

# HOUSE

Place No. 379

---

**ADDRESS** 27 Chivers Road  
Templestowe

---

**Last Update** 22/06/2005

**DESCRIPTION** The house at 27 Chivers Road, Templestowe, is a single-storey double-fronted Edwardian weatherboard villa with a projecting gabled bay and bullnose verandah to the front. It has a corrugated iron roof penetrated by corbelled red-brick chimneys with terracotta pots. The front bay contains a paired timber-framed double-hung sash window and gable infill of roughcast-pattern pressed metal. The verandah is supported on stop-chamfered timber posts and has a cast iron valance. The house is sited on a large allotment with an original or early weatherboard shed and a number of mature pines.

**Condition** Good **Integrity** Minor Modifications

**Threats** Redevelopment **Key elements** Building  
Outbuilding  
Tree(s)

**Designer**

---

**HISTORY** Thomas Rutter Chivers, gardener (later described as orchardist) and member of a pioneer district family, became the owner in July 1896 of the site of this house.(1) Templestowe Shire records confirm that in that year a house on 56 acres in Templestowe (now Chivers) Road, valued at 56 pounds, was occupied by T.R. and T.A. Chivers, gardeners.(2) This property was identified in 1906 as located on part of Allotment 13, the present site of 27 Chivers Road.(3) Alfred A. Chivers, orchardist, became the owner and occupier of the property in 1920 after a subdivision which reduced its size to just over 15 acres in Lot 1, Subdivision 8024, part of CA 13, Parish of Bulleen. (4)

The Chivers family were very early district settlers who arrived in the district from England in 1840. John Chivers worked at first for Major Newman, wealthy district landowner. Chivers later bought land in Templestowe. The Chivers family were friendly with the local Wurundjeri, who are said to have helped to care for the older boys after Mary Ann Chivers death in 1850. (5)

## SOURCES.

- (1) Certificate of Title Vol.1805 Fol 907.
- (2) Shire of Templestowe Rate Book 1896-96, Templestowe Riding No.22.
- (3) Ibid. No.28.
- (4) Certificate of Title Vol. 4287 Fol. 205.
- (5) Barbara Pertzelt & Fiona Walters, 'Manningham. From Country to City', 2001, pp.19-20.

**Creation Date** c.1896

**Change Dates**

**Associations**

**Local Themes**

---

Chivers family

---

5.02 - Orchards & market gardens

---

**STATEMENT OF SIGNIFICANCE** What is Significant?  
The house, constructed c.1896 for Thomas Rutter Chivers, and the associated outbuildings and mature pine trees at 27 Chivers Road, Templestowe.

How is it Significant?

The house, outbuildings and mature trees at 27 Chivers Road, Templestowe are of local historic and aesthetic significance to Manningham City.

Why is it Significant?

The house, outbuildings and mature trees at 27 Chivers Road, Templestowe have historic significance as a representative example of a former orchard property, which has strong associations with the Chivers, pioneer district fruitgrowers. (RNE criteria A.4, D.2 and H.1)

The house has aesthetic significance as a good and largely intact example of a late-Victorian weatherboard farmhouse. A rare surviving example of an orchard house in Templestowe, the

house is sited on a large allotment with an original or early outbuilding and some mature pine trees, which evokes its originally rural setting. (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:	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  
Richard Peterson, (1993), City of Doncaster & Templestowe Heritage Study. Additional Sites and Recommendations, City of Doncaster & Templestowe, Doncaster, 60