

<b>Street Address</b>	302 Old Cleveland Road East, Birkdale
<b>GPS/RPD</b>	Lot 2 on RP211270
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Willard's Farm, Birkdale (RCC, 2016).

<b>Condition</b>	Poor	<b>Integrity</b>	Very Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The Pines is situated on land that was first settled by Europeans in the 1860s, shortly after Queensland separated from New South Wales in 1859.[1] The site of the home, owned by James and Margaret Willard, was registered in 1865 to James Willard and Mark Blundell.[2] Brothers James and Edward Willard were in the Redlands area from 1865, as evidenced from a timber license they were granted for clearing of trees on the property.[3] This is significant as timber getting was one of the main industries in the early years of European settlement in the Redlands area and the timber produced from the trees on the property was used to construct the home.[4] There is a significant likelihood that the house itself was built in 1876 as this was when James Willard took out a mortgage on the land. As the house was built in stages, the construction techniques vary according to the time period.[5]

Willard assumed the role of Councillor of the Tingalpa Divisional Board, which was part of local government, in 1880.[6] The Willard family worked a dairy at this residence until the mid-1920s, and the property included a cattle dip that was used by many residents in the area.[7] Doug Cotton and his wife bought The Pines in the early 1940s, however during World War II the Commonwealth asserted possession over a large portion of this property, as well as parts of the adjoining site to the north.[8] The United States Army established a communications base at the property, mainly using it as a radio station, during World War II (see B6).[9]

**Physical Description**

The Pines is a complex of buildings located close to the road frontage, which includes the main building, the residential extension, the kitchen wing, and various sheds and other built aspects. The site falls away to the west. The view from the complex extends west across the Commonwealth reserve and farmland out to the Tingalpa Creek Reserve. The main dwelling, the original house, has a steeply pitched gable roof to the core and a stepped roof over the verandahs. The walls are clad in wide chamfer boards and VJ boards, and the verandah returns along the front and side of the house. Many of the early decorative timber elements remain. Along the front boundary are a timber fence, gates and established planting. There is a detached residential extension on the site located near the original house. A covered walkway links the residential extension, the main building, and the kitchen wing. The kitchen, dining room and bedrooms are contained in the wing at the rear of the main dwelling. The wing has a hipped roof over the core and skillion roof to the verandah. It is connected to the main dwelling with a covered link. The walls are single skin with cross bracing and the verandah returns around three sides of this wing. The house is low set at the front and as the land falls away, high set to the rear. Diagonal timber battens enclose the subfloor.

The complex also includes the dairy, which incorporates a milking shed and a cream shed, a garage, and well established gardens with other built aspects. The milking shed is constructed of timber slabs and is indicative of dairy farming practices through its physical structures, including the stalls that are present on site. The single-room cream shed is also built from timber slabs and contains a skillion extension. The garage is a timber building with a gabled roof, and has a skillion extension that is a later addition to the structure. The farm has extensive gardens and mature trees, including the notable pine trees along the frontage, and there is a small stone wall built in the northwest corner. There is also an elevated tank, a brick cistern, and mature vegetation on site.

**Statement of Significance**

The Pines is a locally highly significant place which demonstrates historical, aesthetic, scientific and social values. As a rare surviving complex of farm buildings (c.1860s-1910s), it represents the early settlement of the local area. In clearing the land and constructing the house, James Willard was instrumental in establishing this property, as well as playing a significant role in the early industry and development of Birkdale. The use of the property for farming is representative of the importance placed on utilising and transforming the land during this period of peak European settlement. The layout and form of the complex and the established trees also contribute to the aesthetic quality and setting of the place and its locality.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

Willard's Farm (c.1860s-1910s), provides rare, early evidence of government-promoted agricultural settlement in Queensland, particularly given its proximity to dense urban settlement. It is important in demonstrating the policy of successive governments until the mid-twentieth century, of achieving closer settlement of Queensland by small farmers through legislation, starting with the *Crown Land Alienation Act 1860*.

It is also important in demonstrating the first Queensland Government's decision to raise revenue and settle the colony through lease and sale of land for pastoral and agricultural purposes.

The farm complex, comprising residence, outbuildings, farm infrastructure and mature vegetation are important surviving evidence of this rare, early Queensland agricultural property.

**Criteria B** The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.

As one of the oldest surviving farms and residences within the Redlands, Willard's farm demonstrates rare, uncommon and endangered aspects of Queensland's cultural heritage. Representing a relatively intact and early residential and dairying complex (including retaining the core of the original 1860s residence and dairy shed), the site incorporates substantial evidence of the use 'bush carpentry' construction techniques and locally sourced materials, and the subsequent expansion and modification of the residential complex demonstrates both the changing fortunes of the owners and developments in building techniques and the associated availability of commercial building materials. The site also provides evidence of nineteenth century, pre-mechanised dairying techniques and agrarian utilitarian architecture along with demonstrating subsequent developments inclusive of partial mechanisation within the first quarter of the twentieth century.

Examples of such an early, intact dairy farm and residential complex are considered to be extremely rare within the Brisbane region and more generally across the State and provide important insight into small scale dairying, a way of life that was once common in the Redlands but through residential and other development is now uncommon. Since the decline of dairying in Queensland in the second half of the twentieth century, particularly for smaller scale producers, many early dairy complexes were abandoned, demolished or adapted for storage. Likewise, many dairying complexes were substantially modified as a result of the move to more mechanised means of production. Consequently, early complexes such as Willard's Farm are becoming increasingly uncommon.

It is possible that the neighbouring Commonwealth land that was resumed from the farm during World War II may contain further elements of early farming infrastructure, inclusive of fences and outbuildings.

**Criteria C** The place has potential to yield information that will contribute to an understanding of the region's history.

The farmhouse and outbuildings retain important surviving evidence of early timber construction techniques no longer in general use.

Analysis of fabric has the potential to reveal important information about the early development of Queensland vernacular building styles and techniques, and the transition from (and in this case combination of) timber-slab (roughhewn, adzed and hand-sawn timber) to timber-framed (milled timber) construction.

The milking shed has the potential to reveal information about the evolution of dairy operations from the nineteenth to the early twentieth centuries, particularly in relation to early, non-mechanised techniques and related infrastructure.

**Criteria D** The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.

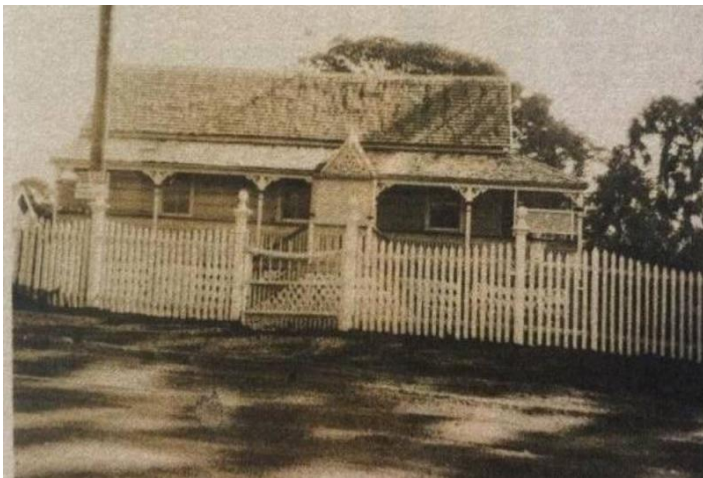
Willard's Farm is a rare, early example of a farm complex developed from the mid-nineteenth century. The complex includes a farmhouse with later additions including a detached kitchen and kitchen wings (c1860s to c1910); a large, slab milking shed and timber framed cream shed, a slab garage, a tank and stand, and other remnant structures including fencing. The grounds include garden elements and many mature trees including Norfolk Pines (*Araucaria heterophylla*), Bunya Pines (*Araucaria bidwillii*), Palms (*Arecaceae* spp.), Mangos (*Mangifera indica*), Figs (*Ficus* spp.), Camphor Laurels (*Cinnamomum camphora*), Macadamia (*Macadamia integrifolia*).

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<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
Willard's Farm contributes to the streetscape of Old Cleveland Road East and is a landmark in the local area. Its tall Norfolk Pines and Bunya Pines are a prominent part of the local landscape. The picturesque setting of the nineteenth century dairying and residential complex has a semi-rural outlook to the north and west. The early fences and slab timber outbuildings add to the aesthetic appeal.	
<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
Willard's farm is important to the district for its strong association with the Willard Family. The Willards were a local pioneering family who arrived in the 1860s and operated the dairy farm until 1926. James Willard was a Councillor in the Tingalpa Divisional Board in 1880.	

Primary Themes	
2.0 Exploiting, Utilising and Transforming the Land	2.04 Agricultural activities
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

References
<p>[1] Urbis, "Appendix C: Heritage Advice. Cultural Heritage Advice for Birkdale Commonwealth Land at 362-392 Old Cleveland Road East, Birkdale," 2015, p. 2.</p> <p>[2] Mary Howells, "Living Along the Edge: Along Tingalpa Creek. A History of Upper Tingalpa, Capalaba and Thorneside," M. Phil Thesis. University of Queensland, 2001, p. 30.</p> <p>[3] Urbis, "Appendix C: Heritage Advice," p. 2.</p> <p>[4] B. Kidd, Redlands Illustrated History, (Jackson &amp; O'Sullivan: Brisbane, 1979), p. 38.</p> <p>[5] Report for RCC, Willard's Farm: Conservation Management Plan, October 2016, p. 8.</p> <p>[6] Urbis, "Appendix C: Heritage Advice," p. 2.</p> <p>[7] Jack Guy, Oral History, Research Redland City Council Library Local History Section, 1994.</p> <p>[8] Kidd, Redlands Illustrated History, p. 38.</p> <p>[9] Urbis, "Appendix C: Heritage Advice," p. 2.</p>



*Willard's Farm, Birkdale, c.1900 (RCC Library).*