

HOUSE

Place No. 161

ADDRESS	285 High Street Lower Templestowe	Last Update 22/06/2005
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DESCRIPTION The house at 285 High Street, Lower Templestowe is a double-fronted, hip-roofed weatherboard transitional bungalow with Edwardian massing and California Bungalow decorative details. The left hand bay projects as a gable with a verandah in the angle. The gable is clad with shaped timber shingles above a rectangular bay window with a skillion hood. There is another shallow bay window, three-sided, on the left side of the house. The sash windows are glazed with small rectangles of glass held in lead comes. The roof has exposed rafters and new corrugated metal cladding. Although minor modifications have been made, the house retains a high degree of external integrity and is in excellent condition.

The house is set within a cottage garden of mostly recent plantings, which provides an appropriate setting. The front picket fence is also appropriate, but not original.

Condition Excellent **Integrity** Minor modifications

Threats None apparent **Key elements** Building
Garden

Designer

HISTORY This well-preserved weatherboard orchard house with California Bungalow details was associated in the early 1920s with Frank McNamara, described at first as a gardener and later as an orchardist. An examination of Templestowe Riding rate records suggests that the present house most probably replaced an earlier house on the 10 acre site. At least from 1898, Frank McNamara, gardener, was the occupier of a house on 10 acres of land in High Street, valued at 28 pounds.(1) McNamara became the registered owner of the property in 1902.(2) In that year the property was described still as house and land in High Street valued at 28 pounds.(3) The valuation of the property fell slightly during the First World War to 25 pounds and, in 1918, McNamara, its owner and occupier, was described as an orchardist. (4) The property was still valued at only 25 pounds in 1920-21.(5)

A new house associated with McNamara's 10 acre orchard in High Street most probably dated from 1921-22 when the valuation rose to 40 pounds. (6)

The 1920s was a peak period in fruit-growing in the Doncaster-Templestowe areas. District orchardists sold fruit to all States and were also involved in the export trade.(7) Many local orchardists updated their homes during those years. The McNamara property was sold in 1935 to John Bryson Horsfall. (8)

SOURCES

- (1) Shire of Doncaster Rate Book 1898-99, Templestowe Riding, No.115.
- (2) Certificate of Title Vol 2044 Fol 731.
- (3) Shire of Doncaster Rate book, 1902, Templestowe Riding No. 112.
- (4) Ibid 1918-19, No.372.
- (5) Ibid 1920-21, No.890.
- (6) Ibid 1921-22, No.578.
- (7) Irvine Green, 'The orchards of Doncaster and Templestowe', 1985, pp.55-56.
- (8) Certificate of Title Vol. 2044 Fol. 736

Creation Date 1921-22

Change Dates

Associations

Local Themes

Frank McNamara (orchardist)

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE What is Significant?
The house, constructed by 1922 for Frank McNamara, at 285 High Street, Lower Templestowe.

How is it Significant?

The house at 285 High Street, Lower Templestowe is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house at 285 High Street, Lower Templestowe has historic significance as a representative example of the more substantial houses that were erected by orchardists during the peak years of the orchard industry during the 1920s. (RNE criteria B.2)

The house at 285 High Street, Lower Templestowe has aesthetic significance as a well preserved example of a transitional late-Edwardian residence incorporating details characteristic of the Californian Bungalow style. (RNE criterion E.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, 94
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster