

By 1875, two houses and gardens were rated on the Reads Cemetery Road property. James lived in the smaller house and his son in the larger.²⁶¹ Early district rate records often listed as a garden what was later described as an orchard. The Read orchard listed for the first time in 1882 may, therefore, have an earlier date. It was worked by James son, John.²⁶² By 1888, John was the sole owner of the farm and over 38 acres of land in Cemetery Road, Templestowe..²⁶³

Of local significance as an example of a simple timber cottage associated with James Read, pioneer district fruitgrower, typical of the housing built by farmers and orchardists, but becoming increasingly rare within the municipality.

House

123 Mitcham Road, Donvale.

Alick Crouch, a Mitcham fruitgrower, purchased the site of this house in February 1913 from John Robinson, a Doncaster gardener, who had owned the land since July 1898.²⁶⁴ Rated at first as vacant land in 1914-15²⁶⁵, Crouch mortgaged the property to William Sell in 1915.²⁶⁶ Crouch's house was completed by 1918.²⁶⁷

Crouch sold the property to another orchardist, Edward William Buttle, in 1924-25.²⁶⁸

Of local historical significance as a surviving orchard house built during the First World War period.

²⁶¹ Shire of Bulleen RB 1875 Templestowe Riding Nos.96,234 (NAV 20 pounds,50 pounds).

²⁶² Shire of Bulleen RB 1882 Templestowe Riding No.89.

²⁶³ Shire of Bulleen RB 1888 Templestowe Riding No.110(NAV 138 pounds 10 shillings).

²⁶⁴ title vol.2691 for. 137.

²⁶⁵ Shire of Doncaster RB 1914-15 Doncaster Riding No.78 (NAV 22 pounds).

²⁶⁶ Title vol.2691 ffol.137.

²⁶⁷ Shire of Doncaster RB 1917-18 Doncaster Riding No.76 (NAV 45 pounds).

²⁶⁸ Shire of Doncaster RB 1923-24 Doncaster Riding No.95 (NAV 66 pounds);Title vol.2691 fol.137.