

# ALLEN PROPERTY

Place No. 263

**ADDRESS** 42 Dudley Road  
Wonga Park

**Last Update** 5/09/2005

**DESCRIPTION** The pine-lined driveway, mature trees (including a Kurrajong tree) and house site remain to mark the site of Allen's Eight Hour Pioneer Settlement property. The Kurrajong is located on a knoll close to the road. The pine-lined driveway is a notable landscape feature on Dudley Road, and is visible in views across Kellybrook from Fulford Road. The house site (not inspected) is said to retain evidence of the cellar.

**Condition** Good

**Integrity** Intact

**Threats** None apparent

**Key elements** Archaeological potential  
Site  
Tree(s)

**Designer**

## HISTORY

The early history of this property, located on Crown Allotment 9P in the Eight Hour Pioneer Settlement, was associated with John William Allen of South Melbourne, orchardist. Allen applied for the lease of the allotment in 1893 [1], and was rated in 1893-1894 for a house on the 26 acres.[2] By the turn of the century Allen's property was described in Lands Department records as containing a 4-roomed weatherboard house valued at 50 pounds, a weatherboard shed and store (10 pounds), a sapling stable and a bark and timber fowl house. Eight acres had been ploughed and planted with fruit. In 1902, Allen mortgaged the property. This mortgage was discharged on 28 March 1906 but three days later the property was transferred to the Federal Building Society.[3] The Society was the registered owner still in 1920.[4]

During the First World War period the property on 9P was known as Pochons. Samuel Pochon, orchardist, became the lessee in 1914-15 and held it until it was acquired by the Closer Settlement Board in 1920 for soldiers settlement. During the protracted negotiations between Pochon and the Board in 1919, Pochon explained that the family was moving away because his son wanted to 'take up dairy farming'. Pochons was described at the time as containing 'a good house of 6 rooms', new sheds for carts and wagons, a horse stable, cow shed, fowl house, pig sty, cool store and dairy and 'all implements necessary to cultivate the orchard'. The orchard comprised '14 acres in trees' and '2½ acres ready to receive trees'. There were 400 cherry trees, 200 plum trees, 400 apple trees, 60 peach trees, 50 quince trees, 30 pear trees, as well as plantings of strawberries and loganberries. Pochon said that his place had 'a very good name and the fruits are always very easy to sell'.

The Closer Settlement Board had already, in 1918, purchased the adjacent orchard property on Crown Allotment 9O (site of the present Kellybrook Winery at 1-3 Fulford Road). This property was established in 1893 by William Martin. By the World War I period, there was a four-roomed weatherboard cottage and ten acres of orchard there (see Kellybrook property for more details).

A more detailed description and plan of the house on Crown Allotment 9P, which probably contained elements of the earlier Allen house, was given in an October 1919 Inspection Report. The house plan shows five rooms of weatherboard with 'canvas and paper lining' and iron roof, 'in fair order' and valued at 225 pounds. There was a dairy, two packing sheds and a poultry shed, as well as two dams and a 1000 gallon tank near the house. The orchard, mainly of apples, pears, plums, peaches and cherries, inspected by the Agriculture Department, was 'a fairly good orchard' and was valued at 572 pounds. The transfer was made by the Federal Building Society, Elizabeth A. Allen and S. Pochon to the Closer Settlement Board on 22 June 1920. The purchase price was 950 pounds.

During the 1920s the Hartley family, district farmers and orchardists, were associated with the former Pochon farm, as well as with the neighbouring orchard property on 9O. Joseph Henry Hartley, aged 35, with his wife and family of two boys and a girl, leased Pochons. In his application of 15 October 1923, Hartley said he had 'a lifelong farming experience in orchards in Doncaster and Warrandyte' and had already worked on the Pochon orchard. He planned to have a 14 acre orchard there with 'the rest in tomatoes and vegetables'. Joe Hartley, a son and current Wonga Park resident, was born in the former Pochon house in 1926. Because of economic

hardship, the Hartleys had to relinquish the property in August 1929. By this time, there were 16 acres of orchard but the weatherboard house was reported to be 'in bad order'.<sup>[5]</sup>

The Closer Settlement Board sale notice of October 1929 described the property as 'suitable for orchard or poultry farm' with a 9 acre orchard, 9 acres cleared and 8 acres 'lightly timbered'. Mrs Helen Dawson of Footscray, the successful applicant, offered 821 pounds for the property. The Dawsons also had problems during the depression era and moved out in early 1933.

By this time the weatherboard house on 9P was said to be 'in bad repair' with a dairy and shed valued at only 12 pounds, cowshed and implement shed (15 pounds), fowl house and yard (25 shillings). The 'old stable material' was worth only 2 pounds. It was recommended that the orchard trees should be grubbed out as they were now 'useless'. J. H. Hartley, the earlier lessee, was subsequently paid a little over 3 pounds for 8 days' work in 'cutting down and heaping up the old orchard trees'. A Closer Settlement Board sale notice in 1935 advertised the property as 'about 13 acres cleared' with improvements consisting of a 4-roomed house, dairy, fowl-house, shed, 2 dams, 'suitable for poultry farm etc.'.

Later, in March 1936 the Board decided to sell the former Dawson property in 9P and former Wilcox property in 9O as a combined property 'suitable for poultry or mixed farming'. In April 1936, the dwelling on 9P was described as the 'old original in tumble down state - wrecking value only - 20 pounds'. On the other hand, the 4-roomed weatherboard on 9O was valued at 290 pounds.

Both properties were sold in August 1936 to Alfred Kelly, Assistant Town Clerk at St. Kilda. Kelly proposed to 'employ labour, and to engage in raising pigs, poultry and small fowls, in a small way'. From 1940 to 1945 Kelly was abroad with the Second A.I.F. The Wonga Park property was let to tenants who built a concrete dairy. The Crown Grant for 9O and 9P was issued to Kelly in May 1947.<sup>[6]</sup>

According to Joe Hartley, the original house on 9P near the boundary fence has long since gone, although the 9O cottage was retained until relatively recently. A two-storey brick veneer dwelling was built by Craig Davis Homes Pty. Ltd. at 40 Dudley Road between 1967 and 1968 for D. and A. Kelly.<sup>[7]</sup> The current owners, Darren and Farley Kelly, run the Kellybrook Winery on the property on 9O listed as 1-3 Fulford Road.

#### SOURCES

- [1] Land File 11016/42.44
- [2] Shire of Lillydale Rate Book 1893-94 South West Riding No. 787. NAV £4; 1894-95 No. 819 £10
- [3] Land File 11016/42.44
- [4] Land File 1 Sale Contd. CA 9P. Parish of Warrandyte
- [5] Joe Hartley, pers. comm., Land File 1 Sale Contd. CA 9P. Parish of Warrandyte
- [6] Land File 1 Sale Contd. CA 9P Parish of Warrandyte
- [7] City of Manningham, Building Permit Records
- [8] Workshop Place 17 (Kurrajong Tree) and Workshop Place 12 (house site)

**Creation Date** 1890s

**Change Dates**

**Associations**

**Local Themes**

J. W. Allen

5.03 - Eight hour pioneer settlement

#### STATEMENT OF SIGNIFICANCE

What is Significant?

The Allen Property at 42 Dudley Road, Wonga Park, comprising the house site, pine-lined driveway and mature trees.

How is it Significant?

The Allen Property, 42 Dudley Road, Wonga Park is of historic significance to Manningham City.

Why is it Significant?

Of historic significance as a well-known district farming property and an example of the orchard properties established on the Eight Hour Pioneer Settlement in the 1890s. It has associations with orchardist, J. W. Allen in the 1890s, Samuel Pochon in the First World War period and, following its acquisition as a Soldier Settlement farm, with J. W. Hartley, orchardist, in the 1920s. (RNE criteria A4, D2, H1)

**RECOMMENDATIONS**

**Heritage Register Listings**

<b>Register</b>	<b>Reference</b>	<b>Zoning</b>	<b>Status</b>
Manningham Planning Scheme	HO55		Listed

**Extent** The entire property at 42 Dudley Road 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, (1997), Wonga Park Heritage Study. Report on Stages 1 and 2, City of Manningham, Doncaster  
Context Pty Ltd, (2005), Manningham Heritage Study Review, City of Manningham, Doncaster