

NAME: Dwelling, 48 Old Willunga Hill Road, WILLUNGA

CURRENT USE: Dwelling
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: C.1850s with later additions and alterations

LOCATION: 48 Old Willunga Hill Road, WILLUNGA
LAND DESCRIPTION: CT 5767/897, Section 701, Hundred of Willunga

OWNER: Private ownership

RECOMMENDATION: Local Heritage Place



48 Old Willunga Hill Road, Willunga (GGA, 2022)

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DESCRIPTION:

C.1850s symmetrical cottage constructed of various periods of masonry with early slate sills, timber lintels and 'S'-shaped wall plates, a monogram possibly indicating the work of local builder George Sara (1813-1914), Early timber entrance door and sash window elements, concrete surrounds to external face of north-facing windows. Later painted brick chimney with 20th century steel cowl, original hipped roof form with later corrugated iron cladding extending to early lean-to additions. Early external slate paving to north, west and south elevation. Later additions include aluminium sliding windows to kitchen to south-elevation, timber and glass door to south elevation with recent internal kitchen and bathroom modifications.

Significant internal fittings include early masonry kitchen stove, brick quoined chimney to living room, early rough-hewn timber lintels, internal wall stone finishes and matchboard ceilings to primary rooms.

It is recommended that the dwelling at 48 Old Willunga Hill Road, Willunga be included on the South Australian Heritage Register as a Local Heritage place.

A delineation of significant historic fabric is provided in the Extent of Listing.

STATEMENT OF HERITAGE SIGNIFICANCE:

48 Old Willunga Hill Road, Willunga is of significance as a c.1850s dwelling dating to an early period of development for the Willunga township, retaining a high degree of external and internal original fabric.

RELEVANT CRITERIA (As defined in Section 67(1) of the PDI Act 2016):

- a) it displays historical, economic or social themes that are of importance to the local area; being attributed as a c.1850s residence dating to an important period of development for the Willunga township, retaining a high degree of external and internal original fabric.
 - b) it represents customs or ways of life that are characteristic of the local area; being attributed as a c.1850s cottage dating to an important settlement period of the Willunga district, retaining a high degree of external and internal original fabric.
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RELEVANT HISTORIC THEMES:

Theme 2: Regional Life in the Southern Vales

2.1 Cottages and small dwellings

Theme 5: Food Production in the Southern Vales

5.1 Self-contained and self-reliant farming complexes

BRIEF HISTORICAL BACKGROUND:

48 Old Willunga Hill Road, Willunga does not appear to have been identified or assessed as part of any previous heritage survey.

A recent history of the property has been undertaken by a privately-engaged local historian. The current owners have kindly provided this history for the purposes of this review. This brief history is summarised below:

The entire Section 701 of 80 acres was initially owned from at least 1850 by Thomas Atkinson (District Council of Willunga Assessment records). James Pointon bought the 80-acre section from Atkinson on the 13 of May 1856 for 800 pounds (See City of Onkaparinga Built Heritage list). The 80 acres included the eastern side of Old Willunga Hill now known as 'Elim Park'. James and his second wife Peggy lived here with their two children. James was a butcher and farmer. James was very involved in the local community church and was a 'preacher' amongst the town. James Pointon paid rates on the 80-acre section and a house, from at least 1869. Land title records show that he formally purchased the entire section on 10 April 1873 (CT 175/131).

This may have been the period in which the current cottage was built, but there is no record to verify this. Pointon already owned the adjoining Section 761 on which his 'Elim Park' home was located, to the east of Old Willunga Hill road. It was said that the cottage was possibly built as a worker's house as the main house was on the creek at 'Elim Park'. James Pointon died on 11 October 1880 and section 701 was transferred to trustees Thomas Pointon, butcher of Port Pirie, and William Crisp, farmer until probate was registered on 7 May 1897. Section 701 was then transferred to John Thomas Rowland, farmer of Willunga (CT 175/131). On 11 May 1907, 25 acres of Section 701 on the west side of Old Willunga Hill Road, were subdivided off and transferred to Joseph Sedunary Tregilgas, farmer of Willunga.

Current research largely aligns with the recent historical account; earliest Lands Title records date to 10th April, 1873 when James Pointon, farmer of Willunga acquired Section 701. This certificate records however that the original owner of the Section was James Fairlie, who was granted the Section by Governor Gawler in June 1840. It is unclear when subsequent owner Thomas Atkinson acquired Section 701 from Fairlie, though Pointon's acquisition of Section 701 from Atkinson in 1856 is well-documented.

The 1997 Willunga District Heritage Survey's history for the adjoining 'Elim Park' (part of the same property during this period) identifies that the site was described as having a 'dwelling-house' by Pointon's 1856 acquisition. As the physical fabric of the cottage at 48 Old Willunga Hill Road appears to date to an earlier period than the c.1870s fabric of 'Elim Park' (now 35 Old Willunga Hill Road) it is presumed the 'dwelling-house' recorded in 1856 is most likely the dwelling at 48 Old Willunga Hill Road.

Several mortgages were placed by Pointon in April 1873 and February 1876, discharged by 1887; these mortgages most likely relate to the c.1870s fabric of 'Elim Park', 35 Old Willunga Hill Road. As recorded above, the residence was inherited by Thomas Pointon and William Crisp in 1897 following Pointon senior's death in 1880. The Section was immediately sold to John Rowland in 1897 who subsequently subdivided the Section in May 1907, transferring ownership to Joseph Tregilgas who placed several subsequent long-term mortgages in 1907, most likely relating to construction works. By 1921 the property was owned by Issac Hunt who owned the site until his death in 1948. The property was subsequently owned by the Eden family for much of the 20th century who were responsible for the late-20th century residence immediately north of the c.1850s cottage. It would appear that substantial restoration works were undertaken in the early 20th century (see Historical Images). The property has most recently sold in 2020 with further restoration works. The building is now used as rental accommodation.

EXTENT OF LISTING:

The form and materials of all early surviving fabric to the c.1850s residence including all external walls (including internal wall finishes where evident), slate sills, timber lintels and wallplates. Surviving early timber window and door elements are considered of significance and included in the listing. The form of the hipped and lean-to roof is considered of significance, as is the use of corrugated steel as the roof cladding material. Current replacements elements are considered stylistically appropriate but are not historic fabric and are not included in the listing.

Early internal fittings, include early masonry kitchen stove, brick quoined chimney to living room, early rough-hewn timber lintels, internal wall stone finishes and matchboard ceilings to primary rooms, are considered of significance and are included in the listing.

All later additions and alterations, including later door and window elements and all kitchen and bathroom modifications, are not included in the listing.

REFERENCES:

48 Old Willunga Hill Road, Willunga, recent researched history provided by current owners during site visit on 23/3/2022.

CTs 175/131; 623/22; 763/114; 4047/539; 4097/80; etc.

McDougall & Vines, 1997, Willunga District Heritage Survey, p.291.

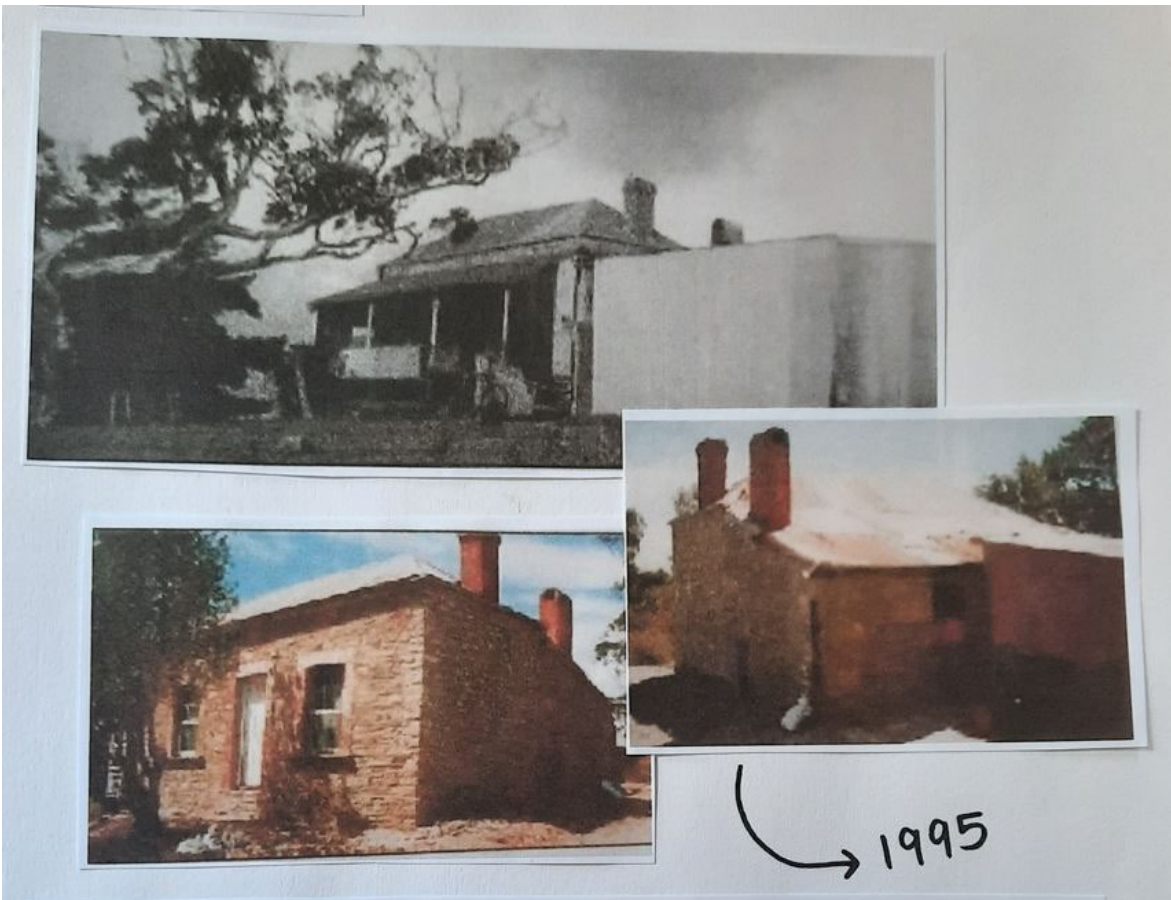
SITE MAPPING:

Site of 48 Old Willunga Hill Road, Willunga; site of dwelling shown by blue indicator (Planning SA SAPP)



Northern portion of 48 Old Willunga Hill Road, Willunga; site of dwelling shown by blue indicator (Planning SA SAPPa)

HISTORICAL IMAGES:



20th century photography of 48 Old Willunga Hill Road, Willunga (images provided courtesy of current owners)



C.1900 photograph of 'Elim Park, 35 Old Willunga Road (SLSA B 24156)



C.1997 photograph of 'Elim Park', 35 Old Willunga Hill Road, showing c.1870's fabric that appears to date after the earlier fabric of 48 Old Willunga Hill Road (McDougall & Vines, 1997, Willunga District Heritage Survey, p.291).

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GE.

TENDERS are invited for the PURCHASE of that magnificent Property known as "ELIM PARK," and situate close by the TOWNSHIP OF WILLUNGA. It comprises several acres of first - class garden soil, a fruit and vegetable garden well watered, two good stone houses, outhouses, stables, &c., and is all fenced and subdivided. Will be sold subject to a lease expiring on June 1 next, 1897. Tenderers to state price per acre. The terms are cash.

Neither the highest or any tender necessarily accepted.

All particulars may be obtained from Mr. T. Rowland, Willunga, or the undersigned to whom all tenders must be sent on or before Monday, February 28, 1897.

THOMAS POINTON, Butcher,
42-4x44-51
Port Pirie.

GE. 400—HYDE PARK, good corner, close

1897 newspaper advertisement for Thomas Pointon's sale of his father's 'Elim Park' estate, noted as including 'two stone houses' (now 35 & 48 Old Willunga Hill Road) (Advertising, The Express and Telegraph, Sat 13 Feb 1897, p.8).



C.2020 photograph of 1850s cottage at 48 Old Willunga Hill Road, Willunga (<https://www.realestate.com.au/property/48-old-willunga-hill-rd-willunga-sa-5172>, accessed 19/4/2022)



C.2020 photograph of internal fabric to bedroom at 48 Old Willunga Hill Road, Willunga
(<https://www.realestate.com.au/property/48-old-willunga-hill-rd-willunga-sa-5172>, accessed 19/4/2022)

OTHER IMAGES:



South elevation of c.1850s residence, showing later aluminium windows and timber and glass door to early lean-to openings (GGA, 2022)



Early fabric relating to the west elevation of the c.1850s residence (GGA, 2022)



Early fabric of the east elevation of the c.1850s residence, with later timber eaves elements (GGA, 2022)



Early rough-hewn timber lintel to door between kitchen and living room (GGA, 2022)



Early masonry fireplace to lean-to kitchen (GGA, 2022)



Exposed stonework with brick quoins to living room fireplace, likely dating to the late 19th century (GGA, 2022).