

HOMESTEAD BOARDING KENNELS AND CATTERY

Place No. 269

ADDRESS 12 Homestead Road
Wonga Park

Last Update

DESCRIPTION A large rural property, distinguished by its mature pine and cypress windbreaks, with the house set close to the ridge. The house consists of two gabled-roof cottages linked together, and with later skillion additions. The early Victorian cottage is distinguished by four-panel door, side and fan-lights, windows and the vertical, rectangular vent in the gable end. The other cottage appears to date from the 1930s.

Condition Good **Integrity** Altered

Threats None apparent **Key elements**

Designer

HISTORY The site of this property (part of Crown Allotment 11A in the Parish of Warrandyte) was once part of the large pastoral property leased and then owned by the Brown family, pioneer district graziers.[1] In 1879 the property passed to Mary-Anne Brown, widow.[2] By 1887, Mary-Anne was rated for 3368 acres in the Parishes of Warrandyte and Yering, which included the Homestead Road site. However, in that year “the greater part of the Brown Estate” passed to the Mutual Life Assurance Company and the Eastern Suburban Property Investment Company. The whole was taken over in 1889 by the Mutual Life Assurance Company and in September “an operating consortium was established - the Wonga Park Land Company”.[3]

The Victorian-style cottage (part of the present house at 12 Homestead Road) may date from the Mutual Life Assurance Company ownership or earlier. Although a subdivisional sale was ordered in 1897, much of the Brown Estate remained in National Mutual Life ownership until the turn of the century. The ratebooks do not record any houses on the Estate.[4]

Lot 69 of the 1897 subdivision was recorded in the 1909-10 Lilydale Shire rate records.[5] In that year Frederick Wedderburn Mabbott, of Cotham Road, Kew, Clerk to the Executive Council, at the State Treasury building in Spring Street, Melbourne, was rated as owner of Lots 68 and 69, totalling 65 acres. The name “Mabbott” was pencilled across Lot 69 on the 1897 Tuxen Bros. sketch plan of the subdivision. During the First World War period, the valuation of the property rose to 12 pounds and then 15 pounds.[6]

A house was listed first in the 1919-20 rate records, when the valuation increased to 20 pounds.[7] Substantial works on the Mabbott property seem to date from 1920, after Mabbott’s retirement, when the valuation doubled to 40 pounds. The owner’s address at this time was given as Balwyn Road, Balwyn.[8] During the 1920s, the valuation of Mabbott’s property continued to rise to 46 pounds and by 1925-26 to 74 pounds. In the early 1920s depression years, when F.W. Mabbott of Balwyn was owner still of the house and 64 acres in Lots 68 and 69, the valuation decreased to 59 pounds.[9]

The usage of the property is not indicated in the rate books but it is said to have been a pig farm prior to the purchase in 1977 by the present owners, Mr and Mrs Rod Maruff who run a boarding kennel and cattery there.[10]

Creation Date 1919-20

Change Dates

Associations

Local Themes

Brown family; F. W. Mabbott

5.01 - Squatters, selectors & small farmer

STATEMENT OF SIGNIFICANCE Of local significance as a large farming property demonstrating the processes of land subdivision associated with the Mutual Life Assurance Company. One cottage possibly dates from the Victorian ownership of the National Mutual Life Assurance Co., and a second cottage probably dates from the 1920s ownership of Frederick W. Mabbott, retired Clerk of the Executive Council in Spring Street, Melbourne. (Criterion B2)

LEVEL

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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None Specified

Extent

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

Extra Research

- BIBLIOGRAPHY** [1] Parish of Warrandyte. Parish Plan.
[2] Shire of Lillydale RB 1879. South Riding No. 384.
[3] Border Country, p.33.
[4] Wonga Park near Ringwood, Tuxen Bros., 1897; Shire of Lillydale RB 1908-9, SW Riding No. 1876.
[5] Shire of Lillydale RB 1909-10 No. 1787. NAV 10 pounds.
[6] Shire of Lillydale RB 1913-14. No. 2258; 1918-19 No. 3639.
[7] Shire of Lillydale RB 1919-20. No. 3379.
[8] Shire of Lillydale RB 1920-21. No. 3639.
[9] Shire of Lillydale RB 1933-34. No. 6044.
[10] Pers. comm. Rod Maruff.