

NAME: Dwelling and Outbuildings, 100 Binney Road, WILLUNGA

PLACE NO.: Local, HID 5422

CURRENT USE:	Dwelling with outbuildings
FORMER USE:	Farmhouse with outbuildings
DATE(S) OF CONSTRUCTION:	C.1859 with c.1930s additions and later alterations
LOCATION:	100 Binney Road, WILLUNGA
LAND DESCRIPTION:	CT 5505/296, Section 442, Hundred of Willunga
OWNER:	Private ownership
REGISTER STATUS:	Local, HID 5422



100 Binney Road, WILLUNGA (GGA, 2021)

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DESCRIPTION:

C.1859 former farmhouse constructed of masonry with brick quoins and chimneys, various areas of rendered and painted masonry. C.1930s additions including timber-framed gable verandah to north elevation with modifications to all other elevations. C.1930s reconstructed roof form with timber apex gable ventilators with replacement corrugated steel cladding.

Mid-19th century external semi-excavated cellar, constructed with double walls of stone and brick construction, with double roof, outer faced in recent corrugated steel sheeting over outer stone walls with earlier corrugated iron roofing over inner brick core. Early timber casement window fittings with brick ventilators, original slate flooring and brick fireplace with original timber fittings. Original timber doors and fittings.

Mid-19th century farming outbuilding constructed of freestone masonry with brick quoins and surrounds, former 'keyhole' windows now with brick infill. Replacement timber structure with later corrugated steel roofing to eastern portion of building with earlier corrugated iron roofing to western portion. Freestone masonry lean-to additions to western end of former outbuilding, inner wall of pug construction with early timber roof structure with later corrugated steel roofing.

It is recommended that former farm complex located at 100 Binney Road, Willunga be retained on the SA Heritage Register as a Local Heritage place.

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

STATEMENT OF HERITAGE SIGNIFICANCE:

100 Binney Road, Willunga is of significance as a largely-intact c.1850s farming complex dating to the earliest development period of the Willunga district (c.1840s) with 20th century additions and modifications that reflect its ongoing usage. The property is also strongly associated with the Binney family, early settlers of the Willunga district, owning and residing at the property from the early 1840s until 2012; an association of approximately 170 years.

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

a) it displays historical, economic or social themes that are of importance to the local area, being a relatively intact collection of farming buildings dating to the earliest development of the Willunga district, comprising c.1859 farmhouse (now with additions and modifications), early external cellar and early farming outbuilding.

b) it represents customs or ways of life that are characteristic of the local area, being a farming complex dating to the earliest period of Willunga's development in the mid-19th century. Original fabric dating from this period remains generally intact; later additions and modifications reflect ongoing usage and development of the farming complex in the 20th century.

e) it is associated with a notable local personality or event; being the ancestral home of several generations of the Binney family, early Willunga settlers. who retained and resided at the property from the early 1840s until 2012.

RELEVANT HISTORIC THEMES:

Theme 5: Food Production in the Southern Vales

5.1 Self-contained and self-reliant farming complexes

BRIEF HISTORICAL BACKGROUND:

The farming complex at 100 Binney Road, Willunga was assessed as part of the 1997 Willunga District Heritage Survey. The history associated with this document appears to have formed the basis for the current updated history relating to the property on the 'Willunga Now & Then' website.

The 'Willunga Now & Then' website has identified that the farm complex at 100 Binney Road, Willunga was the home of the Binney family for approximately 160 years; originally established by James Binney, a Cornish emigrant who arrived in South Australia aboard the ship *Morley* with his wife Elizabeth in 1840. The Binneys quickly established themselves in new township of Willunga, acquiring Section 442 in the early 1840s and building a pug cottage (demolished in 1975), combining farming with his blacksmithing trade. Following James Binney's death in 1858 and Elizabeth's death in 1859, will executors farmer Thomas Marshall and builder George Sara constructed a residence on the Binney's farming land in 1859; the Binney's eight surviving children residing at the site from this time.

The three Binney brothers, William, James & John operated the farm until William and James moved to Crystal Brook; John Binney operated the farm until his retirement, his sons (Binney Brothers) operated the farm until the late 1920s. Subsequent owner Martin Binney is responsible for extensive restoration and construction works in c.1930, including roof modifications and the gabled verandah additions to the north elevation. Following Martin's death in 1939, the property passed to his son Lloyd who resided at the property until his death in 2012; the conclusion of a family association with the site for approximately 170 years. The property has most recently sold in 2018.

Surviving outbuildings dating to the mid-19th century include an external, semi-excavated two-roomed cellar with double masonry walls with an additional outer and inner roof structure; both the residence and cellar are identified as having been constructed by builder George Sara. An early masonry and corrugated iron farm outbuilding with lean-to additions to the west also survives from this period.

EXTENT OF LISTING:

The form and materials of remaining early masonry elements to the c.1859 former farmhouse, including remnants of original walls, door and window openings and chimneys. Later alterations, including reconstructed masonry elements relating to the reconstructed roofline and non-original door and window openings, are not included in the listing. Original timber window fittings are also included in the listing. C.1930 modifications, included modified roof form and verandah gable to north elevation are not included in the listing. All later additions and modifications are not included in the listing.

All forms and materials relating to the external semi-excavated cellar, including all original masonry and timber elements, including double masonry walls; brick fireplace, inner roof structure, slate floor and timber window and door fittings. Use of external corrugated steel replacement are considered of significance and included in the listing though current replacement materials are not included in the listing.

All original masonry and timber elements relating to the former outbuilding, including freestone walls, brick quoins and surrounds, former 'keyhole' windows and lean-to additions. Early corrugated iron elements are of significance and are included in the listing. Use of external corrugated steel elements are considered of significance and included in the listing though current replacement materials are not included in the listing.

REFERENCES:

Historical CTs 1145/128; 4053/372; etc.

McDougall & Vines, 1997, *Willunga District Heritage Survey*, p. 232

https://willunga.nowandthen.net.au/Binney_home,_100_Binney_Road, accessed 14/10/2021

SITE MAPPING:



Site of Binney family farm, 100 Binney Road, Willunga in 1936; (1) former farmhouse and cellar highlighted in red box; (2) former outbuildings highlighted in red box. Note other extensive outbuildings to the south-east (lower right hand corner), now demolished (ICSM Historical Aerial Photography, Film Number MAP1942, Run 4S, Frame 6383, dated 7th July, 1936. <https://imagery.aerialphotography.fsdf.org.au/>, accessed 14/10/2021).

HISTORICAL IMAGES:



19th century photograph of 100 Binney Road, Willunga; (above) north elevation with Binney family members; (below) enhancement of east wall with distinctive chimney and window construction (https://willunga.nowandthen.net.au/Binney_home,_100_Binney_Road, accessed 14/10/2021).

OTHER IMAGES:



East elevation of former house; early kitchen chimney and an early small window have been retained despite extensive modifications and reconstruction works in c.1930s (GGA, 2021).



Early semi-excavated cellar with double walls and roofing dating to the mid-19th century, recent replacement of external corrugated steel roof cladding (GGA, 2021).



Early semi-excavated cellar with double walls and roofing dating to the mid-19th century, recent replacement of external corrugated steel roof cladding (GGA, 2021).



Early outbuildings with later corrugated steel additions to the east of the residence (GGA, 2021).



Mid-19th century masonry and timber-framed farm outbuilding with various areas of early and later replacement corrugated steel cladding; lean-to additions to west elevation retain internal pug walls (GGA, 2021).