

## Bigmore Cottage & fence (Timmins)

Place no.: 1281

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**Address** 109 Main Road / Princes Hwy, Nairne

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### ASSESSMENT OF HERITAGE VALUE

#### Description

Single-storey symmetrical cottage of c1851 constructed of non-coursed random stone with stone dressings, timber lintels and a hipped cgi roof with stone skillion-roofed extension to rear. Features include timber-framed openings, timber door, timber casements and a red-brick chimney. There is also a fine early timber post-and-rail fence along the front boundary of the property.

#### Statement of Heritage Value

*This original c1851 cottage is a vital element of South Australia's most significant early tanning complex which includes not only the original tannery and this first residence, but also the later shop and house which demonstrates the early success of the tannery. The cottage has a high integrity and is an outstanding example of a pioneer stone cottage displaying original construction methods and detailing.*

#### Relevant Criteria

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history, especially because of its close associations with one of South Australia's most significant tanning businesses and its contribution to a unique early industrial complex (comprising tannery, original cottage, house & shop).*
- (d) *it is an outstanding representative of a particular class of places of cultural significance, being an outstanding example of an 1850s cottage with a high integrity and significant associations with the unique Timmins tanning complex.*
- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, the cottage displaying a high integrity and an outstanding example of early construction methods, and the fence being a significant surviving timber post-and-rail fence.*

### RECOMMENDATION

This place is recommended for inclusion in the State Heritage Register.

Note: the cottage is a significant component of the unique group of early buildings associated with tanner Henry Timmins. The most significant elements of this group are Timmins' tannery, his original cottage (Bigmore Cottage at 107 Princes Highway) and the house & shop now known as Upstairs, downstairs. The latter is currently included in the State Heritage Register, and the cottage & tannery have both been recommended for the same by this survey.

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### ASSESSMENT OF HERITAGE VALUE

**Criterion (a)** *it demonstrates important aspects of the evolution or pattern of the State's history.*

This early cottage forms part of a highly significant early group of buildings associated with early tanner Henry Timmins. The most significant elements of this group are Timmins' tannery, his original cottage (now known as Bigmore Cottage) and the house & shop at 105-7 (now known as 'Upstairs Downstairs' Antiques).

South Australia's first tannery to be established outside of Adelaide was erected by Henry Timmins at Nairne in the early 1850s. Timmins arrived in Nairne in 1851, soon afterwards establishing and constructing a tannery on the banks of the Nairne Creek. There are differing references as to when Timmins operated his tannery in Nairne. Several date his tanning operations as 1851–1877, but it is not clear exactly when the current stone building was constructed. He purchased the land from Albert Elder and George Tinline in 1854, and the construction methods indicate that it was likely to have been constructed in the early to mid 1850s. At the same time, Timmins also constructed a sturdy stone cottage in front of the tannery and adjacent to the main road. Jensen refers to Timmins as opening a second tannery in Nairne in 1868. It is not clear where this was located. Timmins also constructed a larger cottage at no. 103 soon after purchasing the land in 1859. He then lived at no. 103 until his large new house in front of the tannery was completed. Timmins' business had proved so successful, that in 1870, he commissioned Spence Bros to construct a fine two-storey shop & residence adjacent to the main street in front of his tannery. Jensen speculates that this house may have been designed by Edmund Wright. If this was indeed so, it serves to illustrate how successful Timmins had become since first establishing his tannery. Timmins continued to operate his tannery until 1877 when he leased the property to JA Tiggemann & CCT Pflaum. Some time in the 1870s, the Bigmore family took over the lease of Timmins' first cottage, which is now known as Bigmore Cottage. The whole property was eventually sold out of the Timmins family in 1957, when it was taken over by the Chapmans. The cottage was then separated from the former Timmins house and tannery in 1967.

This c1851 cottage is of special significance for its associations with Timmins' tanning business, and the early industrial and residential development of South Australia. Although Timmins did not himself live here for more than about eight years, it was constructed at the same time as his tannery, and employs similar detailing and stonework. Because it has also been so little altered, it retains outstanding interpretative qualities which make it a vital part of this unique surviving example of an intact mid-19<sup>th</sup>-century tanning precinct.

**Criterion (d)** *it is an outstanding representative of a particular class of places of cultural significance.*

The most common type of building to be constructed in 19<sup>th</sup>-century South Australia was the cottage. The most commonly surviving examples are stone cottages, of which many hundreds survive from the 1850s. However, because they are so prolific, there are relatively few which have been included in the State Heritage Register. The majority of the dwellings represented there are either grand mansions or unusual rows of workers' cottages. There are also some dwellings which have significant associations, such as Dunn first mill cottage at Mount Barker. The cottage at 109 Main Road/ Princes Highway Nairne is an outstanding representative of its type for two reasons. Firstly it is a vital element of South Australia's most significant early tanning complex (which also includes the original tannery and the later house and shop), and secondly, it has a high integrity and displays original construction methods and detailing of the period which contributes to its interpretative qualities.

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**Criterion (e)** *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.*

The cottage is an outstanding example of pioneer stone construction with typical early detailing including timber lintels and casement windows. The quality of construction is enhanced by the high integrity of the cottage, and the whole survives as an excellent representative of these early construction methods which offers outstanding interpretative qualities. The timber fence post-and-rail fence is significant and rare surviving example of an early fence type and makes an important contribution to the quality of the place.

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### REFERENCES

- Gardiner, F 1997, Interim Mount Barker & Nairne Townships Heritage Register, L3:345, also p 3:376.
- Hignett & Co. 1983, *Mount Barker District Heritage Survey*, S251.
- Jensen, Elfrida & Rolf 1980, *Colonial Architecture in South Australia*, p 163.
- Local History Centre, heritage files & photographs.
- Martin, Vivien S 1982, *Mostly Mount Barker*.
- National Trust of South Australia, file 3193.
- Schmidt, Bob 1983, *Mountain upon the Plain, A History of Mount Barker and its Surroundings*.
- State Heritage Branch, file 13941 & 16482.
- [www.heritage.gov.au/ahpi](http://www.heritage.gov.au/ahpi), [www.slsa.sa.gov.au](http://www.slsa.sa.gov.au), [www.southaustralianhistory.com.au](http://www.southaustralianhistory.com.au)



*View of Bigmore Cottage showing timber fence, 2004*

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### SITE RECORD

<b>Location</b>	109 Main Road / Princes Hwy, Nairne
<b>Description</b>	Single-storey cottage
<b>Significant fabric</b>	Stone walls and dressings, timber lintels, hipped and skillion cgi roofs, timber-framed openings, timber door, timber casements and red-brick chimney, and timber post-and-rail fence along front boundary
<b>Condition</b>	Vulnerable
<b>Land Description</b>	Lot 6, Section 5201, Hundred of Kanmantoo CT 5777 / 293
<b>Local Government Area</b>	District Council of Mount Barker
<b>Current Use</b>	Residence
<b>Original Use</b>	Residence
<b>Date (approximate)</b>	c1851
<b>State Heritage Status</b>	L02
<b>State Heritage File No.</b>	16482
<b>Other Assessments</b>	<ul style="list-style-type: none"><li>• District Council of Mount Barker 2002, L261</li><li>• Gardiner, F 1997, <i>Interim Mount Barker &amp; Nairne Townships Heritage Register</i>, L3:345</li><li>• Heritage Online 2004, Mount <i>Barker Heritage Survey</i>, included in the proposed Heritage Area NAA</li></ul>
<b>Photograph File</b>	Mt Barker Heritage Survey\MBHS Photos\Nairne\NA Princes 109#
<b>Map Reference</b>	NAA 6.6
<b>Report by</b>	Anna Pope



**Bigmore Cottage & fence (Timmins)**

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*Bigmore Cottage, 2004*



*Detail of Bigmore Cottage, 2004*

**FILE NO.: 22792**

## SITE RECORD

### BIGMORE COTTAGE AND FENCE (TIMMINS) 109 MAIN ROAD, NAIRNE

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<b>FORMER NAME:</b>	Timmins' Cottage
<b>DESCRIPTION OF PLACE:</b>	Single storey stone Cottage and post-and-rail front fence
<b>DATE OF COMPLETION:</b>	c1851
<b>REGISTER STATUS:</b>	<b>Description:</b> Recommended in Mount Barker Heritage Survey 2004
	<b>Date:</b> 30 December 2005
<b>CURRENT USE:</b>	<b>Description:</b> Residence
	<b>Dates:</b> c1851- present
<b>PREVIOUS USE(S):</b>	<b>Description:</b> N/A
	<b>Dates:</b>
<b>ARCHITECT:</b>	<b>Name:</b> Unknown
	<b>Dates:</b>
<b>BUILDER:</b>	<b>Name:</b> Unknown
	<b>Dates:</b>
<b>SUBJECT INDEXING:</b>	<b>Group:</b> Residential
	<b>Category:</b> Cottage
<b>MISCELLANEOUS INDEX:</b>	
<b>LOCAL GOVERNMENT AREA:</b>	<b>Description:</b> Mount Barker District Council
<b>LOCATION:</b>	<b>Unit No.:</b>
	<b>Street No.:</b> 109
	<b>Street Name:</b> Main Road
	<b>Town/Suburb:</b> Nairne
	<b>Post Code:</b> 5252
	<b>Region No.:</b>
	<b>Region Name:</b>
<b>LAND DESCRIPTION:</b>	<b>Title Type:</b> CT
	<b>Volume:</b> 5777
	<b>Folio:</b> 293
	<b>Lot No.:</b> 6, D20983 Hd Kanmantoo
<b>AMG REFERENCE:</b>	<b>Section:</b>
	<b>Zone:</b>
	<b>Easting:</b>
	<b>Northing:</b>
	<b>Map Sheet No.:</b>
	<b>Map Scale:</b>
<b>OWNER :</b>	<b>Name:</b> Mr I Ozolins
	<b>Address:</b> PO Box 383
	<b>Town/Suburb:</b> NAIRNE
	<b>Post Code:</b> 5252

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## FILE INFORMATION REPORT

**BIGMORE COTTAGE AND FENCE (TIMMINS)**  
**109 MAIN ROAD, NAIRNE**

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### REGISTER HISTORY AND OWNER CONSULTATION

29 Dec 2005	Recommended as a State Heritage Place in the <i>Mount Barker Heritage Survey</i> (Anna Pope – Heritage Online, 2004)
16 Feb 2006	Letter to owners advising intention to consider (no response).
11 April 2011	Letter to owners advising intention to consider (no response)
12 October 2011	Register Committee resolves to provisionally enter in the Register
17 October 2011	Letter sent registered mail (receipted 8 Nov 2011) to owner notifying him of provisional entry (no response)
20 August 2012	Letter to owner advising confirmation to be considered on 7 Sept 2012. No response.

There were also several unsuccessful attempts to contact the owner by phone over this period (using number in White Pages – no answer).

## SITE PLAN

### BIGMORE COTTAGE AND FENCE (TIMMINS) 109 MAIN ROAD, NAIRNE

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Bigmore (former Timmins') Cottage and Fence. Part of the former Henry Timmins Tannery is visible at the rear, and Timmins family shop and residence to the left.



## LOCATION PLAN

**BIGMORE COTTAGE AND FENCE (TIMMINS)**  
**109 MAIN ROAD, NAIRNE**

