

NAME: 'Grange Farm', 92 Gaffney Road, WILLUNGA

PLACE NO.: Local, HID 5431

CURRENT USE:	Commercial and residential premises
FORMER USE:	Dwelling with outbuildings
DATE(S) OF CONSTRUCTION:	C.1840s dwelling and outbuilding with later additions and alterations
LOCATION:	92 Gaffney Road, WILLUNGA
LAND DESCRIPTION:	CT 6177/17, Section 440, Hundred of Willunga
OWNER:	Private Ownership
REGISTER STATUS:	Local, HID 5431



'Grange Farm', Gaffney Road, Willunga (GGA, 2021)

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DESCRIPTION:

C.1840s two storey former farmhouse constructed of masonry with brick quoins and surrounds. Second storey added in c.1900. Early window and door openings with slate sills and casement window fittings. Substantial early masonry chimney to south-east elevation with brick chimney stacks. Later timber framed corrugated steel clad verandahs to north-east and north-west elevations. Early roof forms with slate cladding. External masonry stairs with slate treads leading to basement cellar. External retaining walls adjoining residence to immediate south of south elevation.

C.1840s single storey kitchen and washhouse adjoining former farmhouse constructed of masonry with chimney to east elevation, original roof form with slate cladding. Early timber door fittings and early casement window fittings. Slate paved verandah over masonry plinth with timber framed trellis with associated vines.

Mid-19th century split-level dairy immediately north of former kitchen & washhouse across stream, constructed of masonry with original roof form clad in slate. Early timber window and door fittings, windows retain timber casements. Later timber framed corrugated steel-clad verandah extending to west elevation.

Mid-19th century outbuilding, partially in ruinous form, constructed of masonry with brick quoins to openings. Original gabled roof with later replacement corrugated steel cladding and associated flue. Later timber framed French doors to north, east and west elevations. Ruinous masonry walls extend to western elevation.

Mid-19th century farming outbuilding, now in ruinous form with internal rendering, early window forms and internal timber lintels. C.2010s steel and timber framed shelter constructed over site to stabilise outbuilding ruins.

It is recommended that the dwelling and outbuildings 'Grange Farm', 92 Gaffney Road, Willunga be retained on the SA Heritage Register as a Local Heritage place. It is recommended that the current listing be amended to include additional heritage fabric identified in the recommended Extent of Listing.

It is believed that criteria a), d) & e) of Section 16 of the *Heritage Places Act 1993* may be applicable to the currently identified heritage significance of 'Grange Farm', 92 Gaffney Road, Willunga.

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

STATEMENT OF HERITAGE SIGNIFICANCE:

'Grange Farm', Gaffney Road, Willunga is of significance as an important and attractive farming complex dating to the Willunga district's earliest developments in the 1840s. Retaining a high degree of early fabric, the design characteristics of surviving early elements is of local significance, as is the site's attractive setting, its historical development following the natural topography of the site over time. The property is also historically associated with the Marshall, Culley, Binney and Aldam families, important early settlers for the Southern Vales.

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

- a) it displays historical, economical or social themes that are of importance to the local area; being a highly intact farming complex dating to the Willunga district's earliest developments, retaining both the original farmhouse and outbuildings dating from the 1840s onwards.
- b) it represents customs or ways of life that are characteristic of the local area; being a highly intact example of an early Willunga farming complex, retaining a high degree of original fabric dating from the 1840s onwards. The transition from agricultural to current viticultural usage in the mid-20th century is a later example of the agricultural changes that occurred in the district in the late 19th and early 20th centuries.
- d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; being a highly attractive complex of early farming buildings for the district demonstrating development over time. This is demonstrated in the farmhouse's construction, retaining its significant early masonry chimney, the documented development of the building into a two-storey structure in the early 20th century and its associated single storey outbuildings. The attractive rural setting of the farm complex, developed along the natural topography of the site, is also of significance to the local area.
- e) it is associated with a notable local personality or event; being associated with several early and significant families for the Southern Vales including the Marshall, Culley, Binney and Aldam families.

RELEVANT HISTORIC THEMES:**Theme 5: Food Production in the Southern Vales****5.1 Self-contained and self-reliant farming complexes**

BRIEF HISTORICAL BACKGROUND:

'Grange Farm', 92 Gaffney Road, Willunga was first assessed as part of the 1985 Fleurieu Peninsula Survey, D. C. Willunga. The 1985 survey found the farming complex to be of State Heritage significance, describing the dwelling as having been built in c.1840s by Thomas Marshall who farmed there for the next forty years. Subsequent ownerships included F. G. Cully (1880s until 1917, responsible for the second storey additions), the Binney family (1917-1930) and W. Aldam, who is noted as having demolished the original long stables at the end of the Second World War. The 1985 survey noted the acquisition by the Bosworth family in the mid-1970s.

'Grange Farm' was again assessed by the 1997 Willunga District Heritage Survey, where further historical details were noted. The Culley family originally called the property 'Springbank'; a 1890s photograph was also identified, showing Grange Farm as a single-storey dwelling with an associated tall chimney later included in the two-storey additions, understood to have occurred around the turn of the century (c.1900). Extensive work was undertaken by the Bosworth family after the mid-1970s, including re-structuring of the roof and other works, including the reinstatement of the original name 'Grange Farm'. Vineyards were also planted by the Bosworth family around this time. Outbuildings discussed by the 1985 survey were identified in 1997 as including a laundry, dairy and implement store converted to offices.

Current research has identified Lands Title records dating to 1871 when Willunga farmer Thomas Marshall acquired a Torrens Title certificate in October 1871, having resided at the property since the 1840s. Following Thomas Marshall's death in 1879, the property was transferred from executors Henry Binney and Thomas Atkinson to Gabriel Cox of Aldinga, farmer, who leased the

property to Francis Culley in April 1881. The Culley family leased and resided at the property until the early 1910s and were responsible for the second storey additions undertaken in c.1900. The property was acquired by solicitor Beaumont Arnold Moulden and Aldinga farmer Thomas Pengilly in 1912, leasing the site to John Thomas Rowland from 1916 until approximately 1930. The Aldam family leased the property from 1930, subsequently purchasing in March 1936. The Aldam family were associated with the property until the Bosworth family's acquisition in the mid-1970s. The Bosworth family are responsible for the development of the successful commercial winery currently located on the site.

EXTENT OF LISTING:

The form and materials of all early masonry fabric to the 1840s two storey former farmhouse, including all chimneys, early window and door openings with slate sills, early roof forms with slate cladding, external masonry stairs with slate treads and external retaining walls. Early timber casement window elements are also included in the listing. The form of the timber framed corrugated steel-clad verandahs are also included in the listing though individual materials are not included in the listing.

The form and materials of all early masonry fabric to the c.1840s single storey kitchen and washhouse, including all walls, chimneys, door and window openings, original roof form with slate cladding and slate paved verandah plinth. Early timber door and window fittings are included in the listing. The timber framed trellis is not included in the listing.

The form and materials of all early masonry fabric to the mid-19th century split-level dairy, including all walls, door and window forms and original slate clad roof form. Early timber door and window fittings are included in the listing. Later timber framed corrugated steel-clad verandahs are not included in the listing.

The form and materials of all early and surviving masonry fabric to the mid-19th century partially ruinous outbuilding, including all masonry walls and roof form. Later replacement corrugated steel roof cladding, associated chimney and later timber framed French doors are not included in the listing. Ruinous masonry walls to western elevation are however included in the listing.

The form and materials of all early and surviving masonry fabric to the ruinous mid-19th century outbuilding, including all surviving walls, windows and internal timber lintels. Later 2010s steel and timber framed shelter not included in the listing.

REFERENCES:

Historical CTs 159/15; 1284/166; 2514/150; 2736/16; 3663/30; etc.

McDougall & Vines, 1997, Willunga District Heritage Survey, p. 250-2

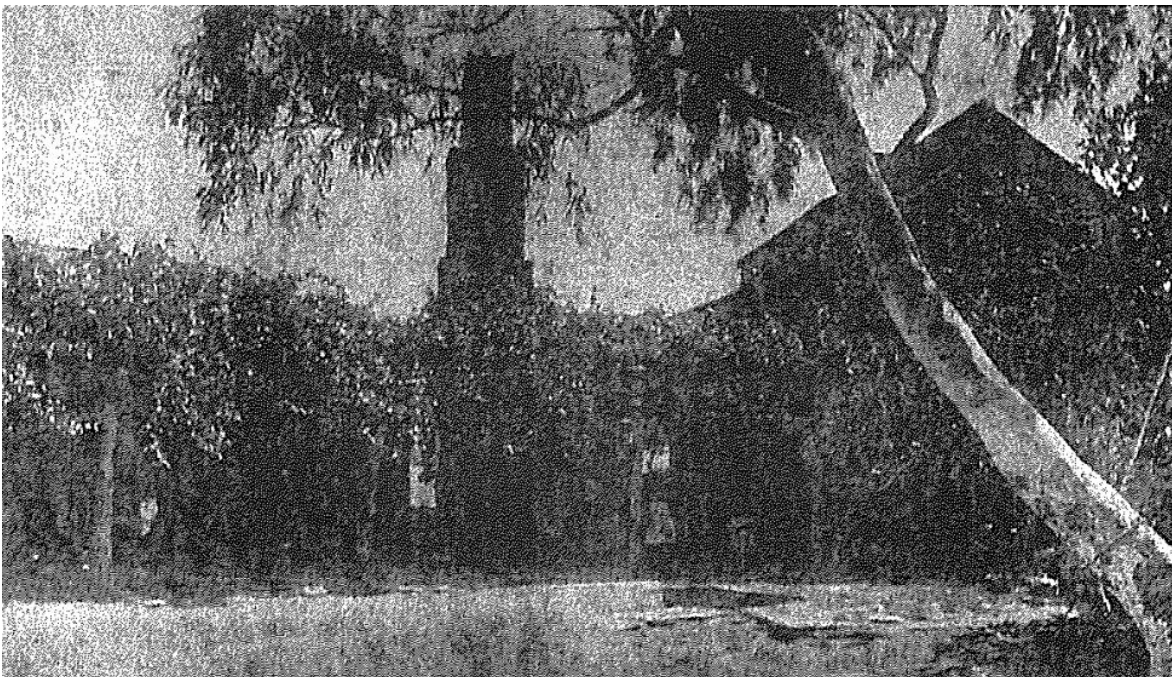
Heritage Investigations & Heritage Consultants, 1985, Fleurieu Peninsula Survey, D. C. Willunga, Item Ref. No. 26.

SITE MAPPING:



Site map of 'Grange Farm', 92 Gaffney Road, Willunga; (1) c.1840s two-storey farmhouse; (2) c.1840s single storey kitchen and washhouse; (3) Mid-19th century split-level dairy; (4) Mid-19th century outbuilding in partially-ruinous form; (5) ruinous mid-19th century outbuilding with c.2010s shelter (Google Maps)

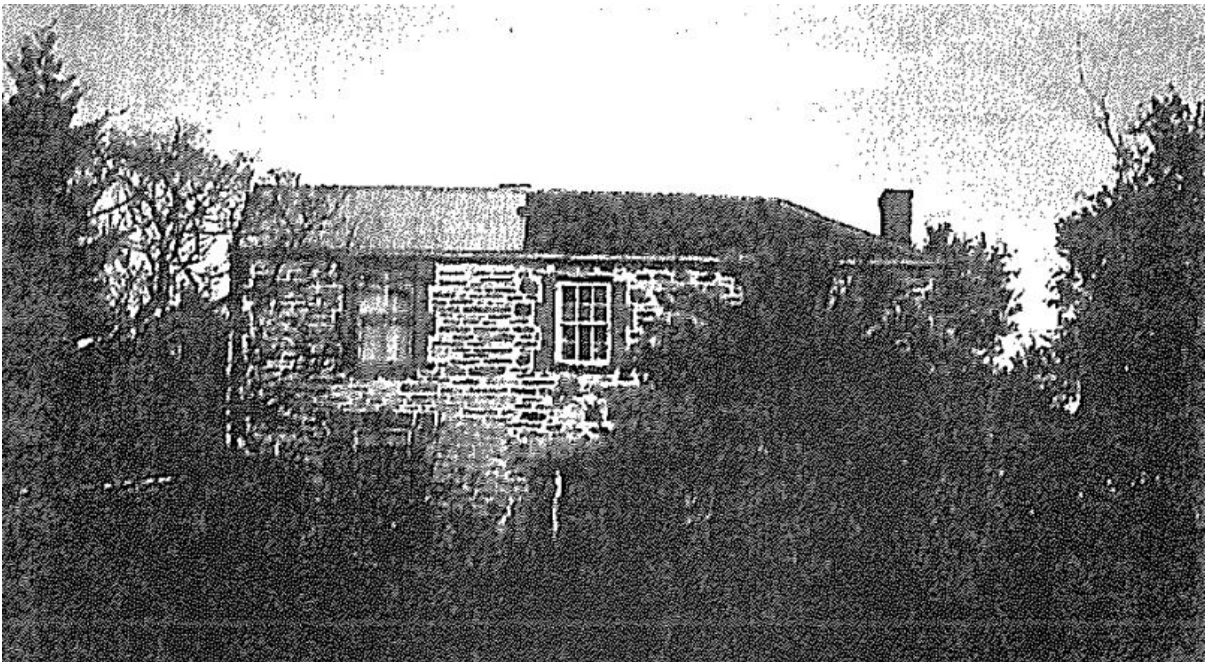
HISTORICAL IMAGES:



C.1890s photograph of 'Grange Farm' farmhouse before c.1900s two storey additions. 1997 Survey notes presence of Culley children on the verandah (1997 Willunga District Heritage Survey).



C.1977 photograph of 'Grange Farm' farmhouse, looking north (1997 Willunga District Heritage Survey).



C.1977 photograph of 'Grange Farm' farmhouse, looking west (1997 Willunga District Heritage Survey).



C.1984 photograph of 'Grange Farm' farmhouse, looking north (1985 Fleurieu Peninsula Survey, D. C. Willunga).



C.1997 photograph of Grange Farm farmhouse, facing west (1997 Willunga District Heritage Survey).

OTHER IMAGES:



'Grange Farm' farmhouse, looking east (GGA, 2021)



'Grange Farm' farmhouse and outbuildings, looking south (GGA, 2021)



North elevation of former kitchen and washhouse (GGA, 2021)



North elevation of kitchen and washhouse with early chimney (GGA, 2021)



Significant early masonry chimney to east elevation of former farmhouse (GGA, 2021)



Retaining walls to the south of former farmhouse (GGA, 2021)



Attractive rural setting of 'Grange Farm' outbuildings east of former farmhouse (GGA, 2021)



West elevation of split-level former dairy (GGA, 2021)



North and east elevations of split-level former dairy with later verandah additions (GGA, 2021)



East and south elevations of split-level former dairy (GGA, 2021)



West elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse (GGA, 2021)



North elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse with later corrugated steel roofing, chimney and timber-framed doors (GGA, 2021)



South elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse (GGA, 2021)



C.2010s shelter over ruinous masonry outbuilding walls (GGA, 2021)



Surviving timber lintels and internal door and window openings to ruinous masonry outbuilding walls (GGA, 2021)