



Condition and Significance Report

‘Rowlands’ Farmhouse

137 Main Road, Willunga, SA 5172

for

Dr Richard & Jette Hamilton

by

Anaglypta Architecture Pty Ltd
with historic research by Deborah Morgan

September 2022

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1.0 Introduction

1.1 Reason for Review

This report has been prepared at the request of Jette Hamilton, one of the owners of the property.

The request was to examine the significance and current condition of the property, and in doing so answer the following question;

- Could demolition of the homestead known as 'Rowlands' be supported?
- What is the potential for conservation and adaptive re-use of the structure?

The following tasks have been undertaken in order to develop an understanding of the history and significance of the place and answer this question.

- Undertake additional research into the site and the individuals associated with its development.
- Inspect & review existing structures through a site visit.

1.2 Location of Site

The property is located at 137 Main Road, Willunga, within the City of Onkaparinga.

Certificate of Title: CT 5292/581 (see Figure 1).

Section 227, Hundred of Willunga

Local Heritage Place (No 403)



Figure 1: Hundred of Willunga
(Dec1883) b1538445
Section 227 highlighted
Source:
<https://catalog.slsa.sa.gov.au/record=b1538445>

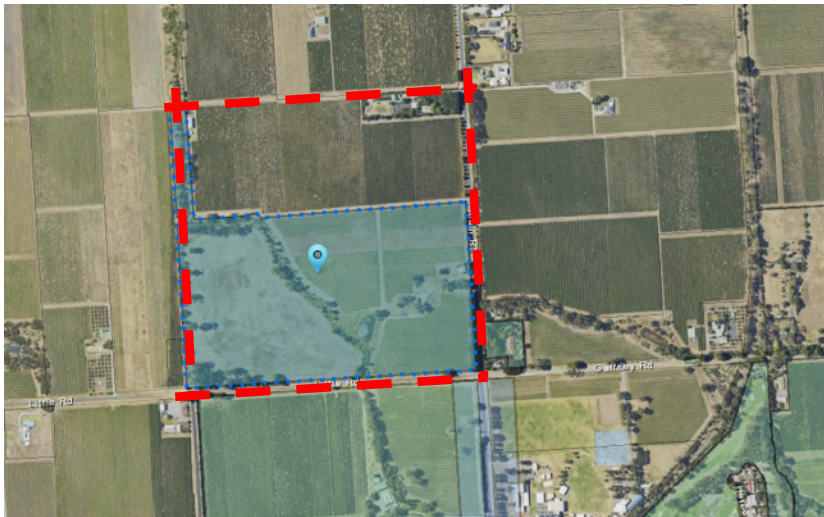


Figure 2: Location Plan, 137 Main Road, Willunga (Section 227 highlighted)
Source: <http://www.sappa.plan.sa.gov.au>

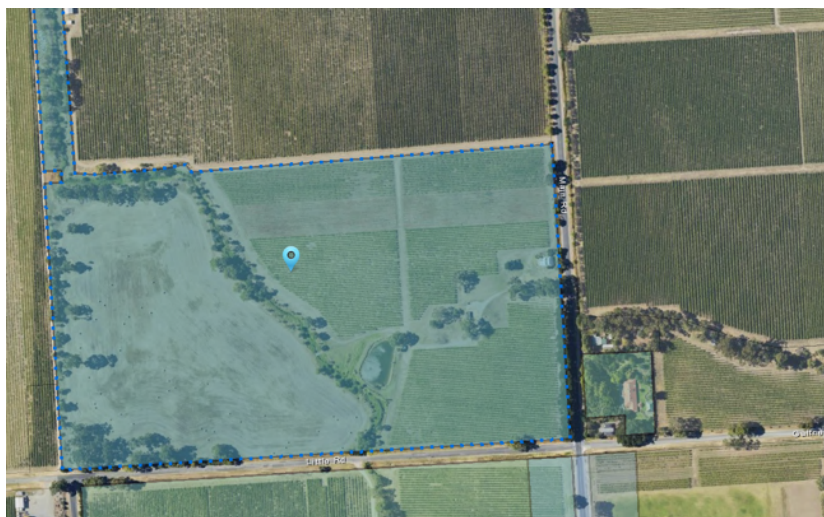


Figure 3: Location Plan, 137 Main Road, Willunga (existing allotment shaded)
Source: <http://www.sappa.plan.sa.gov.au>

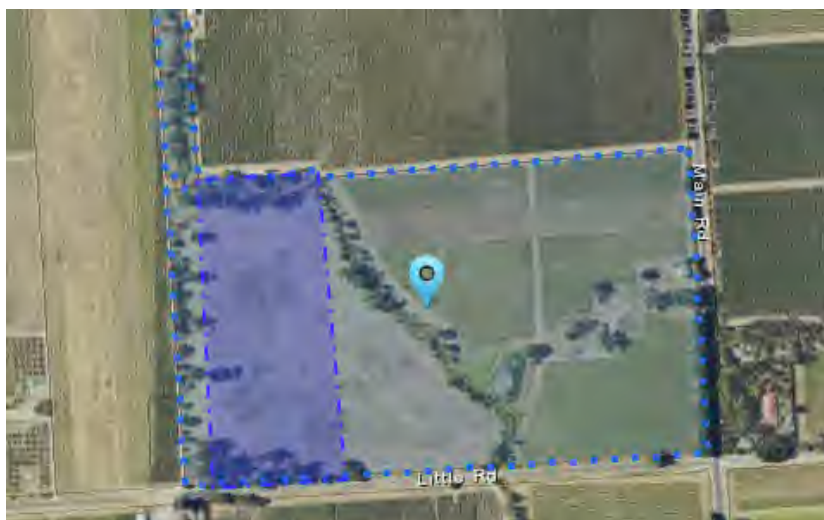


Figure 4: "Willunga Forrest" (approximate area shaded blue)
refer 2.3 below, part 137 Main Rd, Willunga
Source: <http://www.sappa.plan.sa.gov.au>

2.0 Historical Outline

2.1 Brief history of 'Rowland's Farm'

In early 1839 John McLaren, Senior Surveyor with Survey Department, undertook the survey of District C south of Adelaide in response to pressure to open up agricultural lands for settlement in the newly established colony of South Australia. Towards the end of that year, the first 80-acre sections around Willunga and McLaren Vale were made available for selection by settlers and holders of Land Orders. Occupation leases (which preceded the survey) and numerous sections were acquired by the South Australia Company as speculative investments, and leased to tenant farmers, mostly from Devon and Cornwall.

Section 227, Hundred of Willunga (together with other land), was originally granted by the Crown, by Land Grant dated 22 October 1842 under the hand and seal of George Grey Esquire, Commissioner of Public Lands resident in the then Province of South Australia to George Fife Angas, Henry Kingscote and James Rudell Todd, trustees for the South Australian Company¹.

For almost 80 years section 227 would remain in the ownership of the South Australian Company, which leased the land to a succession of tenant farmers.

The cottage adjacent to the road was described in a 2014 news article² as dating to the 1850s, however it has not been possible to confirm this, and a later construction date is perhaps more probable. However, if it could be established that either of the extant structures do indeed date to this early period it would support the theory that they may have been built by one of the early occupants of the six-acre portion of the section, possibly Luke Hussey (between circa 1848 and 1853) or John Weaver (1853 to 1870).

Alternatively, if a later construction date for the cottage can be established it seems likely that it would have been built during the period that the property was leased by John Allen. The apparent association with Tom Rowland (ie the description of the property as 'Rowland's Farm') is curious, given that the property seems only to have been actually owned by Rowland for a brief period between 1921 and 1923. As section 227 was contiguous with the Ingleburne property to the north there was possibly an arrangement with Allen to sublet the land prior to its purchase by Rowland. The cottage may have been let out separately, or perhaps used as accommodation.

¹ Application Packets 28115, Old Titles Office Lands Services SA

² 'Historic home in need of TLC: Concern over state of Rowland's Farm', Southern Times Messenger, 13 September 2014, p14

2.2 Notable Individuals

2.2.1 Luke Hussey (lessee from c.1848 – c.1853)

The first occupant of the section was probably Luke Hussey (born 13/8/1823 Galway Ireland; died 18/7/1957, Peachy Belt SA). Rate Assessments for the District of Willunga show he was the occupant of section 227 in 1850, the first year for which records are available.

Luke Hussey was a young Irish-born farmer who arrived in Adelaide from Tasmania aboard the *Will Watch* on 30 March 1844. He travelled with a friend, Patrick Kavanagh, whom he had known from Ireland. Patrick and his younger brother Thomas were sons of a neighbouring farmer in Galway, and had travelled as assisted immigrants together, sailing from Cork in Ireland aboard the *Branken Moore* in early 1843. Luke had been indentured as a farm labourer for twelve months to Theodore Bryant Bartley, a prominent public servant and landowner, on his extensive estate at Evandale near Launceston in Tasmania.

Luke arrived in the Willunga district soon after his marriage in Adelaide to Mary Donaghen (various spelling variations) on 11 November 1845. Mary (born c.1824 in Ireland, died 17/9/1899 at Two Wells) had come to South Australia with her family as an assisted immigrant aboard the *William Nickel*, arriving at Port Adelaide on 7/7/1840. The first two of Luke and Mary's four sons were born in Willunga in 1848 and 1852 respectively. From at least 1850 Luke and Mary attended St Joseph's Catholic Church in Willunga where they paid 'seat rent' and made donations of labour and firewood³.

Hussey leased section 227 from the South Australian Company from at least 1850 (the earliest year for which records of Willunga District Council ratepayers exist). There is no mention the existence of a cottage or other dwelling in the rate assessment record at this time⁴.

In about 1852/3 Hussey purchased another two 80 acre sections in the area which he sold before the family left the district to take up a land grant near Gawler in late 1853. Soon after they moved on to farm at Peachy Belt, where in December 1857 Luke died as a result of a horse-riding accident. Mary later married Walter Moore in 1862.

2.2.2 John Weaver (lessee from c.1853-1870)

In 1853 John Weaver leased a six-acre portion of the original 80-acre section from the South Australia Company. The location of this six-acre portion within section 227 is not precisely known, but it may have been the portion with frontage to Main Road now occupied by the extant stone cottage and outbuildings.

Weaver remained in possession of this small landholding for another 17 years and it is possible he was the first to build on the land, as the District Council of Willunga rates records indicate there was a cottage in existence from 1853. He is listed as the occupant in the Willunga District Council rates assessment records until 1870. One of the few things known about Weaver was that he was the victim of a robbery in 1859.

³ Biographical notes held by Willunga National Trust

⁴ District Council of Willunga Rate Assessments, 1850-1882, transcription held by Willunga National Trust

James Reed, described as a young married man resident in Willunga, and known to Weaver, was tried in the Supreme Court in Adelaide charged with the crime of 'larceny in a dwelling house'. On 14 August 1859 Justice Boothby found him guilty of breaking the lock and stealing a substantial amount of cash and a double-barreled pistol from Weaver's house whilst the owner was attending chapel with his daughter. Reed received a sentence of three years imprisonment⁵.

2.2.3 James Humphries (lessee from 1853-c.1855) and F Humphreys (lessee from 1855-1856)

In 1853, the same year that Weaver took on the lease on the six acres, James Humphries leased the 74-acre balance of section 227 from the South Australian Company. In 1855 and 1856, the Willunga District Council rates indicate that F Humphreys, likely to have been a relative (different spelling notwithstanding), was now the occupant.

2.2.4 Thomas Marshall (lessee 1865 – 1869)

Thomas Marshall (Snr) (c. 1811-1880) was an early South Australian pioneer, having arrived in the colony from Waddingham, Lincolnshire, England, in 1839. Census records indicate he was living in Willunga by at least 1841. A letter addressed to Thomas Marshall at 'Wholonga', Adelaide South Australia, from his brother J Marshall and his wife Ann in Lincolnshire in November 1846, confirms that Thomas was living in Willunga by May 1846⁶.

Thomas and his wife Honor (nee Williams) settled in the district and all of their 10 children were subsequently born there. Marshall became a prominent landowner and farmer, and later served as district councilor for Willunga.

Thomas Marshall's name appears as occupant (leaseholder) of section 227 in the year 1865, but as the record for this period is incomplete it is not clear whether he took over the lease on the 74 acres directly from Humphreys, nor whether he continued in occupation after 1865. It is possible that he was the lessee for the whole period between circa 1855 and 1869⁷.

2.2.5 John Allen (lessee from 1869 - 1921)

In 1869 John Allen, who already occupied several sections in the district took over the full 80 acres of section 227, including the six-acre portion previously leased by John Weaver. At this time, according to the District Council of Willunga Rate Assessment books, the property included a house, possibly the cottage that had been Weaver's (and previously Hussey's) home.

John Allen, (c.1833-1917), came to South Australia from his birthplace Roche, in Cornwall, in 1847, aged about 14. He initially worked for about four years for Adam and Archibald Jeffreys, drapers, at their establishment in Hindley Street, after which he came to Willunga where his father and brother Joseph had commenced farming. A successful three-month excursion to the Victorian goldfields in 1852 enabled him to

⁵ SA Weekly Chronicle, 13 August 1859 p6

⁶ State Library of SA D8070/1

⁷ Willunga District Rate Assessment books 1850-1882

purchase section 1150 in the Hundred of Willunga, containing the Delabole Slate Quarry, which he worked between 1861 and 1865 before selling it to the Delabole Slate Company⁸.



Figure 5: John and Jane Allen, Waverley Park, Willunga
Source: SLSA PRG 280/1/13/160
This photograph was published in the Observer newspaper 23 January 1915 p28

In 1872 Allen repurchased the quarry and carried on business as a slate merchant until 1903. During this period he continued to farm in the Willunga area as well as running his quarry business, and by 1909 he owned 450 acres of freehold property as well as another 800 acres under lease, which he used mostly for grazing, and production of fat lambs on a fairly large scale⁹. He also grew fodder crops including sorghum and lucerne.

In 1857 Allen had married Jane (nee Reed) who had been a fellow passenger on the *Duchess of Northumberland* and their long marriage produced four sons and a daughter.

Examination of the Willunga Assessment books¹⁰ indicates that John Allen leased section 227 from 1869. In that year the property was described as comprising 80 acres of land under cultivation, and a house, with a total rateable value of £24. Interestingly, in the same year John Weaver is also noted as the occupier of six acres of land on s227 (with no mention of a house), valued at £6. This suggests that Allen took over the leasehold for the whole 80-acre property in that year, possibly contradicting the assumption that the existing house was located on the 6-acre section leased by Weaver.

Allen continued to occupy section 227 for many years (at least until the mid 1890s), as well as acquiring other farming property in the area, including the picturesque 'Waverley Park' (formerly owned by Thomas Smith Kell, another Willunga pioneer), which John Allen purchased as his family home in 1879. He was a leading member of the local community, serving as a Justice of the Peace and as a member and Chairman of the District Council for many years. He also served on the School Board of Advice and Willunga Agricultural Society, and was a Trustee of the Society and of the Recreation Ground.

⁸ Susan Piddock, 'From Cornwall to South Australia: The Delabole Quarry and Village', in Smith, Pam et al, Valleys of Stone, Kopi Books, 2006

⁹ Cyclopaedia of South Australia, 1909, Vol II, p841

¹⁰ GRS 1182/1 Unit 3 and others

After his father's death in 1917 John's son Herbert Allen (1864-1949) took over the farm. Like his father, Herbert was a leading citizen of Willunga, which he served as a District Councilor and Trustee of the Agricultural Society. He donated land during his lifetime for various community uses, and on his death bequeathed Waverley Park to the District Council for the enjoyment of the town's residents¹¹

In 1921 a large portion of section 227, comprising approximately 74 acres, was transferred from the South Australian Company to John Thomas Rowland (see Figure 3 below). The remaining balance of the original 80-acre section continued under the ownership of the South Australian Company until 1937, when a nine-acre portion located in the southwestern corner of the section was purchased by Charles Anthony Stevens and brought under the Real Property Act (see separate section below).

From this point the ownership of section 227 splits and becomes a lot more complicated! Subsequent land divisions and amalgamations with adjoining properties over the next 100 years make following the ownership of specific parts of section 227 problematic. At some time prior to 1921, while still under the ownership of John Allen or his son Herbert, it seems section 227 had been subdivided. A rectangular parcel of land comprising approximately nine acres located in the southwestern corner of the section, with frontages to Little Road and the Government Road (ie extension of Norman Road), was excised from the rest of the section. This became known as 'The Willunga Forest' and is dealt with under separate heading (refer Figure 4 above and Section 2.3 below).

2.2.6 John Thomas ('Tom') Rowland (lessee from 1905; owner 1921-1923)

The balance of the original 80-acre section 227, later known as Rowland's Farm, remained in the ownership of the South Australia Company until 1921, when it was purchased by John Thomas Rowland. Prior to the purchase however Rowland appears to have had a lengthy association with the land parcels adjoining his childhood home of 'Ingleburne'.

On 9 February 1921 Rowland paid the trustees of the South Australian Company £1,812 to purchase section 217 (80 acres) and portion of the adjoining section 227 (approximately 71 acres – ie excluding the nine acres situated in the south-western corner with frontage to Little Road)¹².

John Thomas Rowland (always known as Tom) (born Willunga in 1861; died Willunga 1940). Tom Rowland was the nephew of Thomas Goss Jnr, owner of the nearby property 'Ingleburne' located just to the north of section 227 along Main Road, on sections 207 and 197, and had grown up with him at Ingleburne.

According to a history of Ingleburne entitled *From Stooks to Sticks*¹³, Tom Rowland had previously had 'an interest' in the property (possibly as lessee), since the 1880s. It is possible he may have sublet the land and the associated cottage and outbuildings from John Allen, who was the lessee at the time (see below).

¹¹ Waverley Homestead Conservation Plan, produced by Habitable Places for the Onkaparinga Council, December 2000

¹² Conveyance dated 9/2/1921, Application No 28316, Old Systems LTO

¹³ *From Stooks to Sticks* Rosemary Burden and Tony Parkinson, published by the Ingleburne Wine Company Ltd in 2002

Thomas Goss Snr (1810-1890) had been an early pioneer of the district, having come to South Australia from Devon with his wife Mary Ann (1813-1891) and their young family in 1849. He first farmed section 167 opposite the Salopian Inn, belonging to Isaac Prior, before joining the exodus to the Victorian goldfields in 1852. Returning after a successful foray to the Ballarat diggings he took over the 21-year lease of the property of Thomas Overton, 160 acres comprising sections 207 and 297, then known as 'Gedney'. In 1854 Goss Snr purchased the property outright from the South Australia Company for £640, later adding more land for a total of some 400 acres freehold. Goss's widowed daughter Mary Jane Rowland, and her infant son John Thomas Rowland (Tom) returned to live at 'Ingleburne' following the death of her husband John in a riding accident in 1862. Mary Jane continued to live there until her death in 1904.



Tom and Rebecca Rowland lived for a time at the foot of Willunga Hill. Taken in 1890, photograph includes two of their 7 children; presumably Gertrude (b. 1884) and Rosetta (b. 1887).

Figure 6: Tom and Rebecca Rowland c1890

Source: Image reproduced from *From Stooks to Sticks: The Story of Ingleburne*, by Rosemary Burden and Tony Parkinson, Ingleburne Wine Company Pty Ltd, 2002

Tom Rowland married Rebecca Pointon, daughter of another pioneering Willunga family in 1884, and by the time Thomas Goss Snr died in 1890 he already had interests in a number of properties in the vicinity. According to the authors of *From Stooks to Sticks* he 'owned' three 80-acre sections, including a cottage and land on the main Willunga-McLaren Road, just south of 'Ingleburne.' However the Willunga Rates Assessment Books show that he took over as lessee of section 227 from James Waye in 1905¹⁴.

It is probable that 'the cottage and land on the Main Road' referred to was the portion of section 227 which formerly comprised the six-acre land parcel held under lease by John Allen from 1871, and before him by John Weaver from 1853. Support for the theory that this cottage was Thomas and Rebecca's home is found in a letter published in the *Chronicle* newspaper from an old school friend of Rebecca's, who recalled visiting

¹⁴ Willunga Assessment Books State Records of SA 1182/1, Unit 9

her as a married woman in Willunga: "The house they were living in was at one time John Allen's, where we used to practice our hymns for church. It was on the Adelaide Road not far from Gosse's"¹⁵. The writer refers to travelling to Willunga by train which indicates this visit occurred sometime after the Willunga line opened in 1915.

In 1922 Tom purchased 'Ingleburne' from his bachelor uncle Thomas Goss Jnr for £20 an acre. He and Rebecca returned to live in his childhood home, but sadly Rebecca died two years later. Tom lived until 1940, and after his death Ingleburne passed to Edgar, the youngest of their seven children. (Ralph had died aged four in 1897; of the other six, only Gertrude, Rosetta, May, Roy and Edgar survived by the time of their father's death).

2.2.7 Frederick Polhill Kell (owner, 1923-1942)

On 5 February 1923 section 217 (80 acres) and part section 227 (approximately 71 acres) were sold by John Thomas Rowland to Frederick Polhill Kell, of Unley Park, Chaff Merchant, for £4,620 (Indenture dated 5/2/1923, Application No 28316, Old Systems LTO). The property was presumably used for growing barley and hay for his chaff mill in George Street Unley Park.

2.2.8 Frederick Polhill Kell (1875-1960)

Grandson of prominent Willunga pioneer Thomas Smith Kell, of Waverley Park, arrived in the district in 1839.

2.2.9 George Howard Michell (owner, 1942-1952)

On 23 February 1942 Frederick Polhill Kell, formerly of Unley Park now of Willunga, chaff merchant, signed an indenture to sell section 217 and part section 227 to George Howard Michell of Briar Avenue Medindie, Company Director, for £5,728/8/2. This sum included the price of section 216 also purchased from Kell at the same time¹⁶.

George Howard Michell (known as Howard) (1913 – 2012) was an Adelaide wool merchant, industrialist and philanthropist. As a director of the family company G H Michell and Sons for 60 years he was instrumental in its rise to be the largest wool processing company in the world¹⁷.

On 23 February 1942 Michell applied to have the land comprising sections 217 and part section 227 brought under the Real Property Act, 1886¹⁸. The value of the land (Section 217 containing 80 acres three roods or thereabouts, and Portion of Section 227, containing 72 acres or thereabouts) was stated as £3,700. As Australia was then at war, Michell was required to provide a formal declaration pursuant to the wartime National Security (Land Transfer) Regulations prohibiting the sale of land to 'enemy aliens' or anyone acting on their behalf'.

¹⁵ Excerpt from 'More Willunga Memories', Eleanor Barbour's column, Chronicle 16 October 1941, p36

¹⁶ Conveyance dated 23/2/1942, Application No 28316, Services SA

¹⁷ Wikipedia https://en.wikipedia.org/wiki/Howard_Michell

¹⁸ Application No 28316, Old Systems LTO

On 14 September 1942 a certificate of title was issued (CT2164/24) over the land comprising section 227, containing some 72 acres, along with the adjoining section 217 (approximately 80 acres) immediately to its north, with George Howard Michell, of Briar Avenue Medindie, Company Director as proprietor.

Michell was also the proprietor of section 216 containing 82 acres, three roods and ten perches, which he purchased from Frederick Pollhill Kell on 4 March 1942. A new certificate of title was issued on 6 September 1951 (CT2164/24). A portion of section 216 was transferred to Gordon Mullis Richards of Willunga, farmer, on 27 July 1951.

On 14 May 1947 Michell purchased the section of closed road dividing the northern portions of sections 226 and 227, containing one acre and 19 perches, from the Willunga District Council for £22/7/6 (CT1939/43). He later sold it to Ralph Albert Dettman of Frances, Storekeeper and Post Master, on 4 June 1952, along with section 217 and part section 227 (see below).

On 20 September 1951 a new certificate of title (CT2166/158) was issued over the whole of the land in section 217 (80 acres and three roods), together with part section 227 (72 acres including part of the closed road, but excluding the south-west corner comprising nine acres), George Howard Michell as proprietor.

2.2.10 Ralph Albert Dettman (1952-1964)

On 4 June 1952 Michell sold his property comprising the whole of section 217 (approximately 80 acres), portion of section 216, comprising a section of closed road (approx one acre), and portion of section 227 (comprising approx 73 acres) to Ralph Albert Dettman of Frances, South Australia (located near Naracoorte), Storekeeper and Post Master. New certificate of title issued (CT2214/96).

2.2.11 Gordon and Muriel Purdie (1964-1968)

On 9 April 1964 the western of part section 217, along with the northern portion of section 227, together with a right of way and easement were transferred from Ralph Dettman to Gordon Claude Purdie of 19 Leader Street Toorak Gardens, Land Salesman, and his wife Muriel Sylvia Purdie (CT2214/96). A new certificate of title (CT3238/19) was subsequently issued for this land parcel, which now comprised about 43 acres with frontage to the Main Road.

On 28 May 1964 a new certificate of title (CT3240/179) was issued over the balance of land in sections 217 and part 227, now comprising approximately 110 acres in total, owned by Ralph Albert Dettman (see below).

2.2.12 Allan Henry George Braden (1968-1983)

Gordon and Muriel Purdie resubdivided sections 217 and 227, and subsequently sold a parcel of land containing a combined total of approximately 33 acres to Allan Henry George Braden of 32 Malcolm Street Millswood, radiographer, and his wife Glenys Braden on 4 May 1968 (CT3238/19).

2.2.13 Richard and Yvonne Braden (1983-1987)

On 27 June 1983 the property was transferred to Richard Stephen Braden, of Box 112 Post Office Willunga, orchardist, and his wife Yvonne Elizabeth Braden.

2.2.14 Peter and Anthea Bosworth (1887-?)

On 30 April 1987 the property was transferred to Peter Ivan Bosworth C/- Post Office Box 11 McLaren Vale, vigneron, and his wife Anthea Carola Bosworth. New certificate of title (CT4321/657) issued for Allotment 11, portion of section 217 and other land.

2.2.15 Alan and Shirley Lawrence (1964-1988)

On 19 June¹⁹ 1964 land comprising part sections 227 and 216, and portion of part section 217, was transferred from Ralph Dettman to Alan Kenneth Lawrence and Shirley Margaret Aileen Lawrence (CT3240/179).

On 22 September 1964 a new certificate of title (CT3266/12) was issued over a portion of section 216 (containing one acre, two roods and 29 perches), portion of section 217 (containing three roods and 21 perches), and portion of section 227 (containing 51 acres, two roods and 14 perches) and subject to right of way and easement, to Alan Kenneth Lawrence of Morphett Vale technician, and Shirley Margaret Aileen Lawrence, his wife, as tenants in common.

On 29 October 1971 Part Sections 216 and 217 (comprising sections of the closed road) of were transferred from Alan and Shirley Lawrence to Dorothy Joan Way.

On 13 March 1972 a new certificate of title (CT 3826/151) was issued for the remaining portion of section 227 containing 51 acres two roods and 14 perches to proprietors Alan Kenneth Lawrence of Morphett Vale technician, and Shirley Margaret Aileen Lawrence, his wife, as tenants in common. This land comprised the southern portion of section 227 adjoining Little Road, and a section of the closed road to the north.

On 30 May 1980 the above portion of section 227 was transferred from Alan and Shirley Lawrence to Gary Matthew Norman of 9 Ritz Boulevard Pasadena Community Co-coordinator and Jennifer Kay Norman his wife, and Arthur Joseph Whittington of 12a Glengarry Avenue Glenalta, School teacher, and Jennifer Mona Whittington, his wife, each of one undivided fourth part.

On 11 November 1980 the above portion of section 227 was transferred to Mario Fallavollita of Main Road Willunga, maintenance engineer, and Winifred Fallovollita, his wife.

Next endorsement (apart from registered mortgage) 'cancelled converted to computerised title'.

On 11 May 1965 land comprising part sections 227 and 216, and portion of part section 217 was transferred to Edward Frank Aldam, Lonsdale Aldam, and David Leon Aldam as tenants in common.

On 9 August 1965 Edward Frank Aldam, Lonsdale Aldam, and David Leon Aldam all of Willunga, farmers are proprietors of portion of section 217 containing 69 acres and 15 perches as tenants in common.

On 30 June 1988 a portion of the land (now designated Lot 10 DP21833 and expressly excluding the easement) was transferred to Trevor David Simon and Katherine Tamar Simon. This comprised the northern section of section 227.

¹⁹ Actual date unconfirmed

On 9 September 1988 a new certificate of title CT4321/657) was issued for balance of land (now designated Allotment 11 of portion of section 217 and other land including part section 227) to Peter Ivan Bosworth of C/- Post Office Box 11 McLaren Vale vigneron and Anthea Carola Bosworth his wife.

2.2.16 Kiddle Pty Ltd

The current owners (Kiddle Pty Ltd) acquired the property on 25 September 1995.

2.3 Nine-acre portion of section 227: 'Willunga Forest Reserve'

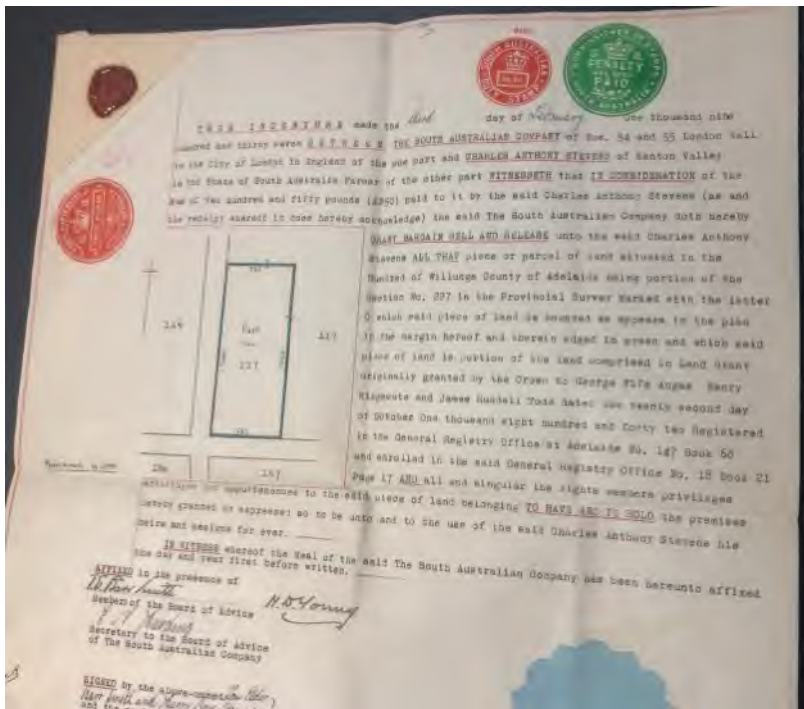


Figure 7: Transfer document from The South Australian Company to CA Stevens
Source: Deborah Morgan, 2022

In about 1905 when section 227 was occupied under lease from the South Australian Company by Thomas Rowland an arrangement was made with his neighbour George Norman to sublet part of the 80 acre section. A rectangular parcel of land comprising approximately nine acres located in the southwestern corner of the section, with frontages to Little Road and the Government Road (ie extension of Norman Road), was excised from the rest of the section. This land parcel was described in the Willunga Assessment Book for 1906 as a 'timber reserve', of 10 acres, valued at £3. This small acreage would later be expanded with the addition of a section of closed road (ie the northern extension of Norman Road) purchased from the Willunga District Council by George Howard Michell in 1942 (see below).

In April 1933 this land parcel was advertised for sale by tender as:

'Section 227: The south west corner of this section containing 9 acres known as the "Willunga" Forest Reserve, on which are standing approximately 1,850 particularly well- grown Sugar Gums about 34 years old. Adjoining the property of F P Kell'²⁰.

This suggests the plantation would have been established around 1900, when the land was possibly still held under lease by John Allan.

It has not been possible to determine whether a purchaser was found for the property at this time. It seems likely that it was not sold until purchased by Charles Anthony Stevens nearly four years later.

²⁰ Adelaide Chronicle, 27 April 1933, p3

2.3.1 Charles Anthony Stevens (owner 1937 - 1938)

On 3 February 1937, by Indenture of Conveyance between the South Australian Company of Nos 54 and 55 London Wall in the City of London on the one part and Charles Anthony Stevens of Kenton Valley Farmer of the other part the SA Company agreed to sell to Charles Anthony Stevens, for £250, that portion of section 227 located in the south-western corner of the section and containing approximately nine acres (Application Packet 28115 Old Systems Office LTO).

On 7 January 1938 Charles Stevens applied to have the nine-acre portion of section 227 brought under the Real Property Act, 1886 (Application No 28115). It is stated in the Application that James Burton Ayliffe had agreed to purchase the land applied for from Stevens for £168. A question arises as to why Stevens would apparently have been willing to sell the property at a loss, but perhaps it may have been offset by the sale of the 'Forest' timber.

2.3.2 James Burton Ayliffe (owner 1938 – 1964)

The nine-acre portion of section 227 was brought under the Real Property Act 1886 on 24 May 1938. On 1 June 1938, James Burton Ayliffe of Willunga, farmer and grazier, was the proprietor of the portion of section 227 containing approximately nine acres, located in the south-western corner of the section (ie frontage to Little Road) and adjoining a government road (ie the extension of Norman Road) dividing sections 226 and 227 (CT1704/19). This title was subsequently cancelled (possibly due to an error) and a new CT issued as below.

On 21 August 1942 a new certificate of title (CT1801/5) was issued in the name of James Burton Ayliffe of Willunga, farmer and grazier, for the portion of section 227 containing approximately nine acres, and located in the south-western corner of the section adjoining the Government Road (ie Little Road) and the Government Road (ie extension of Norman Road) dividing sections 226 and 227. The extension of Norman Road was subsequently closed (Government Gazette 14 February 1946). On 14 May 1947 a narrow strip of land comprising the southern section of closed road, containing one acre two roods and 25 perches, was purchased by James Ayliffe from the Willunga District Council for £23/2/6 (CT1939/43).

2.3.3 Oswald Kenneth Withall (owner 1956-1959)

On 11 May 1956 the 9-acre portion of section 227 was transferred from James Burton Ayliffe to Osborne Kenneth Withall, of Willunga, farmer (Transfer recorded on CT1801/5)

2.3.4 Ralph Albert Dettman (owner 1959-1964)

Withall subsequently sold to Ralph Albert Dettman of Willunga, farmer and grazier, on 19 May 1959 (Transfer recorded on CT1801/5).

2.3.5 Alan and Shirley Lawrence (owner 1964-1980)

On 19 May 1964 the nine-acre portion of section 227 was transferred from Ralph Albert Dettman of Box 20 Willunga, Grazier, to Alan Kenneth Lawrence of Morphett Vale, technician, and his wife Shirley Margaret Aileen Lawrence as tenants in common (Transfer recorded on CT1801/5).

A new certificate of title (CT3266/12) was issued to Alan Kenneth Lawrence and Shirley Margaret Lawrence on 22 September 1964 covering this and other land, including portion of section 227 containing approximately 51 acres, along with part section 217. Thenceforth the 9- acre portion of section 227 (once briefly known as 'The Willunga Forest') is subsumed into a larger portion of the section.

It is noted that this part of section 227 still retains numerous large old gum trees. They are 'Sugar Gums', and likely to be remnants of the original plantation dating from circa 1900.

2.4 References

2.4.1 Archival sources

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2.4.2 Published sources

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McDougall & Vines, 'Willunga District Heritage Study', 1997
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2.4.4 Newspapers

(accessed via TROVE)

'Historic Home in Need of TLC: Concern over state of Rowland's Farm', Southern Times Messenger, 13 September 2014 p14
'Larceny of a Dwelling-House', SA Weekly Chronicle, 13 August 1859, p6
'Michell Group of Companies', https://www.wikiwand.com/en/Michell_Group_of_Companies
Obituary, George Howard Michell AC, 'International Face of Wool Industry', Advertiser 4 August 2012 https://www.pir.sa.gov.au/data/assets/pdf_file/0010/175393/Michell_Obit_Adv_4-8-2012.pdf
'Prominent Willunga Resident: Death of Mr John Allen', Adelaide Observer, 10 March 1917, p34
'Properties for Sale by Tender', Chronicle, 27 April 1933, p3; also:
'Properties for Sale by Tender', News, 4 May 1933, p14
'What's Wrong with Willunga?', Observer 23 January 1915 p28, p40

2.4.5 Images

John and Rebecca Allen 1915, State Library of SA, PRG 280/1/13/160

2.5 Sequence of Land Ownership

137 Main Rd Willunga Sometimes known as 'Rowland's Farm' Section 227 Hundred of Willunga County of Adelaide

DATE		REFERENCE
22 Oct 1842	Land Grant (Gen Reg No 15 Book 21) Section 227 Hundred of Willunga containing 80 acres to George Fife Angas, Henry Kingscote and James Rudell Todd (SA Company).	LTO Application No 28316
1850	Section 227, comprising 80 acres owned by the SA Company is occupied (leased) by Irish immigrants Luke Hussey and his wife Mary (nee Dolahan). Family history records indicate Luke and Mary arrived in Willunga soon after their marriage in 1845. Two sons were born in Willunga before the family left the district to take up a land grant at Gawler in 1853.	WNT Transcription of Willunga Rates Assessments: Family history sources
1853	Section 227 is divided, with 74 acres shown as being owned and occupied by the SA Company, and the remaining 6 acres along with a cottage, is occupied (ie leased) by John Weaver. (Not much found about Weaver – possibly father of Harriet Weaver (who died, aged about 17, on 22 Aug 1859 and was buried in St Stephens Willunga). He was living in Willunga in 1859 when the victim of a robbery as reported in the Adelaide Chronicle 13 August 1859 p6.	WNT Transcription of Willunga Rates Assessments: Family history sources Newspapers (Trove)
1855	Section 227 owned by the SA Company (74 acres) and occupied by the F Humphreys; the remaining 6 acres and cottage probably still occupied by John Weaver	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 5
1856	F Humphries is the occupant of 74 acres of section 227, the remaining 6 acres and cottage occupied by John Weaver, who continues in possession until 1869/1870.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 5
1857	J Humphreys occupant of 80 acres valued at £23. J Weaver occupant of 6 acres valued at £6.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 5

1858	J Humphreys occupant of 80 acres valued at £23. J Weaver occupant of 6 acres valued at £6.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 5
1859		
1860		
1861		
1862		
1863		
1864		
1864/65	John Humphries is shown as the owner/agent AND occupier of section 227 comprising 80 acres valued at £23. (He is also owner & occupier of section 217 valued at £25.) Unlikey – still owned by SA Co. In the same assessment year John Weaver is shown as occupier of section 227 comprising 80 acres cultivated land valued at £24.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 3
1865	Thomas Marshall is shown as occupying at least part of section 227 (though it is not stated, it is assumed this is the 74 acre balance of the section). This is possibly an error. Marshall does not show up in connection with section 227 in the rate books held by State Records. He does however appear as occupier of several other sections at this time.	Willunga Rates Assessments transcribed Willunga National Trust
1865/66	J Humphries is the occupier of section 227 comprising 80 acres valued at £23. J Weaver is the occupier of section 227 comprising 6 acres valued at £6.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 3
1866/67	John Humphries is the occupant of sections 217 (80 acres, cultivated, £25), 227 (80 acres, £23), and 228 (house & 2 acres, £10), plus 7 other sections. J Weaver is the occupant of 6 acres, cultivated, value £6.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 3
1867/68	John Humphries is the occupant of sections 217 (80 acres, cultivated, £25), 227 (80 acres, £23), plus 10 other sections.	

	J Weaver is the occupant of 6 acres, cultivated, value £6.	
1869	<p>John Allen is the occupant of section 227 comprising 80 acres of cultivated land and house, value £24.</p> <p>John Weaver is the occupant of part section 227 comprising 6 acres of cultivated land (no mention of house), value £6</p>	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 3</p>
1870	<p>John Allen is the occupant of section 227 comprising 80 acres of cultivated land and house, value £30 (but 25 £25 rated value?).</p> <p>John Weaver is the occupant of part section 227 comprising 6 acres of cultivated land value £6.</p>	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 3</p>
1871	<p>John Allen is shown as the occupant of the whole of section 227 including 80 acres ('under cultivation' from 1878), and a house, total value £30 (£25 rated value). No mention of Weaver in this year's assessment or subsequently.</p> <p>It is not clear if this house is the cottage previously referred to as occupying the 6-acre block; ie where is the cottage/house? John Allen continues in occupation until 1894/95, after which his son Herbert takes over.</p>	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 3</p>
1872	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 2</p>
1873	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 2</p>
1874	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 2</p>
1875	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	<p>Willunga Rates Assessments:</p> <p>State Records SA GRS1182/1 Unit 2</p>

1876	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1877	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1878	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1879	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1880	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house, value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1881	John Allen is the occupant of section 227, comprising 80 acres cultivated land (no mention of house), value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1882	John Allen is the occupant of section 227, comprising 80 acres cultivated land and house (as amended), value £30	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2
1883	John Allen is the occupant of section 227, comprising 80 acres cultivated land (no house!), value £33.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 2

1894/95	Owner SA Company, occupier John Allen, 80 acres, House and land value £33. ('John' is struck out).	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 6
1895/96	Owner SA Company, occupier Herbert Allen, 80 acres, House and land value £33.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 6
1896/97	Owner SA Company, occupier Herbert Allen, 80 acres, House and land value £33.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 6
1897/98	Owner SA Company, occupier Herbert Allen, 80 acres, House and land value £33.	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 6
1898/99	Owner SA Company, occupier John Male 80 acres House & Cultivation value £33	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 6
1900	Owner SA Company, occupier John Male / James Waye (13 August 1900) 80 acres House & Cultivation value £33	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 7
1901	Owner SA Company, occupier James Waye 80 acres House & Cultivation value £33 (also section 217)	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 7
1902	Owner SA Company, occupier James Waye 80 acres House & Cultivation value £33 (also section 217)	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 8
1903	Owner SA Company, occupier James Waye 80 acres House & Cultivation value £33 (also section 217)	Willunga Rates Assessments: State Records

		SA GRS1182/1 Unit 8
1904	Owner SA Company, occupier James Waye 80 acres House & Cultivation value £33 (also section 217)	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 9
1905	Owner SA Company, occupier James Waye/ J Rowland 80 acres House & Cultivation value £33 (also section 217)	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 9
1906	Owner SA Company, occupier J Rowland 70 acres House & Cultivation value £30 (also section 217) Owner SA Company, occupier George Norman 10 acres Timber Reserve value £3	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 10
1907	Owner SA Company, occupier J Rowland 70 acres House & Cultivation value £30 (also section 216, 217) Owner SA Company, occupier George Norman 10 acres Timber Reserve value £3	Willunga Rates Assessments: State Records SA GRS1182/1 Unit 10
1908		
1909		
1910		
1911		
1912		
1913		
1914		
1915		
1916		
1917		
1918		
1919		
1920		

9 Feb 1921	Conveyance from SA Company to John James Rowland, Reg No 34 Book 482	LTO Application No 28316
5 Feb 1923	Conveyance from John Thomas Rowland to Frederick Polhill Kell, Reg No 46 Book 897	LTO Application No 28316
1 June 1938	James Burton Ayliffe of Willunga, Farmer & Grazier becomes owner of 9 acres of section 227, located in the south western corner of the section adjoining what is now Little Road and the extension of Richards Road which was later closed.	CT 1704/19
19 Jan 1942:	Frederick Polhill Kell of Willunga, Farmer, purchases the section of closed road dividing Sections 216 and 217, comprising 2 acres 3 roods and 10 perches from Willunga Council for £29/15/-. This land is subsequently transferred to George Howard Michell of Briar Ave Medindie, Company Director, on 4 March 1942.	CT 1790/12
23 Feb 1942	Conveyance from F P Kell to George Howard Michell, Reg No 62 Book 516	LTO Application No 28316
5 Aug 1942	Application No 28316 to bring section 227 under the Real Property Act 1886/1939 PASSED	LTO Application No 28316
21 Aug 1942	A new Certificate of Title is issued for the Land in Vol 1704/19. James Burton Ayliffe is proprietor of land comprising portion of Section 227, comprising 9 acres. This is subsequently transferred to Osborn Kenneth Withall of Willunga, Farmer, on 11 May 1956, together with the adjoining closed road. On 19 July	CT 1801/5
	1959 the title is transferred to Ralph Albert Dettman of Willunga, Farmer & Grazier, who by that stage already owns the rest of Section 227 (72 acres) along with Section 217 and a portion of Section 216 formerly closed road.	
14 Sept 1942	George Howard Michell of Briar Ave Medindie Company Director is proprietor of Portion of Section 227 (72 acres) and Section 217 (80 acres 3 roods).	CT 1802/30
29 Oct 1945	A section of Government Road forming an extension of Richards Road, which formerly Sections 226 and 227, and 216 and 217, is closed by order of Willunga Council.	CT 1939/41
14 May 1947	James Burton Ayliffe purchases the southern section of closed road, comprising 1 acre 2 roods and 25 perches for £23/2/6. This strip of land is subsequently transferred (with other land) to Osborn Kenneth Withall of Willunga, Farmer on 11 May 1956.	CT 1939/41

14 May 1947	George Howard Michell purchases the northern section of the closed road dividing Sections 226 and 227, containing 1 acre and 19 perches from Willunga Council for £22/7/6.	CT 1939/43
4 June 1952	This strip of land is subsequently sold to Ralph Albert Dettman of Frances, Storekeeper and Post Master, with a mortgage from Michell, along with Part Section 227, Section 217 and portion of Section 16 (formerly closed road).	CT 1939/43
6 Sept 1951	A new certificate of title is issued for the whole of the land comprising Section 216, and containing 82 acres 3 roods and 10 perches. George Howard Michell of Briar Ave Medindie is proprietor. The land is subsequently divided and a portion is transferred to Gordon Mullis Richards on 27 July 1951.	CT 2164/24
20 Sept 1951	A new certificate of title is issued covering the remaining Portion of Section 227 containing 72 acres, along with the whole of Section 217 containing 80 acres and portion of Section 216 (formerly the roadway dividing Sections 216 and 217). George Howard Michell of Briar Ave Medindie Company Director is the proprietor. The following year, on 4 June 1952 the title is transferred to Ralph Albert Dettman of Frances, Storekeeper and Postmaster, with a mortgage from Michell.	CT 2166/158
11 July 1952	Ralph Albert Dettman of Frances Storekeeper and Post Master, becomes owner of the balance of section 227 containing 73 acres along with the adjoining section 217 (80 acres) on the northern side and the portion of Section 216 (formerly closed road)	CT 2214/96
9 April 1964	Following resubdivision, a portion of Section 217 and part section 227 (along with right of way and easement) are transferred to Gordon Claude Purdie and Muriel Sylvia Purdie.	CT 2214/96
19 May 1964	Part Section 227 and 216 and portion of Part Section 217 are transferred to Alan Kenneth Lawrence and Shirley Margaret Aileen Lawrence as tenants in common. The balance of the land is subsequently transferred to Edward Frank Aldam, Lonsdale Aldam and David Aldam as tenants in common – see CT 3340/29 (below).	CT 3240/179
28 May 1964:	New title is issued for the balance of land in CT 2214/96. Ralph Albert Dettman of Box 20 Willunga Grazier becomes proprietor of Portion of Section 216 (1 acre 2 roods 29 perches – formerly closed road), Portion of Section 217 now containing 69 acres 3 roods and 20 perches, and Portion of Section 227 now containing 40 acres 3 roods and 29 perches.	CT 3240/179

22 Sept 1964	Alan Kenneth Lawrence of Morphett Vale Technician and Shirley Margaret Aileen Lawrence his wife are proprietors of a Portion of Section 227 comprising 51 acres, 2 roods and 14 perches along with Portions of Sections 216 and 217 (formerly closed road).	CT 3266/12
29 Oct 1971	The strip of land comprising the former closed road (added to 216 and 217) is transferred to Dorothy Joan Way .	CT 3266/12
11 May 1965	Balance of land comprising portion of section 217 containing 69 acres and 15 perches or thereabouts transferred to Edward Frank Aldam, Lonsdale Aldam and David Aldam as tenants in common. (subsequently transferred to Chaffey Pty Ltd)	CT 3340/29
13 Mar 1972	Balance of CT 3266/12 issued to Alan Kenneth Lawrence of Morphett Vale Technician and Shirley Margaret Aileen Lawrence his wife proprietors of section 227 comprising 51 acres 2 roods and 14 perches together with right of way and easement.	CT 3826/151
30 May 1980	Title was transferred to Gary Matthew Norman of 9 Ritz Boulevard Pasadena 5042 Community Co- ordinator and Jennifer Kay Norman his wife and Arthur Joseph Whittington of 12a Glengarry Ave Glenalta 5052 School teacher and Jennifer Mona Whittington his wife	CT 3826/151
11 Nov 1980	Later the same year it is again transferred, to Mario Fallavollita of Main Road Willunga Maintenance Engineer and Winifred Fallorollita his wife.	CT 3826/151
25 Sept 1995	In 1995 the property was transferred to the current owners, Kiddle Pty Ltd	CT5292/581

3.0 Survey of Extant Fabric

3.1 Introduction

A survey of the extant fabric at 137 Main Road Willunga was undertaken in November 2021, January and June 2022. The survey was a visual survey only and no samples, testing or other investigations were undertaken.

3.2 Original Form and Summary of Alterations

The group of structures on the site include a dwelling, fronting Main Road and three outbuildings.



Figure 8: Aerial view of site
Source: Google Earth, 17 November 2018



Figure 9: Aerial view of site (detail)
Source: Google Earth, 17 November 2018

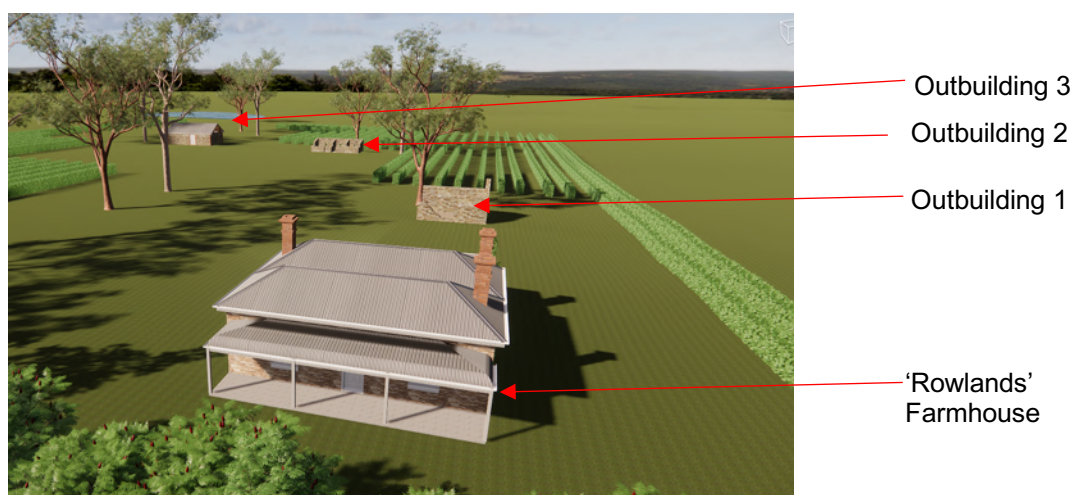


Figure 10: Aerial view of site (3D virtual model)
 Source: Anaglypta Architecture, June 2022

The dwelling, which appears to date from the mid to late 1800s, comprises a simple rectangular form of four rooms below twin hipped roofs and a later addition rear skillion or 'lean-to'.

The dwelling is constructed of undressed, random rubble sandstone and slate brought to course with simple ruled line pointing, with the skillion addition from red brick. Roofs are clad in corrugated steel, including a corrugated bull-nosed front verandah. There are remnants of a slate roof below the corrugated sheeting, evident from the western end of the building (Figure 18 below). Attached to the symmetrical bullnosed verandah with timber posts are remnants of a cast-iron frieze (Figure 12).

To the front (eastern elevation) a central doorway is flanked by symmetrical window openings on either side, which contain 12 paned, glazed, sash windows, within early timber joinery still remaining behind corrugated (sheeting installed for security & weather protection). The front window and door openings have brick lintels and slate sills, but no brick quoins or other dressings.

The dwelling may have been constructed in two or three stages: an original cottage of two (or four) rooms in one (or two) stages, with the brick skillion section added at a later date. There were three chimneys (one for every possible stage of construction) located in the north-eastern room (now partially collapsed), in the south-western room (now fully collapsed) and to the rear lean-to section (still standing).

A cellar of unknown size appears to be evident below the south-western room.

The structure is positioned very close to and addressing the Main Road between Willunga and McLaren Vale, and has a low brick fence that appears to be more recent.

Three outbuildings, located to the west and south-westerly direction from the dwelling, are of early slate and stone construction. They include (refer to Figure 6 above);

- 'Outbuilding 1' a partially rendered stone barn/ store with one gable end remaining, and one side wall remaining.
- 'Outbuilding 2' a low skillion formed stone ruin, which appears to have been a

stable or animal enclosures.

- 'Outbuilding 3' the most intact of the outbuildings, recently returned to a hipped roof form (formerly a gable) with a new galvanised corrugated roof. Previously the structure was a gable roof form, which demonstrated evidence of an earlier hipped, slate roof under its corrugated iron roof sheet.

3.3 Dilapidation

The property has been unoccupied for many years and is in a very dilapidated state.

Portions of the building could be structurally unsound and in danger of imminent collapse, particularly to the south-western end of the building.

Notable items of dilapidation include;

- Missing Verandah post in NE corner (Fig11)
- Partially collapsed chimney northern side (Fig 14)
- Partially collapsed brick lintel to NE window & associated cracking (Fig13)
- Invasive vegetation (ivy northern elevation in particular).
- Ridge capping dislocated and roof rusting and/or missing
- Gutters, boxed gutter and downpipes blocked or missing (not all able to be inspected)
- Issues related to falling damp
- Fully collapsed chimney to southern side (Fig 16 & 17)
- Unsealed or missing windows and doors
- Extensive cracking
- General vandalism, rubbish, possible termite and pest invasion.

One positive note, the building does not appear to be suffering from significant rising damp or salt attack.

The building would require significant resources to retain and refurbish.

3.4 External Photographs

The following photographs were taken during an inspection of 137 Main Road, Willunga in November 2021 and January 2022.



Figure 11: Eastern (Front) Elevation
Source: *Anaglypta Architecture, 28 January 2022*



Figure 12 & 13: Eastern (Front) Verandah and NE Window
Source: *Anaglypta Architecture, 28 January 2022*



Figure 14: View from North
Source: *Anaglypta Architecture, 14 June 2022*



Figure 15: Details of Northern Elevation
Source: *Anaglypta Architecture, 28 January 2022 & 14 June 2022*



Figure 16 & 17: Views of South Elevation
Source: *Anaglypta Architecture, 14 June 2022*



Figure 18: View of Western Elevation
Source: *Anaglypta Architecture, 28 January 2022*

3.5 Internal Photographs

The following photographs were taken during an inspection of 137 Main Road, Willunga in November 2021 and January 2022.



Figure 19: French Doors to Eastern Elevation
Source: *Anaglypta Architecture, 28 March 2022*



Figure 20, 21 (right) and 22 (below) Timber Multi-pane window
Source: *Anaglypta Architecture, 28 March 2022*





Figure 23: North East (Front) Room
Source: *Anaglypta Architecture, 28 January 2022*



Figure 24: South East (Front) Room
Source: *Anaglypta Architecture, 28 January 2022*

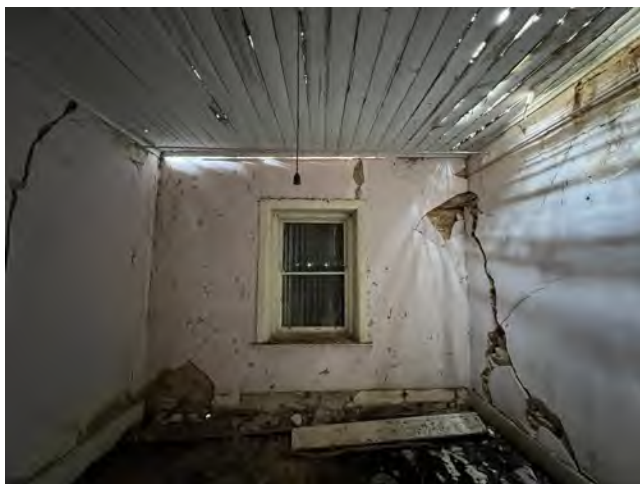


Figure 25: North West Room
Source: *Anaglypta Architecture, 28 January 2022*



Figure 26: South West Room
Source: *Anaglypta Architecture, 28 January 2022*



Figure 27 and 28 : Cellar Access in SW Room and Corridor
Source: *Anaglypta Architecture, 28 March 2022*

4.0 Statement of Cultural Significance

4.1 Previous Heritage Assessments

The following Heritage Surveys were briefly reviewed for this report;

- Noarlunga Heritage Survey (1979)
- Fleurieu Peninsula Survey, DC Willunga (1985)
- Fleurieu Peninsula Survey (1988)
- Noarlunga Heritage Study Review (1991)
- Willunga District Heritage Survey (1997)
- Noarlunga Local Heritage Register (2003)

4.2 Planning, Development and Infrastructure Act 2016

In order to be considered of Local Heritage Significance, a structure (or tree) must meet the threshold for listing under the following criteria;

Planning, Development and Infrastructure Act 2016

(Part 5; Division 2; Section 67 Local Heritage)

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area; or
- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

To be considered of State Heritage Significance, the criteria are essentially the same, but reflect importance to the State of South Australia, rather than the local Willunga region.

4.3 Existing Heritage Listings

The farmhouse at 137 Main Road, Willunga (known as Rowlands) is identified in the Willunga District Heritage Survey (1997) by McDougall & Vines, as meeting the thresholds for listing as a Local Heritage Place, and was subsequently listed on 2 December 2004.

4.4 Statement of Significance

The Willunga District Heritage Survey (1997) identifies the significance of the property as meeting criteria 'a', 'b' and 'd' and the following commentary is provided as to the significance of the structure;

- a) This former farmhouse displays the historical, economic and social themes related to the farming and settlement of the Willunga District.*

- b) *The former farmhouse represents a way of life characteristic of the local area as it is indicative of the form of farming and associated way of living for many early Willunga settlers.*

- d) *This former farmhouse displays design characteristics and construction techniques of significance to the local area as it is indicative of the use of bluestone and slate in the construction of farmhouses.*

In essence, the significance is identified as being in the understanding and use of the site as a farm.

4.5 Discussion of Significance

The farmhouse, or cottage, is typical of many symmetrical fronted stone dwellings throughout South Australia. That being said, it is a good example of this typology, the stone and slate detailing around windows and doors and the use of bricks for lintels is a little unusual.

As identified above, although mostly original, the condition of the building is extremely poor, particularly to the southern and western sides of the building.

Notably, the poor condition was also identified at the time of nomination 25 years ago (1997), stating "conservation work to the structure is urgent".

With the significance of the Local Heritage Place identified as the use and understanding of the site as a farm, it is somewhat counterintuitive that only the dwelling is listed and not any of the other outbuildings or ruins, which really support and underscore the sites farm history. Arguably the understanding of the early farm history is more evident in the collection of outbuildings, rather than the dwelling. Although the dwelling certainly adds to the overall group of structures and does still have aesthetic and cultural significance.

4.6 External Factors

The building is not habitable and has been unoccupied for at least 30 years. It contains no functioning services.

The site is subject to vandalism, being in close proximity to the local high school and the main road.

Substantial resources would be required to reconstruct and conserve the entire existing structure.

There is no current proposed re-use or purpose for the former dwelling and associated outbuildings. Although 'Outbuilding 3' has been re-roofed and returned to its former hipped roof form.

4.7 Recommendations

The following recommendations are made within the context of reviewing the history, significance, condition and external factors affecting the Local Heritage Place and associated structures on the site;

1. Install a secure fence around the perimeter of the former dwelling to reduce the chance of further vandalism and unauthorised access to the site.
2. Demolish all but the front two rooms of the existing dwelling.
This would essentially 'cauterize' the worst effected part of the building and retain the most significant and visually appealing portion of the building - the street facing frontage.

The rear two 'brick' rooms, which are clearly a later addition, have minimal significance to the Local Heritage Place and the middle two rooms are in a serious state of disrepair and would likely require reconstruction in any case.

Retaining the front two rooms only, eliminates one source of problematic stormwater management – the boxed gutter.

3. Conserve, repair stabilise, prop and secure the remaining portion of the building.

Conserving the front two rooms, which are in the best condition, minimises the amount of money required to conserve the structure and enables limited funds to be concentrated on the area with the most to contribute to the public realm.

4. Find a use for the existing structure & build appropriate additions.

It is well known that the best way to conserve our heritage is for structures to be occupied. Suitable uses would include; a dwelling (with suitable additions to the rear of the existing structure), a cellar door or retail outlet.

New additions would obviously need to respond to any future use on the site, but they could replicate the double hipped & lean-to original form of the building and recognise the original footprint of the building at least within the ground plane. (Refer attached concept design drawings).



'Rowlands Farm'
137 Main Road Willunga
LOCATION PLAN

27/09/2022 | Scale:
2:33:15 PM | 1: 2000

| 2135 | SK00

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Outbuilding 2

Outbuilding 1

'Farmhouse'



Outbuilding 3





'Rowlands Farm'
137 Main Road Willunga
EXISTING 3D VIEW

27/09/2022 | Scale:
2:33:15 PM

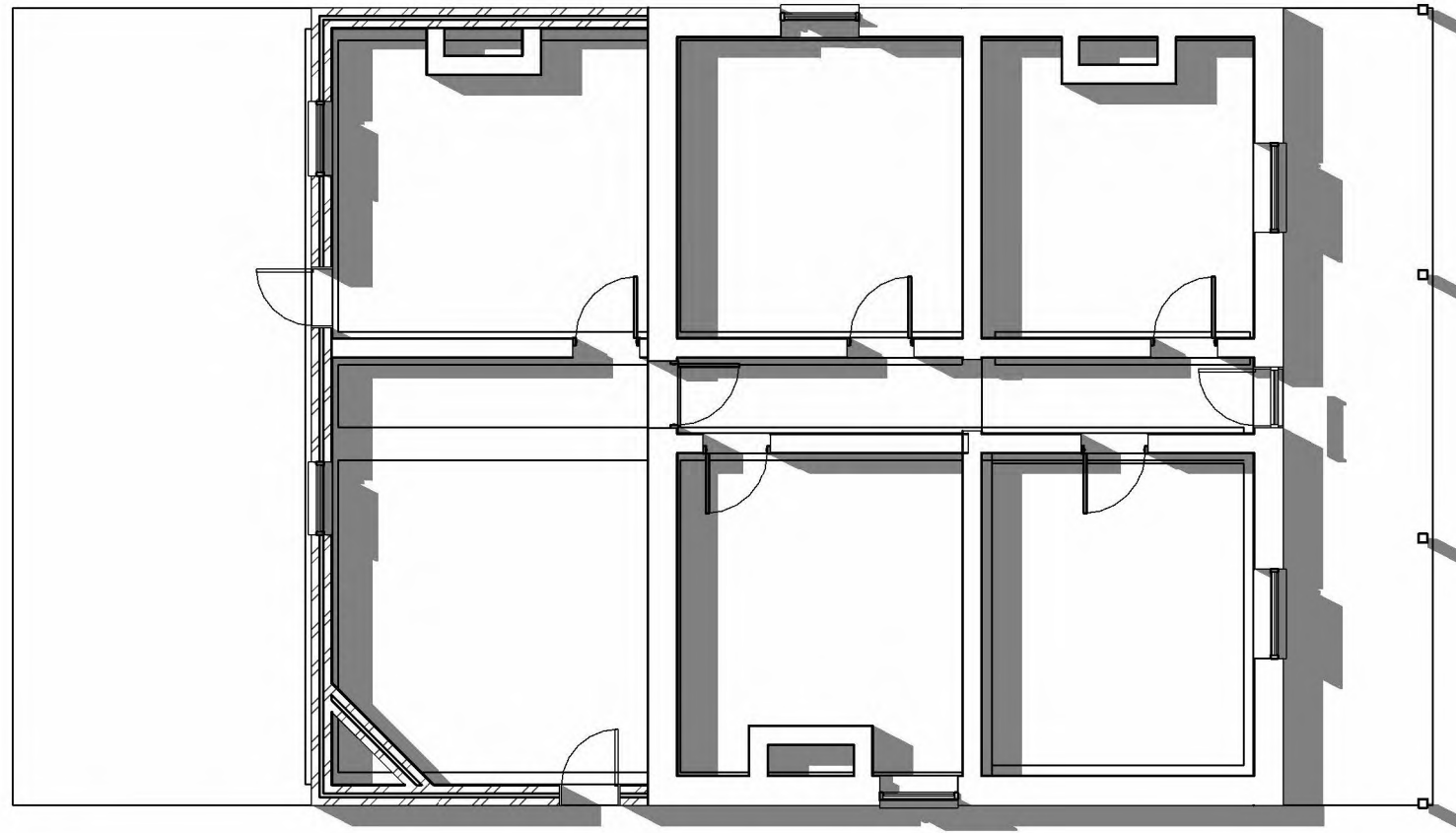
| 2135 SK02

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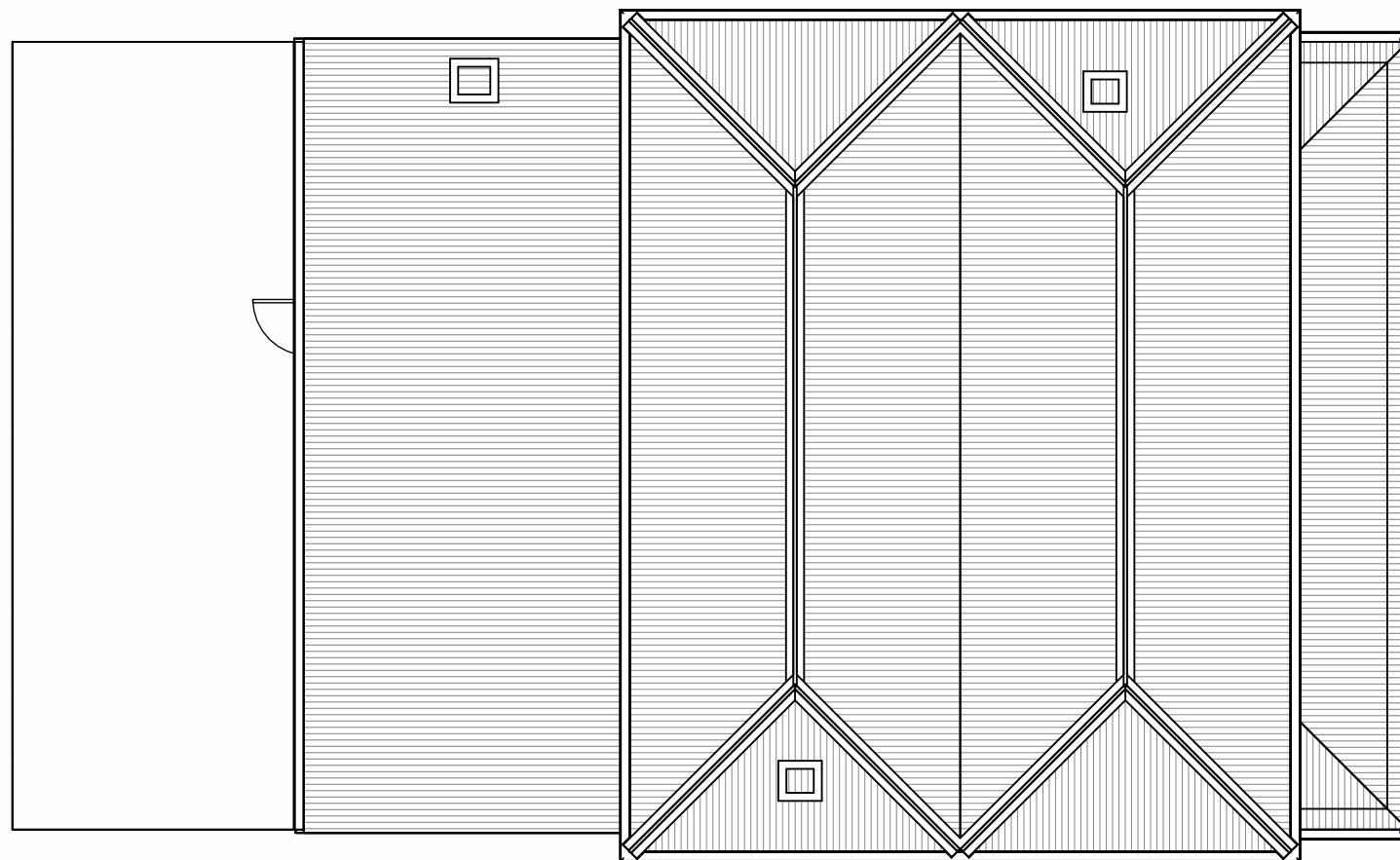


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ARCHITECTURE



EXISTING 'FARMHOUSE' FLOOR PLAN

1 : 100



EXISTING 'FARMHOUSE' ROOF PLAN

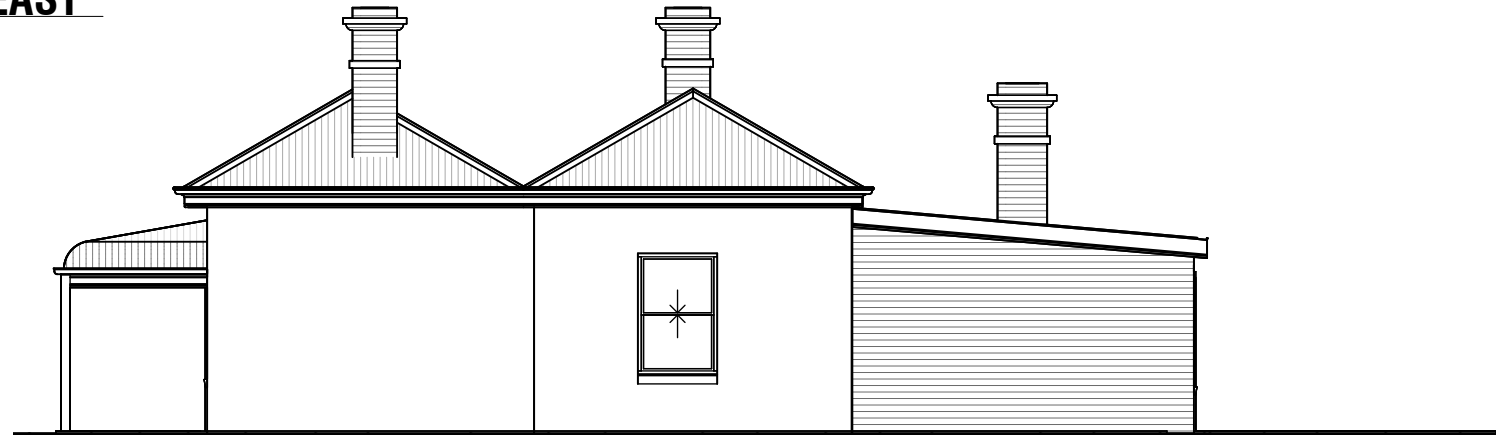
1 : 100





FRONT ELEVATION - EAST

1 : 100



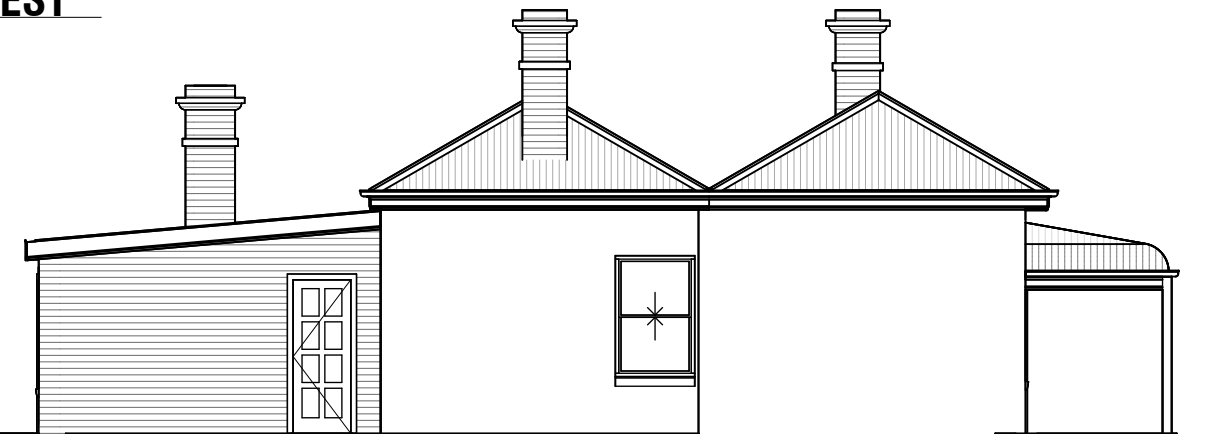
SIDE ELEVATION - NORTH

1 : 100



REAR ELEVATION - WEST

1 : 100



SIDE ELEVATION - SOUTH

1 : 100

'Rowlands Farm'
137 Main Road Willunga
EXISTING 'FARMHOUSE' ELEVATIONS

27/09/2022 | Scale:
2:33:17 PM | 1 : 100

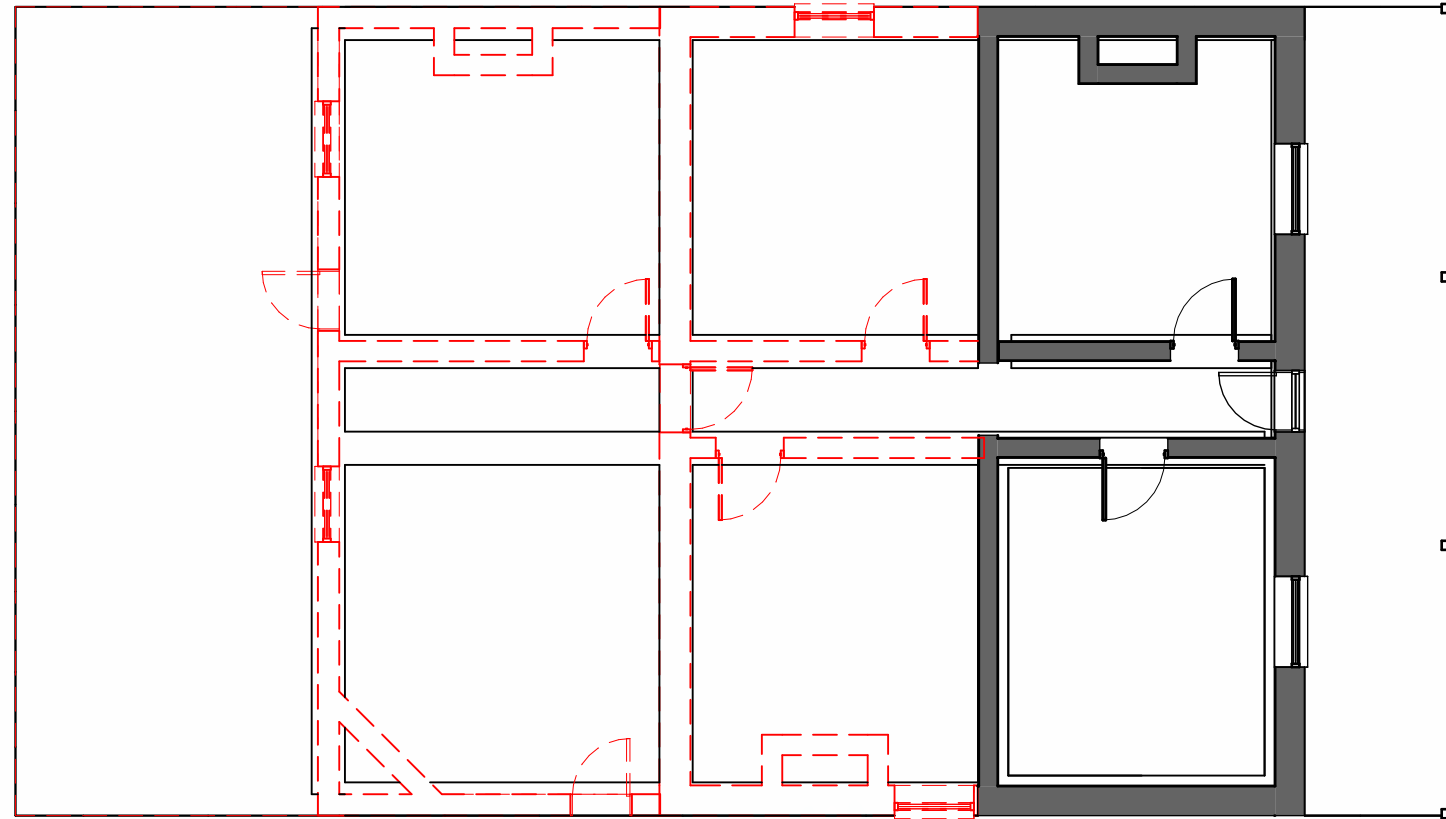
| 2135 | SK04

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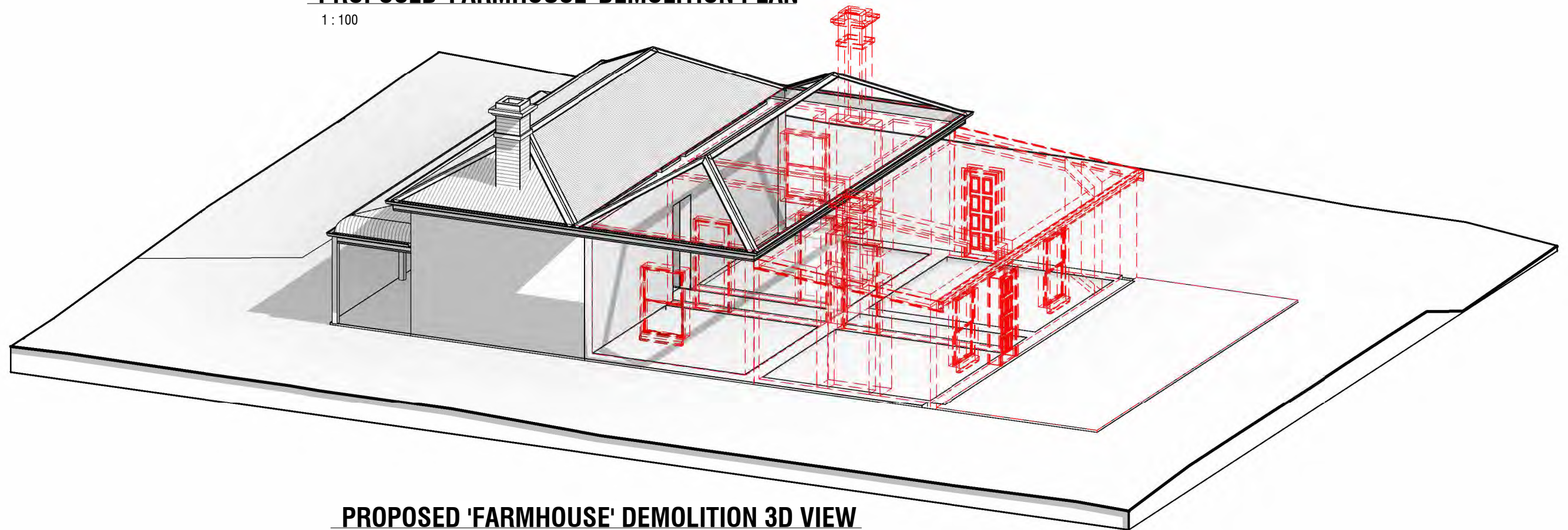


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PROPOSED 'FARMHOUSE' DEMOLITION PLAN

1 : 100



PROPOSED 'FARMHOUSE' DEMOLITION 3D VIEW

'Rowlands Farm'
137 Main Road Willunga

PROPOSED 'FARMHOUSE' DEMOLITION PLANS

27/09/2022 | Scale:
2:33:19 PM | 1 : 100

2135

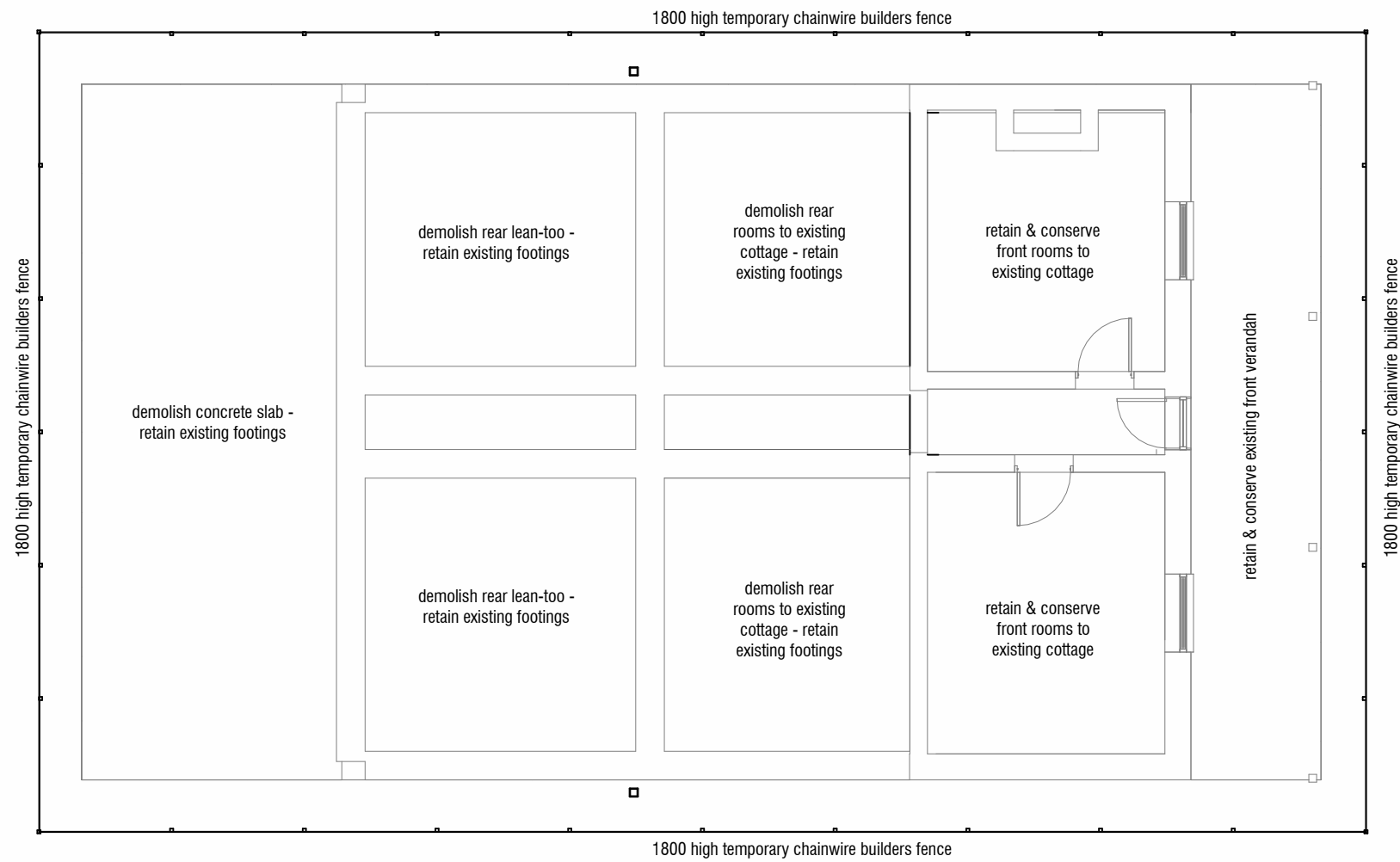
SK05

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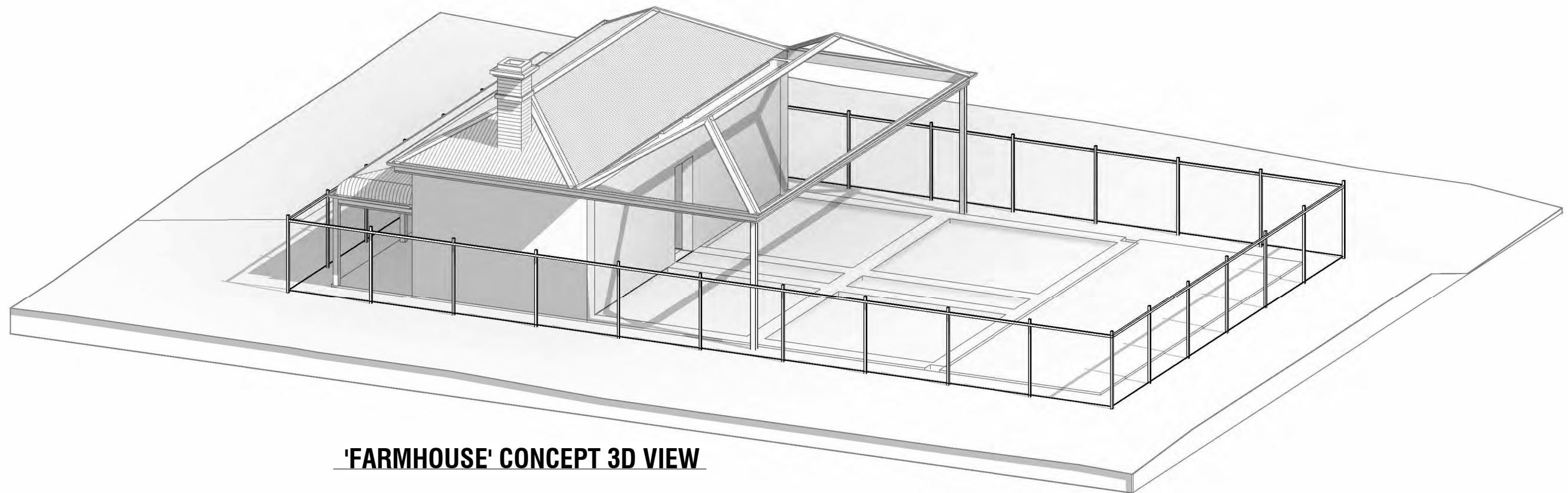


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'FARMHOUSE' CONCEPT FLOOR PLAN

1 : 100



'FARMHOUSE' CONCEPT 3D VIEW

'Rowlands Farm'
137 Main Road Willunga

PROPOSED 'FARMHOUSE' CONCEPT SKETCHES

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2:33:20 PM | 1 : 100

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'Rowlands Farm'
137 Main Road Willunga
PROPOSED 3D VIEWS

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2:33:20 PM

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'Rowlands Farm'
137 Main Road Willunga
PROPOSED 3D VIEWS

27/09/2022 | Scale:
2:33:20 PM

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ARCHITECTURE

HISTORIC FARMHOUSE
137 MAIN ROAD,
WILLUNGA,



HERITAGE ASSESSMENT REPORT
FOR
CITY OF ONKAPARINGA



**STEVENS
ARCHITECTS
PTY LTD**

Architects and Heritage Consultants

Suite 19, 262 Melbourne Street
North Adelaide, SA 5006

Telephone: (08) 8267 1277
Facsimile: (08) 8267 2585

DECEMBER 2022

1.0 Introduction

1.1 Authorship of the report

This heritage assessment report has been prepared by Andrew Stevens of Stevens Architects Pty Ltd, Architects and Heritage Consultants.

Andrew is a recognized heritage practitioner with extensive experience in heritage consultancy services, heritage advisory services and preparation of conservation management plans over a period of approximately thirty-five years.

Andrew has provided heritage advisory services to the City of Onkaparinga since 1999.

1.2 Commissioning the report

The report has been commissioned by the City of Onkaparinga.

The report was issued in December 2022.

1.3 Purpose of the report

The purpose of the report is to provide an opinion regarding the heritage value of the place at 137 Main Road, Willunga and to provide comment and heritage advice concerning a current development application pertaining to the subject place.

1.4 Heritage status

137 Main Road, Willunga is listed as a local heritage place in the South Australian Heritage Register and in the Planning & Design Code, Heritage Number: 5433.

The listing is described as:

Former Farmhouse (Rowlands).

No extent of listing is provided.

1.5 Context of the report.

The City of Onkaparinga (Council) have received a development application in relation to the subject property.

The proposed development, (application ID No: 22034181), is described as:

Partial demolition; conservation works; and temporary fence.

In general terms, the proposed development entails demolition of all but the front two rooms and front section of passageway of the former farmhouse. Council have requested further information in connection with the development application. The applicant has declined to provide the information requested.

In the meantime, Council has formed the opinion that there is a threat to the heritage value of the place.

Council have issued an emergency order requesting that the owner take certain actions to make the former farmhouse safe and to provide a proposal to make good sections of the former farmhouse by way of a “permanent solution”.

1.6 Relevant documentation.

In preparing this report, I have reviewed relevant documentation including:

- *Willunga District Heritage Survey 1997, (McDougall & Vines).*
- *Heritage Survey of the, October 2006, (McDougall & Vines).*
- *Draft Onkaparinga Local Heritage Places Review – Thematic History 2022 by Grieve Gillett Andersen*
- *South Australia Planning and Design Code.*
- *SA Heritage Places database.*
- *Condition and Significance Report ‘Rowlands’ Farmhouse 137 Main Road, Willunga, SA 5172 September 2022 by Anaglypta Architecture Pty Ltd with historic research by Deborah Morgan.*
- *Drawings by Anaglypta Architecture numbered 2135 SK00 to SK08 inclusive.*
- *Historical report Former Farmhouse (‘Rowlands’) and Outbuildings, 137 Main Road, Willunga by Kenan Henderson, architectural historian.*
- *General information concerning Council compliance notice, City of Onkaparinga.*

2.0 Historical and physical assessment of the place.

2.1 Brief historical background of the area.

The following historical background, which is specifically focused on farming pursuits in the area, has been based on information in the Willunga District Heritage Survey 1997 by McDougall & Vines, Conservation and Heritage Consultants and the draft Onkaparinga Local Heritage Places Review – Thematic History 2022 by Grieve Gillett Andersen.

The government survey of the area south of Adelaide including what is now commonly known as the Southern Vales was completed by 1840.

The township of Willunga, which was the midpoint of a transport route between Adelaide and Encounter Bay, was established by 1840. Initially, the township had an Inn, a Police Station and several houses with the then newly established slate quarry nearby.

By the mid-1840s there were approximately 80 farmers who had established farms in the Willunga/McLaren Vale district.

The 1860s and 1870s was a period of expansion in the district and the area quickly became an important agricultural district for the Colony.

The area was primarily associated with wheat production until the 1870s and with a variety of agricultural and horticultural pursuits from the late 19th century onwards. The 80-acre geometric pattern of subdivision was well-suited to the establishment of the large number of small farming complexes which characterized the district. These small farming complexes generally comprised an early farmhouse (often with later additions) and various outbuildings including barns, sheds, stables and dairies.

The exodus of men from the district during the 1850s ‘gold rush’ in the Victorian goldfields temporarily constrained the local economy. A short recovery was tempered by a further decline in the 1870s due to overworking of the soil. Despite setbacks, many local farming families remained, consolidating and expanding the farmland and improving farming methods.

By the 1890s, there had been a significant change from a dominance of agricultural production to a substantial emphasis on viticulture with the establishment of many vineyards and wineries.

By the early 20th century, the agricultural diversification of the district (vineyards and orchards replacing many of the early farms) was well entrenched.

The subsequent gradual suburban expansion into the district had a substantial impact on the landscape however a number of examples of early farm complexes remain, many retaining early farmhouses and agricultural buildings.

2.2 Physical description of the former farmhouse.

The former farmhouse at 137 Main Road, Willunga presents to Main Road as what is commonly known as a symmetrical cottage. The former farmhouse consists of six main rooms and a central passageway that links the front four rooms. A bullnose verandah extends across the front façade of the former farmhouse.

The roof of the former farmhouse comprises two hipped sections with ridges on a roughly north-south axis over the front four rooms and a rear lean-to.

The former farmhouse appears to have been constructed in three stages with the four front rooms under the two hipped sections of roof constructed first followed by the verandah and finally the rear section under a lean-to roof. Although the hipped roof is in two sections, the stonework of the northern and southern walls is contiguous and there is no physical evidence to suggest that the front four rooms and passageway were not built at the same time.

The walls of the front four rooms and passageway of the former farmhouse are built of roughly coursed, randomly laid siltstone of a type found locally and common in the historic buildings of Willunga. The stone has attractive yellow apricot hues. Much of the stonework has been repointed over time. The rear two rooms that form the lean-to section are built of red brick in English bond.

The roof is clad with corrugated galvanised iron in short sheets. The roof cladding is old but there is earlier slate roofing under the corrugated iron on the hipped sections of roof. The roof is supported by conventionally-framed timber.

The former farmhouse has two, partially collapsed brick chimneys on the northern side. There is a fireplace on the southern side but the chimney has collapsed some time ago.

It appears that early timber flooring has been removed in some rooms. Elsewhere slate flagstones cover some of the floor.

There is a cellar under the front, south-eastern room however it is not presently accessible.

The verandah is timber framed. The verandah roof is bullnose in form and clad with corrugated galvanised iron. Sections of cast iron frieze and brackets are fixed to the verandah fascia and posts.

Windows and doors are timber framed. Windows that survive are double-hung sashes. The windows in the front rooms are multi-paned with six panes per sash and fine glazing bars. Window sills are slate. Interestingly, the front window reveals are returned in stonework with brick voussoirs above, while windows on the side elevations have brick quoinwork and voussoirs.

Historical research suggests that the former farmhouse was built in the 1850's. The form and fabric of the building, which is mostly original, is consistent with a construction date of the 1850's to 1870's.

2.3 Integrity of the former farmhouse.

The former farmhouse retains its early form and much of its early fabric. Unfortunately, the condition of the former farmhouse is deteriorating through lack of maintenance. The former farmhouse is uninhabited and apparently has been for a considerable period of time.

The condition of the building was mentioned in the 1997 Heritage Survey which stated that “conservation work to the structure is urgent”. It does not appear that much, if anything, has been done to maintain the building fabric since then.

Despite this, the building retains sufficient integrity to interpret and understand its heritage value and could be appropriately conserved and adapted. Work is needed urgently however to prevent more rapid deterioration of building fabric and consequent loss of heritage value.

2.4 The Outbuildings on the site.

There are three historic outbuildings on the site.

Behind and to the west of the former farmhouse are the remains of a former barn. It is evident that the barn was a gable-roofed structure, open at the southern end. The northern wall, western wall and part of the eastern wall survive but the roof and any ancillary fabric has been lost. The walls are constructed of pieces of slate and siltstone bedded in a mixture of what appears to be slaked lime, river pebbles and sand. There are remnants of a lime-based render on the external and internal faces of the walls. The former barn is of early construction.

Further west is an outbuilding with walls of similar construction to the former barn suggesting that it was built around the same time as the aforementioned barn. The outbuilding is divided into what appears to be three pens, presumably for housing animals, possibly pigs. The western wall has openings with metal louvres in a timber frame, which presumably provided ventilation. It appears that the pens were roofed but only some timber members associated with roof framing remain.

Further to the south-west is another outbuilding which appears to be of later construction. It is a hipped roofed structure built of bluestone and siltstone with red brick quoins to openings. The structure has recently been re-roofed in corrugated galvanised steel and has new gutters and downpipes. Much of the early lime mortar remains although some stonework has been repointed and cracks have been repaired.

The three outbuildings contribute positively to the context and setting of the former farmhouse. In addition, they contribute to an understanding of the place as a former farm complex.

It is surprising that the outbuildings are not included in the heritage listing.

2.5 Setting and context.

The setting of the former farmhouse in open fields and vineyards, scattered with mature gum trees and with historic outbuildings nearby establishes an appropriate context for the historic building. In addition, the visual links between the former farmhouse and the outbuildings enable an understanding of the place as a former farm complex.

3.0 Cultural heritage significance.

3.1 Statement of significance.

The former farmhouse at 137 Main Road, Willunga is one of the earliest surviving buildings in the landscape surrounds of the historic township of Willunga. As an historic farmhouse, it is representative of the early agricultural pursuits in the area upon which the economic fortunes of the area were initially built.

The former farmhouse is of heritage value in the local context.

The surviving outbuildings contribute positively to the heritage value of the place and provide an understanding of the place as a former farm complex.

3.2 Assessment against relevant criteria for local heritage listing.

The 1997 Willunga District Heritage Survey states that former farmhouse fulfills criteria (a), (b) and (d) under Section 23(4) of the Development Act 1993, (the relevant legislation at the time of assessment), as a place of Local Heritage Value for reasons as follows.

- a). This former farmhouse displays the historical, economic and social themes related to the farming and settlement of the Willunga District.
- b). The former farmhouse represents a way of life characteristic of the local area as it is indicative of the form of farming and associated way of living for many early Willunga settlers.
- d). This former farmhouse displays design characteristics and construction techniques of significance to the local area as it is indicative of the use of bluestone and slate in the construction of farmhouses.

I agree with this assessment.

The heritage value of the former farmhouse is enhanced by the survival of the outbuildings which ought to be included in the extent of the heritage listing.

3.3 The way in which heritage value is understood.

The heritage value of the former farmhouse, which enables this significance to be understood and interpreted, lies in the surviving, largely original, historic fabric of the building including the external walls, the roof, the chimneys, the cellar, the verandah, windows, doors and the overall building form. This includes the four-roomed section built of stone, the verandah and the brick lean-to.

Despite the deterioration of some of the building fabric, sufficient fabric survives to interpret and understand the place and its heritage value.

The open field setting and the three historic outbuildings in close proximity to the former farmhouse enhance an understanding of the place as a former farm complex.

4.0 Heritage Impact Assessment – The proposed development.

4.1 The proposed development.

The proposed development involves the demolition of all but the front two rooms and front section of the passageway of the former farmhouse.

The proposed development includes conservation of the front two rooms and verandah of the former farmhouse but no detail regarding the scope, nature and technical detail of conservation work has been provided.

The proposed development also includes a temporary fence to be erected around the perimeter of the former farmhouse.

4.2 Assessment of impact of the proposed development on the heritage value of the place.

A case for demolition of a large part of the former farmhouse has not been made with reference to relevant policy, in particular Local Heritage Place Overlay DO 1 and PO 6.1 of the Planning & Design Code.

No information has been provided to suggest that *“the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair”*.

There is certainly insufficient information to support such a position.

The fabric of the former farmhouse, including the four-roomed section, the verandah and the lean-to is largely original fabric, dating from when the building elements were constructed.

Physical evidence indicates that the front four rooms and passageway of the former farmhouse were built at the same time and comprised the initial stage of development of the building. This earliest part of the former farmhouse is of high heritage value. Demolishing half of what was the earliest part of the building, as the proposal seeks to do, is not only at odds with relevant Planning & Design Code policy but severely diminishes the heritage value of the place.

Demolition of the early 1900s skillion-roofed addition is undesirable as it provides insight into the improving fortunes of the owners at the time, the need for additional space within the former farmhouse and the different building techniques and use of brick rather than stone at the later time. Despite this, it could be argued that the rear addition is of lower heritage value than the front four rooms, passageway and verandah which comprise the earliest stages of development.

The cellar forms part of the significant building fabric and should also be retained and conserved. There is however no information in the documentation supporting the development application regarding the cellar or the cellar entrance.

The proposed development includes some conservation work to the front two room section of the former farmhouse. There is however no information concerning the scope and detail of conservation work nor how the remaining rear wall of the front two-room section might be treated.

The documentation provided also mentions the possibility of adaptive re-use of the former farmhouse. Adaptive re-use of historic buildings is, most commonly, the best way of ensuring their longevity while underpinning their maintenance. As it stands however it is difficult to see how this might be achieved in concert with the application to demolish what is effectively two-thirds of the former farmhouse.

In addition, if partial demolition is permitted on the grounds that the demolished sections were to be interpreted through retention of their footings, later additions would likely erase this physical reminder of the past. It would therefore be better to retain more of the former farmhouse if it is to be adapted to a new use.

The proposed temporary fence is a simple, chain wire fence of approximately 1.8 metres in height. It is considered to be acceptable for a relatively short period of time to provide security and enable stabilisation of the fabric of the former farmhouse.

The length of time that the fence might need to be in place depends upon the efficacy of stabilisation and propping measures and the possibility of a proposal for adaptation of the former farmhouse.

5.0 Conclusion

The heritage value of the place is evident. The place is a worthy local heritage place. Despite deterioration of some of the building fabric, the former farmhouse retains its heritage value.

The proposed development is not supported because it is contrary to relevant policy and does not retain sufficient fabric to maintain the heritage value of the place.

The outbuildings on the site should be included in the heritage listing.

Andrew Stevens RAIA

6 December 2022.



Photograph 1: The former farmhouse from the south-east.



Photograph 2: The front verandah of the former farmhouse.



Photograph 3: 2 The northern wall of the former farmhouse.



Photograph 4: The rear of the former farmhouse.



Photograph 5: The front wall of the former farmhouse.



Photograph 6: Multi-paned front window of the former farmhouse.



Photograph 7: Passageway of the former farmhouse.



Photograph 8: Barn ruin.



Photograph 9: Outbuilding, likely former animal enclosure building.



Photograph 10: Later, recently restored barn.

NAME: Former Farmhouse ('Rowlands') and Outbuildings, 137 Main Road, WILLUNGA

CURRENT USE: Uninhabited dwelling and outbuildings
FORMER USE: Dwelling and outbuildings
DATE(S) OF CONSTRUCTION: C.1853 with later additions and alterations

LOCATION: 137 Main Road, WILLUNGA
LAND DESCRIPTION: CT 5292/581, Section 227, Hundred of Willunga.

OWNER: Private ownership

REGISTER STATUS: Local, HID 5433



137 Main Road, Willunga (Andrew Stevens, photographer)

NAME: Former Farmhouse ('Rowlands') and Outbuildings, 137 Main Road, WILLUNGA

DESCRIPTION:

c.1853 four-roomed cottage constructed of bluestone masonry with areas of brick quoins to window surrounds to north and south elevation. Hipped timber-framed roof with central boxgutter running north-south, clad in slate covered with later corrugated steel, now damaged and rusted. Timber verandah with corrugated steel cladding with decorative cast-iron brackets and friezes dating from a later period after initial construction. Victorian Regency paned timber framed window elements to east elevation with matching toplight to entrance, now covered in corrugated steel. Brick lean-to additions to western elevation, likely constructed in the early 20th century. Various adjoining 20th century corrugated steel rainwater tanks located immediately north and west of residence.

Mid-19th century outbuilding located immediately west of main residence, constructed of slate masonry and pug with lime based external and internal render, now in ruinous condition. Various timber elements to former window surrounds and ruined roofing timberwork.

Mid-19th century outbuilding (possibly former dairy or animal enclosure) located south-west of residence, constructed of slate masonry and pug with lime based external and internal render, now in ruinous condition. Various timber elements to former window surrounds with metal louvres in rear wall openings and ruined roofing timberwork.

Mid-19th century outbuilding immediately south of former dairy or animal enclosure, constructed of slate masonry with brick quoins and surrounds. Hipped roof recently clad in new corrugated steel roofing with eaves gutters. Early timber door lintels with later timber door. Early metal wallplates located to north and south elevations, early external timber supports to east elevation. Building appears to have been recently renovated with evidence of new repointing work.

EXISTING HERITAGE ASSESSMENT:

The heritage significance of the former farmhouse at 137 Main Road, Willunga, identified as 'Rowlands', was first assessed within McDougall & Vines 1997 *Willunga District Heritage Survey*. The 1997 Survey described the unoccupied dwelling as constructed of random slate of typical symmetrical form retaining some early timber joinery and possibly with a later verandah. A brief history was provided, identifying an association with former owners John Rowland and Frederick P. Kell. No attributed construction date was provided at this time.

The heritage significance of the former farmhouse was found to meet criteria a), b) & d) of Section 23 of the *Development Act 1993*. The 1997 Survey's extent of listing noted the external form and original detailing of the building should be maintained, describing the need for urgent conservation works to the dwelling. No description or assessment of the former farmhouse's associated outbuildings was provided at this time.

The former farmhouse at 137 Main Road, Willunga was subsequently entered into the South Australian Heritage Register as a Local Heritage place on 2nd December, 2004.

EXISTING HISTORICAL SUMMARY:

A substantial historical report regarding the property has been recently undertaken in September 2022 by Anaglypta Architecture with historian Deborah Morgan. This report identifies that Section 227 of the Hundred of Willunga (the land upon which the 'Rowlands' farmhouse and outbuildings reside) was initially acquired by trustees of the South Australian Company in October 1842 with numerous tenant farmers over the subsequent decades. Section 227 would be owned by the Company until John Thomas Rowland purchased the property in 1921.¹ Unusually, a Torrens system certificate of title relating to the property was not issued until September 1942.²

The 2022 report identifies a number of early leases relating to Section 227 prior to the 1921 private acquisition. The 2022 report notes that the 80-acre Section was leased in two separate portions from 1853, including a separate six-acre portion (possibly the site of 'Rowlands' farmhouse and outbuildings) and the remaining 74 acres of farmland. Documented tenancies include those of Luke Hussey (1848-1853), John Weaver (1853-1870), James and F(?) Humphries (1853-1856), Thomas Marshall (1865-1869), John Allen (1869-1921) and John Thomas Rowland (c.1905-1921).

Subsequent owners of land relating to the site of 137 Main Road, Willunga after Rowland's 1921 acquisition include Frederick Polhill Kell (1923-1942), George Howard Mitchell (1942-1952), Ralph Albert Dettman (1952-1964), the Lawrence family (1964-1980), the Norman & Whittington families (1980) and the Fallavollita family (1980-).³ The 1997 Survey noted that the current owners acquired the property around this time.

The 2022 report attempted to provide attributable construction periods based on limited available historical records. The 2022 report notes that District of Willunga rate assessment records (dating from 1850 onwards) first record the presence of a cottage on the six-acre allotment of Section 227 from 1853, during the tenancy of John Weaver. The 2022 report also indicates that rate assessment documentation is unclear on the exact location of the six-acre allotment within Section 227 but may relate to the present site of the 'Rowlands' farmhouse and outbuildings.

The 2022 report notes that while an exact initial construction date was not able to be confirmed, the residence may date to the occupancies of either Luke Hussey (1848-1853) or John Weaver (1853-1870). The report alternatively suggests that the 19th century fabric of the building may also date to the occupancy of John Allen (1869-1921).

CURRENT RESEARCH:

This report has been commissioned by the City of Onkaparinga's Heritage Advisor to attempt to provide further clarification regarding the history and heritage significance of the former 'Rowlands' farmhouse and outbuildings located at 137 Main Road, Willunga.

Further attempts to identify the earliest and subsequent construction periods relating to the former farmhouse and outbuildings has been undertaken, including a review of historical sources and an analysis of the physical fabric of the buildings. A list of local mid-19th century

¹ Anaglypta Architecture Pty. Ltd., Deborah Morgan, 2022, Condition and Significance Report, 'Rowlands' Farmhouse, 137 Main Road, Willunga, SA 5172, p.9.

² CT 1802/30.

³ CT 2166/158; 3240/179; 3266/12; 3826/151. These ownerships, differing somewhat from those notated in the September 2022 report, relate specifically to the exact site of 137 Main Road, Willunga rather than land ownerships associated with land comprising Section 227, as documented by the aforementioned certificates of title.

residential buildings and former farmhouses with outbuildings have been developed for the purposes of comparative analysis, which may provide further evidence for the attribution of construction dates.

Very limited historical information relating to the history of the site is currently available. As the earliest certificate of title dates to the 1940s, no information relating to earlier land titles were available to the author that were not already identified within the 2022 report. Investigative efforts relating to early tenants and owners were undertaken, particularly relating to the lives of Luke Hussey, John Weaver, the Humphries family, Thomas Marshall and John Allen. No new information was identified however that was not already identified in the 2022 report or that could provide further evidence of an initial construction date. No early photographs of the site, including 20th century aerial photography, were identified.

Rate assessment records were not accessible within research timeframes, as such the substantial investigative research provided by Anaglypta Architects and Deborah Morgan, including documentation of yearly rate assessments and non-Torrens system lands title records, is gratefully acknowledged.

Initial attributed construction date – c.1853

Following an analysis of available information, it can be understood that the earliest portions of the former 'Rowlands' residence, a four-roomed masonry dwelling, represent a documented cottage constructed for John Weaver by 1853.

As noted in the 2022 report, the first identification of a dwelling on Section 227 is recorded in the District of Willunga rates assessment of 1853, where a six acre allotment is recorded as being occupied by John Weaver. Rates assessment records indicate the presence of a cottage on this site, though a description of both land and dwelling is not provided with regularity over subsequent years. Records prior to 1853 do not provide any description of a dwelling on the site.

As previously noted, from 1853 the 80-acre Section was divided into a six-acre allotment (then rented by Weaver) and a larger 74 acre allotment. From 1857, the Humphries (also Humphreys) family appear to have been responsible for the tenancy of the entire Section, as an assessment for an 80-acre allotment, often described as a 'house and land' is regularly described from this time. A description of two separate houses being located on Section 227 does not however appear at any time in assessments prior to the 1921 sale.

Despite the confusing account of historical assessment records, it would appear only a single house was located on the Section prior to 1921; most likely being the cottage documented from 1853. This understanding aligns with the development of the Hundred of Willunga's idiosyncratic 80-acre sections to support a single, mid-sized farming complex. From rate assessment descriptions from 1857, it may be possible that Weaver subleased the c.1853 residence, with associated 'cultivated land', from the Humphries family.

As noted by the 2022 report, a brief description of John Weaver's cottage was documented in criminal proceedings in 1859, when Willunga resident James Reed broke into Weaver's home. Proceedings described Weaver's c.1853 home as a secure and solidly-constructed home, with locked and latched front door with at least one bedroom and a mantelpiece;⁴ features not usually associated with a 'shack' or temporary dwelling.

The form and fabric of the bullnose verandah suggest that it was added sometime in the late 19th century. Rear brick lean-to additions likely date to the early 20th century and most likely

⁴ Law and Criminal Courts, The South Australian Advertiser, Thu 11 Aug 1859, p.3.

date to the occupancy and later ownership of John Thomas Rowland (tenant from 1905-1921, owner from 1921), after whom the property is currently named.

The earlier four roomed dwelling is constructed of freestone masonry consistent with construction methods seen in other mid-19th century dwellings within the local district (see Comparative Analysis). Externally, stonework is consistent throughout the four-roomed structure without evidence of joints that would suggest various periods of construction. Slate roofing is evident to the roof structure beneath later corrugated iron cladding, consistent with local mid-19th century construction methods and materials. The Victorian Regency form and appearance of original timber windows, including primary elevation windows and entrance door toplight (see Current Photos), are consistent with mid-19th century construction methods. It can be understood that the former 'Rowlands' farmhouse was most likely constructed during the mid-19th century.

Current evidence supports that the former 'Rowlands' farmhouse represents the form and fabric of John Weaver's former residence, documented as having been constructed by 1853.

Outbuildings

The site of the former 'Rowlands' farmhouse also includes three surviving early outbuildings. These outbuildings, comprising good examples of 19th century local farming outbuildings constructed using notable local materials, contribute strongly to an understanding of the site's history as an active farming complex within the Willunga District. It is currently unknown why these structures were not identified within the initial 1997 assessment which led to the Local Heritage listing of the former 'Rowlands' farmhouse by 2004.

Investigations have not identified any further historical information specifically relating to these outbuildings. However, a physical analysis of the buildings has been undertaken and provides evidence of significance, including the use of notable local materials and mid-19th century construction methods.



Outbuilding No.1, located immediately west of the former farmhouse (Andrew Stevens, photographer)

Outbuilding No.1 (identified as 'No.2' on the enhanced site map (see Site Imaging)) is located immediately west of the former farmhouse and shares a strong spatial and visual connection with the c.1853 residence and likely dates from a similar period of construction (ie. 1850s). Now in ruinous form, this gabled structure is built of slate construction with pug and lime-based rendering, suggesting a mid-19th century construction period. A mature tree is located immediately to the west of the outbuilding.



Outbuilding No.2, located south-west of the former farmhouse (Andrew Stevens, photographer)

Outbuilding No.2 (identified as 'No.3' on the enhanced site map (see Site Imaging)) is located further west and slightly south of the former farmhouse. Its distinctive appearance suggests a former use associated with animal husbandry, perhaps forming a former dairy or animal enclosure. In better condition than Outbuilding No.1, this structure is also built of slate and pug with lime-based rendering, matching that of Outbuilding No.1. This suggests that both buildings may have been constructed during a similar period (ie. 1850s). Early timber window frames and metal louvres remain generally intact. A large gum tree is located immediately west of the building.



Outbuilding No.3, located immediately south of Outbuilding No.2 (Andrew Stevens, photographer)

Outbuilding No.3 (identified as 'No.4' on the enhanced site map (see Site Imaging)) is located immediately south of Outbuilding No.2. The orientation of these buildings may indicate some former working relationship between these two structures. Constructed of various periods of bluestone and siltstone with brick quoins and surrounds with timber door lintels, this structure has been recently restored with various areas of recent repointing work and a new corrugated steel roof. Several wallplates are located to the building's north and south walls with external timber supports to the west wall. The varying construction methods and materials of this structure suggest a different construction date to the other, likely earlier, outbuildings on the site. A very large gum tree is located immediately west of the building.

COMPARATIVE ANALYSIS

A number of residential buildings understood to have been constructed during the 1850s have been identified within the township of Willunga and surrounding areas. These buildings, demonstrating a variety of construction methods, materials and stylistic concerns, demonstrate many similarities to the form and materials of the c.1853 former 'Rowlands' farmhouse, further supporting attribution of construction during this decade.

Identified examples include:

- 21 St James Street, Willunga (c.1850s) (Local, HID 5509)
- 'Upalong', 19 St James Street, Willunga (c.1857) (State, ID 14077)
- 8 St Marys Street, Willunga (c.1850s) (Local, HID 5454)
- Cottage, 66 Little Road, Aldinga (1850s) (Local, HID 24484)
- White's Mill row cottages, 110 Little Road, Aldinga (1850s) (Local, HID 5571)
- Richard Logan's House, 753 Victor Harbor Road, McLaren Vale (1850s) (Local, HID 5395)



(left) 19 St James Street, Willunga (c.1850s); (right) Richard Logan's House, Victor Harbor Road, McLaren Vale (c.1850s)



White's Mill row cottages at 110 Little Road, Aldinga (c.1850s)

While listed former farmhouses and outbuildings of the 19th century are numerous within the township of Willunga and its immediate surrounds, sites with both farmhouse and associated outbuildings included on the listing are currently comparatively rare. Identified examples include:

- Grange Farm, Gaffney Road, Willunga (Local, HID 5431)
- 'Waverley Park', former Farmhouse and Dairy, St Peters Terrace, Willunga (Local, HID 5460)
- Normanton ('Peacock Farm'), 65 Norman Road, Willunga (Local, HID 5437)



(left) 'Waverley Park' farmhouse and dairy, St Peters Terrace, Willunga; 'Grange' Farm Complex, Gaffney Road, Willunga

Examples of mid to late 19th century farming complexes within the City of Onkaparinga are however well represented on the South Australian Heritage Register at both State and Local heritage levels. Identified examples include:

- Former farm complex, 35 Patapinda Road, Hackham (Local, HID 5299)
- 'Maidstone' farm complex, 69 Patapinda Road, Hackham (Local, HID 5300)
- Olive Farm (dwelling and outbuildings), 1 Olive Farm Place, Huntfield Heights (State, ID 14508)
- 'Huntfield', 34 Thomas Road, Maslin Beach (Local, HID 5593)
- 'Strout' farm complex, 60 Strout Road, McLaren Vale (Local, HID 5413)
- Former Tapley Farm Complex, 1533-1541 Main South Road, O'Halloran Hill (Local, HID 5094)
- 10 Kellys Road, Onkaparinga Hills (Local, HID 5340)

SITE IMAGING:



Site of 137 Main Road, Willunga (Planning SA SAPP)



Enhanced site of 137 Main Road, Willunga, showing site of former cottage (1) and former outbuildings (nos. 2, 3 & 4) (Planning SA SAPP)

HISTORICAL IMAGES:



C.1997 photograph of 'Rowlands' former cottage at 137 Main Road, Willunga (McDougall & Vines, 1997, Willunga District Heritage Survey, p. 254).

CURRENT IMAGES:



East elevation of former 'Rowlands' farmhouse (Andrew Stevens photographer).



East elevation of former 'Rowlands' farmhouse, showing original masonry with later timber verandah with cast iron filigree brackets and friezes. (Andrew Stevens photographer).



South elevation of former 'Rowlands' farmhouse (Andrew Stevens photographer).



South elevation of former 'Rowlands' farmhouse, timber window with brick surrounds likely a later addition after the initial c.1853 construction (Andrew Stevens photographer).



South elevation of former 'Rowlands' farmhouse, showing early 20th century rear lean-to additions and slate roof tiling under later corrugated iron sheeting (Andrew Stevens photographer).



West elevation of former 'Rowlands' farmhouse, showing early 20th century rear lean-to additions and 20th century rainwater tanks (Andrew Stevens photographer).



North elevation of former 'Rowlands' farmhouse covered in foliage, also showing early 20th century rear lean-to additions and 20th century rainwater tanks (Andrew Stevens photographer).



Victorian Regency styled window treatment to east façade windows, now covered in corrugated steel (Andrew Stevens, photographer).



Victorian Regency styled toplight treatment to east façade primary entrance (Andrew Stevens, photographer).



South elevation of Outbuilding No.1, looking north (Andrew Stevens, photographer).



North and east elevation of Outbuilding No.1, looking southwest (Andrew Stevens, photographer).



East elevation of Outbuilding No.2, looking west (Andrew Stevens, photographer).



Detail of ruinous fabric of Outbuilding No.2, looking west (Andrew Stevens, photographer).



Masonry fabric of north wall of Outbuilding No.3, looking south (Andrew Stevens, photographer).



East elevation of Outbuilding No.3, looking west (Andrew Stevens, photographer).

REFERENCES:

CT 2166/158; 3240/179; 3266/12; 3826/151, etc.

Anaglypta Architecture Pty. Ltd., Deborah Morgan, 2022, Condition and Significance Report, 'Rowlands' Farmhouse, 137 Main Road, Willunga, SA 5172, p.9.

McDougall & Vines, 1997, Willunga District Heritage Survey, p. 254

Law and Criminal Courts, The South Australian Advertiser, Thu 11 Aug 1859, p.3.