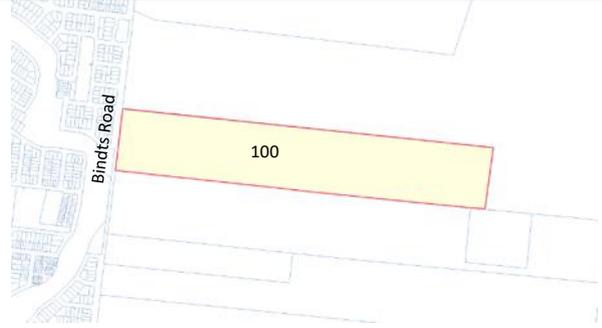


Statement of Significance: Bindt's Farm

Address: 100 Bindts Road, Wollert	PS ref no: HO161
Heritage Place: Bindt's Farm	PS map ref no: 17
	

What is significant?

The farm complex at 100 Bindts Road, Wollert was established by Christian and Magdalena (Mary) Bindt and their family from c.1860 as a dairy farm. They constructed the dairy and outbuildings (c.1860s), basalt homestead (c.1887) and underground tank and the dry stone walls and enclosures. Like many other early settlers in this area the Bindts were of German descent and had come to Wollert via Westgarthtown. Mary's sister Maria married Carl Ewert and they established the farm at 90 Bindts Road immediately to the south. The Bindt family sold the property in 1912 and later owners made further improvements including a new dairy in c.1930.

As shown on Figure 1 contributory features of primary significance are:

- Basalt house and associated stone paving,
- Stone stable, milking shed, stone paved yard and underground tank or well to south of it,
- Dry stone walls, including remnant of garden wall west of house,
- Quarry beside Darebin Creek, and
- The traditional landscape setting of flat grasslands with stony rises beside the Darebin Creek valley and remnant River Red Gums that links the three historic farms along the east side of Bindts Road.

As shown on Figure 1 contributory features of secondary significance are:

- Corrugated iron clad Interwar dairy and milking shed.

How is it significant?

Bindt's Farm is of local historical, representative, aesthetic and social significance to the City of Whittlesea.

Why is it significant?

Bindt's Farm is associated with the early development of the Wollert district for small farms after the land sales of the 1850s and demonstrates its role as a dairying district supplying Melbourne in the late nineteenth and early twentieth centuries. It is closely associated with German immigration that represents a key phase in the settlement of the Epping and Wollert localities within the City of Whittlesea. The Bindts were linked historically with the adjoining German farms of the Timm and Ewert families and the nearby Westgarthtown settlement, as the origin point for this group of German farmers who later moved to Wollert. Bindt's farm was part of this small German farm group, sharing built character and the landscape, and is historically significant for the capacity to demonstrate the lifestyle and domestic practices of early German settlers in the Whittlesea district. (Criteria A, H)

Bindt's Farm is a representative example of a small farm complex comprising a basalt homestead with associated 1860s stone milking shed, stable and underground tank, stone paved yard, dry stone walls and the nearby stone quarry where the stone was won. The complex as a whole illustrates the evolution of the basalt walling aesthetic used in many of the City's significant early farm buildings, from the coursed and dressed stone façade with pressed red brick trim in the 1880s wing of the house to the more typical rubble walling trimmed by slop moulded bricks of the earlier house wing and milking shed. Other distinctive elements include the rare early casement window joinery and custom made brickwork seen in the rear chimney as part of the 1860s house wing, and as also seen at the adjoining Timm's house, and the narrow slit windows and early timber cow bails in the outbuildings. The later corrugated iron clad dairy expresses the standards required for dairying under the new regulations of the inter-war period. (Criterion D)

The dry stone walling, which is so distinctive of the farms at Wollert, is representative of the traditional farming practices brought by the early German settlers, which made good use of the natural resources provided by the extensive stony rises that characterise the district. The dry stone walls at Bindt's Farm are part of a complex network of dry stone walls in Wollert that reflects the more intensive pattern of farming, characterised by smaller enclosures. Of note is the alignment of the dry stone wall linking Bindt's Farm with the adjoining farms along the edge of the Darebin Creek valley, which underscores the strong historic and visual relationship between each farm group. (Criterion D)

The significance of Bindt's Farm is enhanced by it forming part of a group of related early farm complexes established by German settlers along the east side of Bindts Road, which provide a good illustration of nineteenth century small farming in the Melbourne stony rises district. These are now rare examples of early farms in Wollert that retain their traditional landscape setting. (Criteria B, D)

Bindt's Farm is of aesthetic significance as a stone homestead complex set within a traditional landscape setting including River Red Gums that are remnants of the original native grasslands and a

distinctive characteristic of this area. The main house wing and façade is significant for the more refined stone construction than is typical in the City of Whittlesea. Also of note are the dry stone walls, which are both a result of, and response to the ‘stony rises’ that distinguish the natural landscape in this area. They include remnants of a distinctive scalloped profile dry stone wall that once enclosed the front garden of the house. Bindt’s Farm makes an important contribution to the broader cultural landscape along the east side of Bindts Road that includes the historically related farm complexes at 90 and 130 Bindts Road. (Criterion E)

Bindt’s Farm has social value for the present-day Friends of Westgarthtown as part of the cluster of small farms at Wollert that provide tangible evidence of early German settlement, which is an important theme in the historic development of Whittlesea. (Criterion G)

Primary source

Assessment of Heritage Significance: 40 – 152 Bindts Road Wollert, Graeme Butler, 2019

Figures

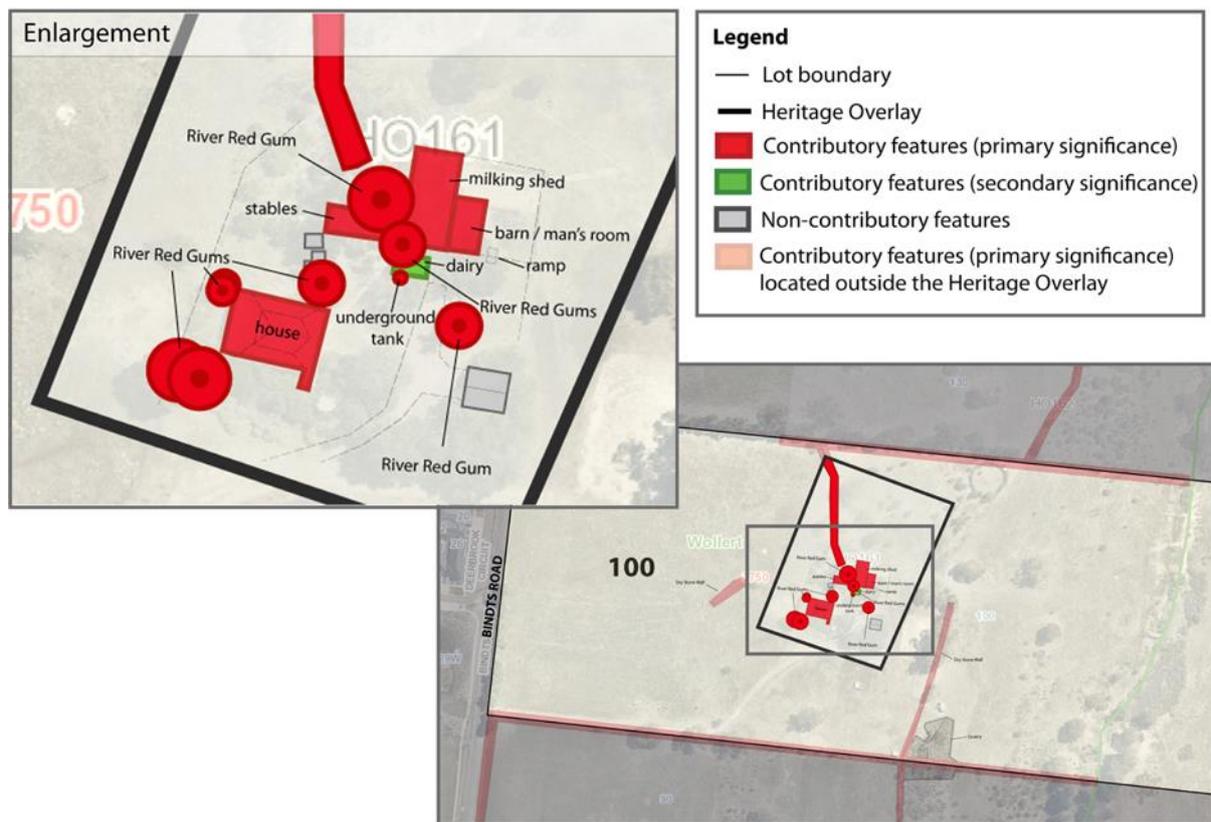


Figure 1. Contributory features of primary and secondary significance, and Non-contributory features and Heritage Overlay boundary.

WHITTLESEA PLANNING SCHEME



Figure 2. Front or west façade, house, 2019



Figure 3. North side wall, house showing stone rubble work at rear of house from earlier phase.



Figure 4. West or front facade, house, 2019

WHITTLESEA PLANNING SCHEME



Figure 5. French door pair to west façade, house, 2019



Figure 6. North wall rear wing brick chimney with date stone under (1850s?), 2019

WHITTLESEA PLANNING SCHEME



Figure 7. Basalt paving, rear verandah, 2019



Figure 8. North elevation of stable shed complex, 2019

WHITTLESEA PLANNING SCHEME



Figure 9. Cow bails, 2019



Figure 10. Lancet opening, east wall of stable-shed complex, perhaps for a barn or stable, 2019

WHITTLESEA PLANNING SCHEME



Figure 11. Lancet opening, inside east wall of stable-shed complex, perhaps for a barn or stable adjoining later milking shed, 2019



Figure 12. Underground tank, 2019

WHITTLESEA PLANNING SCHEME



Figure 13. Rubble stone farm yard and track, part, paving east of house, 2019



Figure 14. Quarry, south east of farm complex, 2019