

COUPER'S ORCHARD

Place No. 236

ADDRESS 139 - 141 Brysons Road
Wonga Park

Last Update 5/09/2005

DESCRIPTION The c.1945 house at 139-41 Bryson's Road is built on bush stumps, using Yellow Box timber. It is a small house, externally clad in asbestos cement sheet, with a CGI roof, large chimneys, and timber-framed windows. The cladding was originally unpainted, but the façade and one side have recently been painted dark green. Some of the cladding on the rear appears to have been replaced fairly recently.

Nearby is a large shed, with a central gabled-roof, with two skillion sections each side. Externally clad in more recent corrugated iron, the interior reveals the heavy bush poles and sawn timber framing that were part of the original structure. Some original structural elements have been replaced by steel trusses. Part of the shed is lined with palings. The right-side skillion section has a smaller, newer steel roller shutter than the left-hand side. A further skillion-roof extension has been added to the left side.

The orchard landscape creates a continuity of setting, but does not retain any of the older orchard trees.

Condition	Good	Integrity	Minor modifications
Threats	Deterioration	Key elements	Buildings Outbuildings Plantings

Designer

HISTORY This house was built c1945 by Les Read, brother of Herbert Read, according to John Upton, member of a district orcharding family [1]. This was confirmed by Mrs Herbert Read [2]. Built on bush stumps using Yellow Box timber and asbestos cement sheet it has proved 'remarkably white ant resistant' [4].

The house site is located on Lot 63 of the 1897 subdivision of the Wonga Park Estate, a block of 26 acres. It was one of two lots in this subdivision acquired by the Read family. The other was the adjacent Lot 62 to the west [3].

The orchard associated with the 1940s house has been completely replanted but is still in active commercial use.

SOURCES

- [1] John Upton, pers. comm; Workshop Place 15.
- [2] Mrs Herbert Read, pers. comm.
- [3] Wonga Park near Ringwood, Tuxen Bros., Surveyors.
- [4] Sue Couper, pers. comm.

Creation Date 1940s

Change Dates

Associations

Local Themes

Read family

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE What is Significant?
Couper's Orchard complex at 139-141 Brysons Road, Wonga Park, comprising a fibro-cement clad house and a corrugated iron-clad timber shed set in a re-planted orchard.

How is it Significant?

Couper's Orchard, 139-141 Brysons Road, Wonga Park is of local historic significance to Manningham City.

Why is it Significant?

Of historic significance as an orchard house and shed of the Second World War period, located within a replanted orchard, illustrating the district's long associations with the fruit growing

industry. Associated with Les Read, a member of a district orcharding family. (RNE criteria A4, H1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO93		Listed

Extent The house and corrugated iron clad timber shed and orchard areas.

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.

The orchard can be re-planted with new trees when necessary to support the on-going viability of the orchard.

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, City of Manningham, Doncaster
Context Pty Ltd & Dr Carlotta Kellaway, (1997), Wonga Park Heritage Study. Report on Stages 1 and 2, Manningham City Council, Doncaster