

## HOUSE

Place No. 186

**ADDRESS** 205 Serpells Road  
Templestowe

**Last Update** 3/05/2005

**DESCRIPTION** The house at 205 Serpells Road, Templestowe (corner of Smiths Road) is a double-fronted timber early Edwardian bungalow, the right-hand wing set forward as a gable. The front door has sidelights and a transom. There is a bull-nose verandah in the angle with cast-iron lace corner brackets. The left verandah post has been replaced with what appears to be a metal pipe. The gable of roughcast half-timbering projects forward to form a jetty. The eaves and front gable have bracket pairs with drips between panels. The front walls are a timber false ashlar, while side and rear walls are weatherboard. The windows of the façade were replaced in the 1930s, while those on the side survive. Pressed metal finials mentioned in an earlier description have been removed.

A mature Monterey cypress hedge borders the driveway. This forms part of a related landscape that also includes mature pines on the opposite side of Smiths Road

<b>Condition</b>	Good	<b>Integrity</b>	Minor modifications
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<b>Threats</b>	None apparent	<b>Key elements</b>	Building Tree(s)
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## Designer

**HISTORY** David Tully, Doncaster district fruit-grower, bought the site of this property, 15 acres in part of Crown Allotment 14, Parish of Bulleen, in 1913 (1) for his son-in-law and fellow orchardist, Frank Ormond Smith and this house was erected soon after. Frank Ormond was married to David's daughter, Esther. The property was held in Tully's name until 17 July 1923, when it was transferred to Frank, who was described as a 'fruit-grower' (2).

The site of 205 Serpells Road was originally part of about 45 acres in Serpells Road owned in November 1901 by Thomas Smith, gardener (3). By 1903, Smith had erected a substantial house (NAV 90 pounds) on the land (4). In 1911-12, this was identified as on Allotment 14, which contains the site of 205 Serpells Road (5). Tom Smith died on 12 April 1912 (6).

Following a subdivision of the property by his widow, Mary Smith and Frederick Thomas Smith (his son?), orchardist, David Tully secured 15 acres of land, which was described as Allotment 14A2 (7). The present house was first recorded in the 1914-15 Templestowe Riding Rate Book. Frank Ormond Smith, described as 'fruitgrower', was rated for the house in Serpells Road valued at 35 pounds (8).

The years during WWI (1914-18), when the Serpells Road house was built, were prosperous ones for district orchardists. The Cool Stores Act of 1915 provided for special government loans to help co-operative associations to establish cool stores and, in 1918, the Orchardists and Fruit Cool Stores Association was formed with John Tully as an early president. A Templestowe co-operative cool store was established at the start of the 1919 season. The Doncaster and Templestowe fruit-growing industry reached its peak in the 1920s (9).

Frank Ormond Smith died on 27 October 1933. Probate of his will went to his widow, Esther Ellen Smith of Serpells Road and John Smith of Box Hill, dairy farmer (10). On 18 February 1958, Esther Smith, survivor, was registered as the sole proprietor of the property. It was subsequently subdivided and the home site passed out of Smith family ownership in August 1958 (11).

## SOURCES

[1] Certificate of Title Vol 3702 Fol 295.

(2) Ibid.

(3) Certificate of Title Vol 2847 Fol 298.

(4) Shire of Doncaster Rate Book 1903, Templestowe Riding No 161.

(5) Ibid 1911-12 No 202

(6) Information supplied by Ken Smith, Doncaster Templestowe Historical Society. Ken is not related to either Tom Smith or Frank Ormond Smith.

- (7) Certificate of Title Vol 3702 Fol 295.  
 (8) Shire of Doncaster Rate Book 1914-16, Templestowe Riding No. 199.  
 (9) Irvine Green, op.cit., pp 53-55.  
 (10) Information supplied by Ken Smith, 3 June 2005.  
 (11) Ibid.

**Creation Date** c.1915

**Change Dates**

**Associations**

**Local Themes**

Smith family (orchardists)

5.02 - Orchards & market gardens

**STATEMENT OF SIGNIFICANCE**

What is significant?  
 The house, constructed c.1915 for the Smith family, at 205 Serpells Road, Templestowe.

How is it significant?  
 The house at 205 Serpells Road, Templestowe is of local historic significance to Manningham City.

Why is it significant?  
 Historically, it is significant as a representative example of an orchard house, which demonstrates the development of the industry during the early decades of the twentieth century when it was at its peak. It has associations with the locally important Tully and Smith families. (RNE criteria A.4, D.2 and H.1)

**LEVEL**

Local significance

**RECOMMENDATIONS**

**Heritage Register Listings**

Register	Reference	Zoning	Status
Manningham Planning Scheme	HO		Listed

**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, 75  
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster