

WHISPERING PINES

Place No. 108

ADDRESS 50 Warrandyte Road
Templestowe

Last Update 28/06/2005

DESCRIPTION Whispering Pines is a single-storey, double-fronted timber Californian Bungalow with a gabled corrugated iron roof and projecting gabled front bay. The main roof extends over the front verandah where it is supported by precast concrete columns resting on brick piers. The windows appears to be timber-framed casements, and there is a bay window to the projecting gable with shingles beneath it. There is at least one brick chimney.

The house is set relatively close to the road, essentially within a tree reserve that extends along the boundary of a 1970s-era housing estate that adjoins the property to the rear. The house is partly hidden behind a mature Cypress windbreak that extends along the road to either side of the house for almost 200m. Other mature trees include a small number of large pine trees.

Condition	Good	Integrity	Intact
Threats	Redevelopment	Key elements	Building Tree(s)

Designer

HISTORY Whispering Pines, built in 1935-36 for Robert Paul (Paul) Keppler (1), was once part of 60 acres of land owned by the brothers, Carl and Ernest Aumann, pioneer district orchardists. Keppler was the son-in-law of Ernest August Aumann (2). Although a number of orchard houses and other buildings once stood on these Aumann properties, Whispering Pines is now the sole survivor (3).

In 1898, Ernest August Aumann (1873-1950) and Carl August Aumann (1869-1953) purchased 60 acres of land in Warrandyte Road, Templestowe. They each retained 30 acres, Ernest 'having the lower portion while Carl kept the higher part'. When Ernest married Pauline Agnes Blobel (1880-1962) in 1904, he built a house on his land. The couple lived there until Ernest died in 1950 and Pauline in 1962. Both are buried in the Box Hill Cemetery (4). Nothing remains of Ernest and Pauline's house (5).

Both Carl and Ernest were born at Waldau, the German Lutheran settlement at Doncaster and attended the Doncaster school run by Pastor Max von Shramm. When they bought their land in Warrandyte Road it 'was bush and had to be cleared and planted with fruit trees'. Ernest's orchard 'consisted mainly of peaches' which were 'taken to the Victoria Market by horse and dray'. Eric Uebergang, who has made a study of the Aumanns and other district German Lutheran families, comments that 'Today, the property is part of suburbia, with houses covering the old orchard land' (6).

Ernest and Pauline had three children, Ruby Dorothy (1905-1993), Gertrude Agnes (1909-) and Hilda Caroline (1916-1990). Ruby attended the Templestowe School and on 18 August 1934 married Robert Paul (Paul) Keppler (1908-1982), who was born at Pforzheim, Germany. When Keppler first came from Germany in the 1920s, he worked on Charles Uebergang's orchard, and later on his father-in-law's orchard in Warrandyte Road, Templestowe. Paul and Ruby attended the Doncaster Lutheran Church, where Paul was Superintendent for many years. They had two children, Ruth Dorothy (1940) and Paul Martin (1945) (7).

Whispering Pines at 50 Heidelberg-Warrandyte Road was described first in 1935-36 rate records as 'house and land, Warrandyte Road', with a valuation of 20 pounds, owned by Paul Keppler, orchardist (8). Later, in 1939-40, it was described as 'house and land. 85 feet x 200 feet, Warrandyte Road', still with a valuation of 20 pounds (9). The description was the same in 1942-43 (10).

According to Ken Smith, of the Doncaster Templestowe Historical Society, Ernest sold a half share of this Templestowe property to Paul Keppler on 10 January 1946. Paul became an executor of the estate in his father-in-law's will and, in 1963, after his mother-in-law's death, became the sole owner of the property. In 1972, he sold it for \$310,000 (11).

When Ernest's property was converted to Torrens Title in the 1970s (12), the site of Whispering

Pines (with its frontage of 87 feet 3 inches) was excluded from the 30 acres included in the title (13).

SOURCES

- (1) Templestowe Riding Rate Book 1935-36, No. 429.
- (2) Eric Uebergang, 'Carl Samuel Aumann, The Family History 1853-1993', p.334.
- (3) Eric Uebergang, pers. comm., 28 June 2005.
- (4) Uebergang, op.cit., p.334.
- (5) Uebergang, pers. comm, 28 June 2005.
- (6) Uebergang, op.cit., pp.334-335.
- (7) Ibid, p.336 (contains photograph of Ruby and a wedding photograph).
- (8) See above.
- (9) Templestowe Rate Book 1939-40, No.429.
- (10) Ibid 1942-43, No. 449.
- (11) Ken Smith, pers. comm., June 2005.
- (12) Certificate of Title Vol. 8782 Fol. 470
- (13) Ibid.

Creation Date 1935-36

Change Dates

Associations

Local Themes

Kepler family, Aumann family

5.02 - Orchards & market gardens

STATEMENT OF SIGNIFICANCE

What is Significant?

Whispering Pines is an Inter-war house at 50 Warrandyte Road, Templestowe that was constructed in 1935-36 for Paul Kepler and his wife Ruby Kepler, nee Aumann, on land that once formed part of the Aumann family orchard estate. It is now thought to be the only building associated with the Aumann orchards to survive, and is surrounded by mature Cypress windrow and mature Pines that would have been planted at the same time (or earlier) as the house.

How is it Significant?

Whispering Pines at 50 Warrandyte Road, Templestowe, is of local historic and aesthetic significance to Manningham City.

Why is it Significant?

Whispering Pines has historic significance as an orchard house with close associations to the Aumann family who were pioneering orchardists in the area. The house, which is thought to be the only building associated with the Aumann orchard to survive, also provides evidence of the close connections between members of the German community who settled in the Templestowe district. (RNE criteria A.4, B.2, D.2 and H.1)

Whispering Pines has aesthetic significance as a good and largely intact example of an Inter-War weatherboard bungalow. It is notable for its setting of mature trees include a Cypress windrow and mature pines that evoke the historic rural orchard character of Templestowe prior to suburban development. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Manningham Planning Scheme	HO		Recommended
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Extent The whole of the land as defined by the title boundaries and including the Cypress windrow and mature pine trees.

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, (1991), City of Doncaster and Templestowe Heritage Study, City of Doncaster & Templestowe, Doncaster, 70
Context Pty Ltd, (2005), Manningham Heritage Study Review, Manningham City Council, Doncaster