arched opening. There is a modern carport and timber clad addition to the side and rear. The house is set within a mature garden, which includes mature Monterey Cypress (*Cupressus macrocarpa*) and pines along the front boundary. Views of the house are obscured by a recent high mini-orb fence.

The property also contains a double-storey outbuilding which appears to be contemporary with the house. It has rendered walls on a face brick plinth and a gabled roof with a dormer window and recent cladding.

The house is adjacent to another Inter-War house at 46-48 Old Warrandyte Road, which is also set within mature Pine and Cypress trees and includes a remnant orchard at one side.

Condition Good **Integrity** Altered - minor modifications

Threats None apparent **Key elements** Buildings
Outbuilding
Tree(s)

Designer

HISTORY William John Handasyde, orchardist, purchased the site of this property, part of Crown allotment 139, Parish of Nunawading, in January 1921 from another orchardist, William Ireland (1). Shire of Doncaster rate records show that there was already a house on the 34 acre site in (Old) Warrandyte Road. In 1919-20, Handasyde was occupying the house on 34 acres owned by Mrs T. Ireland of Bayswater, valued at 50 pounds (2). By 1921-22, after the transfer of ownership, William Handasyde, orchardist, was recorded as the owner and occupier of the house on 34 acres, still valued at 50 pounds (3).

Handasyde almost immediately took out a mortgage, which was not discharged until 1936 (4). This was a way in which property owners often raised finance to build a new house. The present bungalow with face clinker brick to half height and roughcast render above probably replaced the earlier orchard house. Doncaster Riding rate records confirmed that in 1922-23 there was a substantial increase in valuation for the house on 34 acres owned by Handasyde in that year (5). This higher valuation of 70 pounds continued throughout the 1920s, only falling slightly in about 1929, when Victoria was feeling the effects of the economic depression (6).

The 1920s was a peak decade for fruit-growing in the Doncaster and Templestowe areas (7). They were years in which orchardists often replaced earlier houses with new residences. William transferred a half share of his property in January 1947 to John William Handasyde, who may have been his son.(8). William died in 1952 but John William continued to live there until the 1960s when he sold the property to Fanny A. Smith (9).

SOURCES

- [1] Certificate of Title Vol 4182 Fol 383.
- (2) Shire of Doncaster rate Book 1919-20, Doncaster Riding No. 132.
- (3) Ibid 1921-22, No. 142
- (4) Certificate of Title Vol 4182 Fol 383.
- (5) Shire of Doncaster Rate Book 1922-23, Doncaster Riding No.167.
- (6) Ibid 1927-28, No. 267; 1928-29, No. 236.
- (7) Irvine Green, 'The orchards of Doncaster and Templestowe', 1985, p.55.
- (8) Certificate of Title Vol 6985 Fol 887
- (9) Ibid.

Richard Peterson - letter to Manningham City Council (6 June 1994), place originally identified

by Steve Matthews

Creation Date 1922-23

Change Dates

Associations

Local Themes

William John Handasyde

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE

What is Significant?

The house, constructed in 1922-23 for orchardist, William Handasyde, and the adjacent 'barn' and mature cypresses and pines at 52 Old Warrandyte Road, Donvale.

How is it Significant?

The house, barn and trees at 52 Old Warrandyte Road, Donvale, are of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house and barn at 52 Old Warrandyte Road, Donvale are of historic significance as buildings that illustrate the development of the orchard industry in the 1920s, and the improvements made by owners as the orchards became more profitable. They have associations with the Handasyde orchard family. (RNE criteria A.4, D.2 and H.1)

The house at 52 Old Warrandyte Road, Donvale has aesthetic significance as a fine, albeit altered example, of an Inter-War bungalow that is complemented by its outbuilding and mature cypress and pine trees, which evoke the historic rural character of the property. It is complemented by the house and trees at 46-48 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

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