

Heritage Inventory

SHI Number
1910598

Item Name: **House**

Location: **17 Daydawn Avenue, Warners Bay**

Address: 17 Daydawn Avenue
Suburb / Nearest Town: Warners Bay 2282
Local Govt Area: Lake Macquarie
State: NSW
DUAP Region: Hunter & Central Coast
Historic region: Lower Hunter
Parish:
County:

Other/Former Names:

Area/Group/Complex: **Group ID:**

Aboriginal Area: Awabakal

Curtilage/Boundary:

Item Type: **Group:** **Category:**

Owner: Private - Individual

Admin Codes: **Code 2:** **Code 3:**

Current Use:

Former Uses:

Assessed Significance: **Local** **Endorsed Significance:**

Statement of Significance: The house is an early example of development in the Warners Bay area for agricultural purposes. The house and allotment are associated with the Fairfax, Odgers, Cornford and Williams families. The building is representative of a simplified version of the Victorian Carpenter Gothic style. The building contains details of timber house construction in the area before World War One. The house contains a good example of 'graining' panels and doors to represent polished timber of a consistent colour. The building is representative of late nineteenth and early twentieth century housing in the Warners Bay area.

Historical Notes or Provenance: The house stands on land that was originally known as Lot 10 Section T of the Fairfax Estate at Speers Point. Subdivision of this part of the Estate did not begin until after 1908 when the land adjoining the Warner Estate was divided into a number of large agricultural lots. It is believed the house was built soon after 1912 by the original purchaser of the allotment, William Odgers. The property was acquired by the Cornford family in the late 1930s and associated with orchard growing until after the death of Mr. Cornford in 1965. Although remaining in family ownership, the house has been tenanted for extended periods since the 1960s.

Themes: **National Theme** **State Theme** **Local Theme**
4. Settlement Accommodation (Housing) (none)

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Designer:

Maker / Builder:

Year Started:

Year Completed: 1912

Circa: No

Physical Description: The roof is a combination of hip and skillon construction sheeted with cement tiles to the main roof area and corrugated galvanised iron to skillions. The original roof is likely to have been galvanised corrugated iron. The bull-nose sheeting to the front verandah is possibly original, but now requires full replacement. The walls are stud frame, sheeted with original rusticated and 'blocked' weatherboards to the front verandah and hardwood splay weatherboards. The windows and doors are generally original, with only a few small windows, the main window to the Lounge Room having been changed. The windows are generally double-hung timber windows.

Physical Condition: Fair condition

Modification Dates:

Recommended

Management:

Management:

Further Comments:

- Criteria a)** The house is associated with the development of Warners Bay and the orchards of the area. Lot 10 Section T, of the Fairfax estate was amongst the earliest sales in the area.
- Criteria b)** The house is associated with James reading Fairfax who originally subdivided the area. This was part of the fourth sub-division of his Speers Point Estate. The site is associated with William Odgers, who purchased the land and built the house around 1912. the site is associated with the Williams family (through the Cornford family) who were early orchardists in the Warners Bay area.
- Criteria c)** The house is representative of a simplified Victorian Carpenter Gothic style of architecture. The quality of materials and the size of the structure indicate expenditure at the higher end of the scale for a domestic house in the Lake Macquarie area.
- Criteria d)**
- Criteria e)** The house contains details of housing built in the Warners Bay area before World War One.
- Criteria f)** The house contains a very good example of 'graining', a painted version to represent oak grain over a lesser quality material such as pine. Surviving examples of this work is very rare. An example exists in the National Trust property Miss Porter's House in King Street Newcastle.
- Criteria g)** The house is representative of late nineteenth and early twentieth century housing and detailing of materials.

Integrity / Intactness:

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References:	Author	Title	Year
	NSW Department of Commerce	Heritage Assessment of 17 Daydawn Ave, Warners Bay	2009

Studies:

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	10		DP	651218

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 25/02/2010	Date Updated: 18/05/2010	Status: Basic
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Image/s:



Caption:

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 1910598.jpg

Thumb Nail Path:

Thumb Nail File: