

HOUSE

Place No. 371

ADDRESS	70 Old Warrandyte Road Donvale	Last Update 22/06/2005
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DESCRIPTION	The house at 70 Old Warrandyte Road, Donvale is a single-storey Craftsman Bungalow with clinker brick walls and locally quarried stone facing to the front elevation. The picturesque front elevation contains diamond pattern leadlight windows and an arched entry flanked by tapered brick chimneys. The transverse gabled roof has timber shingle infill to the gable ends and exposed rafters at the eaves.
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The house is set within a well-maintained mature garden, which provides an appropriate setting.

Condition	Good	Integrity	Minor Modifications
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Threats	None apparent	Key elements	Building Garden
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Designer	William Stringer
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HISTORY	William Thomas Pendrell Stringer, East Doncaster bricklayer, was recorded in 1928-29 as the owner and occupier of a house on 20 acres in Warrandyte Road, Donvale. (1) The address of this property is now 70 Old Warrandyte Road. Stringer became the registered owner of this property in December 1928. (2) Stringer had been associated with the site of the property from 1922 when it was listed as vacant land valued at 30 pounds. (3)
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According to the present owner, Stringer, who had occupied the vacant site for 4 years, designed and constructed his Donvale home. A recently published history of Manningham describes Stringer as a member of a pioneer district family which arrived from England in 1913 and settled first in Warrandyte. According to a recent history of Manningham: 'William Stringer was a builder and also grew strawberries and asparagus on his land. In 1924, he purchased land in Donvale and built a new family home - Stringer Rise in Donvale was named after him.' (4)

SOURCES

- (1) Doncaster Shire Rate Book, 1928-29, Doncaster Riding No. 572, NAV 55 pounds.
- (2) Certificate of Title Vol. 2410 Fol. 855.
- (3) Doncaster Shire Rate Book, 1922-23, Doncaster Riding, No. 401.
- (4) Barbara Pertz and Fiona Walters, 'Manningham. From Country to City', 2001, p.186.

Creation Date	c.1928
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Change Dates

Associations

Local Themes

William Stringer

5.02 - Orchards & market gardens 7.05 - Houses of the 1920s-30s
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STATEMENT OF SIGNIFICANCE	What is Significant? The house, constructed c.1928 for William Stringer, at 70 Old Warrandyte Road, Donvale.
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How is it Significant?

The house at 70 Old Warrandyte Road, Donvale is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house at 70 Old Warrandyte Road, Donvale is of historic significance for its association with its designer and builder, WTP Stringer, East Doncaster bricklayer and member of a pioneer district family. (RNE criteria A.4 and H.1)

The house at 70 Old Warrandyte Road, Donvale is of aesthetic (architectural) significance as a particularly fine and substantially intact example of an Inter-War Craftsman Bungalow, which is notable for the use of stone facing and unusual design details such as the arched entry and tapered chimneys. (RNE criterion E.1)

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:	Yes	On VHR:	No	VHR Ref No:
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	No	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