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## CITY OF VICTOR HARBOR INTER-WAR HERITAGE SURVEY



FINAL REPORT

23 AUGUST 2023



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Acknowledgement: The study team and City of Victor Harbor acknowledge the Ramindjeri and Ngarrindjeri people, the Traditional Custodians of the lands of the survey area, and recognise their continuing connection to country. Respect is paid to Elders past, present and emerging.

Cover image: c1928 view of Victor Harbor (SLSA)

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## 1. INTRODUCTION

This Heritage Survey has been prepared by Grieve Gillett Architects for the City of Victor Harbor. Commissioned in July 2022, the survey specifically focusses on the Inter-War period of development within the centre of Victor Harbor, as well as the suburbs of Encounter Bay and McCracken.

The City of Victor Harbor has identified one of the defining physical characteristics of Victor Harbor is the retention of large numbers of older buildings and places, representing many periods of development and early architecture. This has been previously recognised through the listing of approximately 100 buildings as Local Heritage Places within the Planning and Design Code ('the Code'). Previous heritage surveys conducted in 1997 and 2003 culminated in the listings within the Code which have typically been centred around earlier periods of development and architectural styles, focussing on the Colonial, Victorian, Edwardian and Federation periods.

The City of Victor Harbor resolved to address a gap in the representation of historic themes, recognised architectural styles and historic places through the commissioning of this heritage survey to examine Inter-War (c.1919-1939) buildings. The period between the First World War and the Second World War was a time of considerable growth and change in the seaside township of Victor Harbor, largely driven by an increase in leisure activities and holiday-making, with Victor Harbor a popular seaside holiday destination.

In the preparation of the Thematic History that forms a part of this project, the team has extended the date range of the project to capture places that fall just outside either end of the originally targeted time period. Historical events, including infrastructure developments occurring between 1912-1918 and the events of the Second World War and post-War have greatly contributed to the identity of the City of Victor Harbor within this period. The township's historical footprint by 1949 is also effectively captured in aerial photography from this time.

As such, the contextual period of 1912-1949 has been used for development of both the Historic Themes and Thematic History, and places identified that fall within this range.

In addition, a small number of previous nominations submitted to the City of Victor Harbor have been included within the Stage 1 scope of this assessment. While most of the previous nominations appear to fall within the projected 'Inter-War' scope of 1919-1939, following investigative research it has been determined that some of these places fall outside the targeted timeframe of this study.

### 1.1. COMMENT ON VICTOR HARBOR URBAN CHARACTER

As noted above, the period encompassing the First and Second World Wars saw extensive change and development in the City of Victor Harbor and surrounding suburbs, including Encounter Bay and McCracken. Subdivisions relating to places like the Mount Breckan Estate saw largely vacant land parcels formally subdivided and made available for residential development; and earlier subdivisions previously established in the centre of Victor Harbor that had not been fully taken up saw a press for new dwellings as well as the replacement of earlier building stock.

In the course of the fieldwork and preparation of the Thematic History, it became apparent to the authors that Victor Harbor possesses a distinct character, with areas of residential development displaying an 'inconsistently consistent' character. Many dwellings display classic architectural details relative to their era of construction, however many others display unusual elements, or combinations of elements, that somewhat defy easy categorisation. Whilst we have not been able to explore this concept in further detail, it is assumed that this can be at least in part attributed to the regional location, whereby architects who were designing residences for generally wealthy South Australian families were applying elements of a local vernacular to their work in the Victor Harbor region. In addition, local builders familiar with

local materials such as limestone were utilising their knowledge of these materials in novel and atypical ways, for example the laying of stone in an uncoursed fashion.

Further research into this concept is outside the scope of the Heritage Survey, however may present an interesting opportunity for a research project for an interested party.

## 1.2. STRUCTURE OF THE REPORT

Since 1983, a programme of heritage surveys has been enacted in South Australia, to identify and record places of heritage value.

This report follows the generally recognised structure for the preparation of Heritage Surveys in South Australia, developed over time by Heritage South Australia.

This report provides the following components:

- a Thematic History of the district;
- a list of all places nominated, considered
- data sheets for all places determined to be of potential Local Heritage value;
- discussion around a potential Character Area Overlay;
- discussion around elevating the existing Character Area Overlay to an Historic Area Overlay;
- recommendations for The City of Victor Harbor consideration moving forward;
- references.

## 1.3. OBJECTIVES

The objectives of the Victor Harbor Inter-War Heritage Survey include:

- to prepare a Thematic History of the area, including the aspects and themes that are important to understanding the area and the physical fabric as it exists today. These themes will also form the basis for assessment of potential places in addition to the relevant listing criteria.
- the assessment of potential local heritage places based on:
  - items previously considered in Heritage Surveys, but not pursued for listing at that time;
  - Suggested potential places by The City of Victor Harbor's Heritage Adviser;
  - Potential items for listing based on previous owner requests and nominations;
  - Potential places identified through fieldwork in the area.
- To prepare assessment sheets for each identified place, as well as a list of places initially identified but not proceeded with for recommendation as Local Heritage Places;
- To identify any potential Character Area Overlays or Historic Area Overlays for consideration;
- To explore opportunities for the promotion of heritage within the community.

#### 1.4. LOCAL HERITAGE CRITERIA

The assessment of potential local heritage places is undertaken against the Local Heritage Listing criteria defined in Section 67(1) of the *Planning, Development and Infrastructure Act 2016* (previously in the *Development Act 1993*).

The Planning and Design Code may designate a place as a place of local heritage value if it meets one or more of the following criteria:

- (a) it displays historical, economic or social themes that are of importance to the local area; or*
- (b) it represents customs or ways of life that are characteristic of the local area; or*
- (c) it has played an important part in the lives of local residents; or*
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or*
- (e) it is associated with a notable local personality or event; or*
- (f) it is a notable landmark in the area; or*
- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.*

These criteria have been used in the assessment of all potential local heritage places within this Survey.

## 1.5. DELIVERABLES

Deliverables for the project include:

- Investigation results and recommendation for listing of Local Heritage Places;
- Investigation results and recommendation for policy areas or overlays (Historic Area Overlay, Character Area Overlay);
- Any new listings shall include details such as:
  - name
  - address
  - title reference
  - history
  - extent of listing including all relevant elements eg. outbuildings or other built structures where relevant
  - significance.
- Investigation results and recommendation for de-listing or amendment of listing of local heritage listed places;
- Consolidated Thematic History with appropriate themes, with a targeted focus on the Inter-War period;
- Recommendations for further engagement with the community and owners to educate and inform them on future stages of the process.



Figure 1: View of Victor Harbor c1937 (SLSA B23721)

## 1.6. METHODOLOGY

The Survey has been undertaken in accordance with standard heritage practice, and to meet the structure set out in The City of Victor Harbor's project brief.

The study area for the survey is indicated in Figure 2 below.

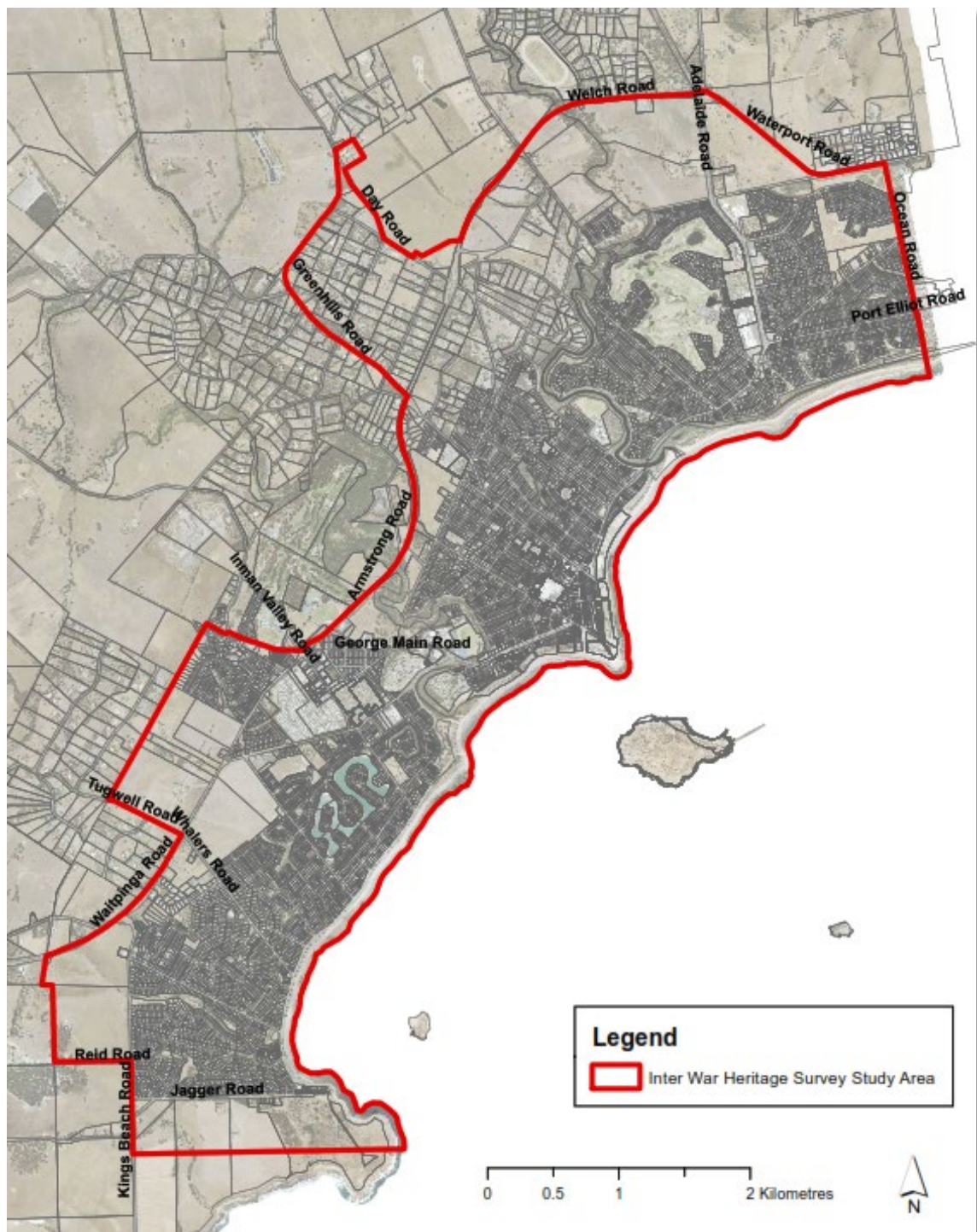


Figure 2: Extent of Study Area (City of Victor Harbor Brief for Heritage Survey)

#### 1.6.1. HISTORICAL RESEARCH – THEMATIC HISTORY

An overview thematic history of the City of Victor Harbor has been prepared, identifying principal events and themes that have shaped the development of the area. This is provided in Section 2 of this report. The identified themes have assisted in the assessment of potential Local Heritage Places, in conjunction with the recognised assessment criteria.

#### 1.6.2. FIELDWORK

The fieldwork component of the project was based on physically visiting all of the identified places. Places were identified for evaluation, consisting of primarily dwellings, with some commercial and public buildings. Properties were only accessed from the street if no contact with owners was made.

#### 1.6.3. DATA SHEET PREPARATION

Data sheets for all places reviewed were prepared, based on the standard assessment template used for heritage surveys in South Australia. These are included in the report at Section 4.

#### 1.6.4. MAPPING

All places reviewed and visited have been located on the maps provided at Section 5 of this report.

#### 1.6.5. SOURCES AND BIBLIOGRAPHY

Previous heritage surveys and reports have been referenced and include the following key documents:

- Fleurieu Peninsula Heritage Survey, District Council of Victor Harbor, 1985
- Victor Harbor Heritage Survey, Volumes 1, 2, 3, 1997
- Victor Harbor District Centre Local Heritage Register, City of Victor Harbor, 2001
- Victor Harbor Historic Conservation Zone Study, Weidenhofer Architects, 2006
- Twentieth Century Heritage Survey Stage 2 (1928-1945), Bell, Cosgrove, Marsden and McCarthy, 2008
- Residential Character Area Review, URPS, 2018

A bibliography of sources used in the preparation of the report is included, as well as specific sources noted on individual data sheets.

#### **Architectural Style Descriptions**

Descriptions of architectural styles are generally drawn from *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the present* by Richard Apperly, Robert Irving, and Peter Reynolds, which is a recognised reference for architectural style descriptions.



## 1.7. RECOMMENDATIONS FOR HERITAGE LISTING

The findings of the fieldwork, community consultation and historical research were compiled into the report for The City of Victor Harbor discussion and review. Recommendations are provided, and include:

### **Recommendations for New Local Heritage Places – Stage 1**

A total of 7 places are recommended for inclusion as new Local Heritage Places – Stage 1.

### **Recommendations for New Local Heritage Places – Stage 2**

A total of 33 places are recommended for inclusion as new Local Heritage Places – Stage 2.

### **Recommendations for Places not to be included as new Local Heritage Places**

A total of 11 places are not recommended to be included as new Local Heritage Places.

### **Recommendations for places to be removed as Local Heritage Places**

No places have been recommended to be removed as a Local Heritage Place.

### **Recommendations for new State Heritage Places**

No places have been identified as being worthy of further investigation with Heritage SA to be considered as of a State Heritage Place.

### **Recommendations for new Character Area Overlays**

One area has been identified for consideration to have a Character Area Overlay applied.

### **Recommendations for amendment to existing Character Area Overlays**

One area has been identified for consideration to have the existing Character Area Overlay amended, to be reclassified as a Historic Area Overlay.

## 1.8. ACKNOWLEDGEMENTS

The consultant team would like to thank the following people for their assistance in the preparation of this report:

- Owners and occupiers of all places visited
- David Read, City of Victor Harbor
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- Ben Poole, City of Victor Harbor
- Andrew Stevens, Heritage Adviser to the City of Victor Harbor
- Members of the Victor Harbor Heritage Advisory Committee
- Gillian Strickland, Heritage South Australia, Department for the Environment and Water
- Nadia Gencarelli, Planning and Land Use Services, Department for Trade and Investment
- Marcus Rolfe, URPS

## 2. THEMATIC HISTORY

### Introduction

The City of Victor Harbor is a significant South Australian local government area (LGA) centred around the coastal town of Victor Harbor and its immediate surrounds. Victor Harbor is located approximately eighty kilometres south of Adelaide and is the southern Fleurieu Peninsula's major district centre with the Peninsula's largest population centre.<sup>i</sup>

Formerly known as the District Council of Victor Harbor, the District was formed following a merger of the District Council of Encounter Bay and the Corporation of Victor Harbor on 31<sup>st</sup> October 1975. A merger with the neighbouring councils of Port Elliot and Goolwa was considered in 1996-7, though the District Council of Victor Harbor remained a separate local government while the other councils merged on 1<sup>st</sup> July 1997 to form part of the Alexandrina Council. The District Council of Victor Harbor was subsequently renamed as the City of Victor Harbor on February 1<sup>st</sup>, 2000.

The City of Victor Harbor covers an area of 386.5 square kilometres of the Fleurieu Peninsula along the coastline of the Southern Ocean. With an estimated population of over 14,000 people,<sup>ii</sup> approximately 85% of the City's population currently resides in the township of Victor Harbor. The City of Victor Harbor encompasses a total of eleven localities, including:

- Back Valley
- Encounter Bay
- Hayborough
- Hindmarsh Tiers
- Hindmarsh Valley
- Inman Valley
- Lower Inman Valley
- Mount Jagged
- McCracken
- Victor Harbor
- Waitpinga

### Assessment history

The municipal boundaries of the City of Victor Harbor currently contain 115 heritage listed places, including 26 State and 89 Local Heritage places.<sup>iii</sup> No Contributory places (now deemed 'Representative' places within the *Planning and Design Code*) are currently listed on the South Australian Heritage Register ('the Register').

Since the formation of the District Council of Victor Harbor in 1975 the local government area's natural and built heritage been extensively surveyed and assessed. One heritage survey predates the legislation and assessment criteria of the *Heritage Places Act* and the *Development Act 1993* (now superseded by the *Planning, Development and Infrastructure Act 2016*).

The district's earliest heritage survey was the 1985 *Heritage Survey of the Fleurieu Peninsula, D.C. Victor Harbor*, undertaken by Heritage Investigations & Historical Consultants Pty Ltd. The 1985 Survey included an assessment of 41 places then considered to be of State heritage significance (listed as Class 'A' within this report)

The Fleurieu Peninsula Survey's subsequent 1988 General Report identified a total of 147 places of both State and Local heritage significance (listed as Class 'A' & 'B' respectively) within the District Council of Victor Harbor.

Donovan & Associates' subsequent *Victor Harbor Heritage Survey* of 1997 is the most substantial review of the City's natural and built heritage to date. Consisting of three volumes, the 1997 Survey

was undertaken with the aim of including further items on the State Heritage Register in addition to a creation of a Local Heritage Register for inclusion in the Victor Harbor Development Plan.<sup>iv</sup>

The 1997 Survey's built heritage scope recommended three places of State heritage significance and 100 places of Local heritage significance for inclusion on the Register. In regards to natural heritage, eleven places were recommended as being of State heritage significance and a further eleven places of Local heritage significance for inclusion on the Register. Six Historic Conservation Zones within the Victor Harbor town centre and surrounding suburban landscape were also recommended.

Two natural heritage places were recommended for inclusion in the Register of the National Estate. A list of 24 places then entered in the State Heritage Register was also provided. The 1997 Survey also included a comprehensive list of places of heritage significance identified during survey work within the District Council. This list included existing heritage places, nominated places and unlisted places not assessed within the report.

The subsequent *Victor Harbor District Centre Local Heritage Register* survey was undertaken in 2001 by Bruce Harry & Associates, although it was confined to the township centre. Utilising existing research and surveyance work from the previous two surveys (particularly the 1997 report) the 2001 survey only assessed places of local heritage significance.<sup>v</sup> The 2001 survey recommended the inclusion of a total of 39 places on the Local Heritage Register. Many of these recommendations had previously been identified as then-unlisted places of heritage interest within the 1997 report.

Weidenhofer Architects' 2006 *Victor Harbor Historic Conservation Zone Study* was commissioned to review previous heritage, character and urban analysis studies to assess the merit and historic basis for the establishment of five Historic Conservation Zones within Victor Harbor. The 2006 Study assessed five areas, including Newland (George Main Road) – Home Industry Zone, Coral Street, Railway Precinct, Burke Street, Crozier Road and Seaview Road.

The Newland (George Main Road) – Home Industry Zone was found to be ineligible as a Historic Conservation Zone, though seven dwellings were identified as requiring further investigation as potential Local heritage places. None of these places are currently entered in the SA Heritage Register as Local heritage places.

A Historic Conservation Zone within the Coral Street and Railway Precinct (District Centre) was recommended, encompassing Coral Street, Ocean Street, Railway Terrace and McKinlay Street. In addition to documenting existing State and Local heritage places within this Zone, the 2006 report identified six Contributory places which do not appear to have been entered into the SA Heritage Register.

A Historic Conservation Zone within the Burke Street precinct was recommended, encompassing Burke, Torrens and Victoria Streets. In addition to documenting existing State and Local heritage places within this Zone, the 2006 report identified 29 Contributory places which do not appear to have been entered into the SA Heritage Register.

Both the Crozier Street and Seaview Road precincts were not recommended as Historic Conservation Zones due to a lack of clear historical development pattern. It was however recommended that the City of Victor Harbor should consider the establishment of a Special Character Policy Area within these precincts to address the retention of the residential character of the earlier parts of Victor Harbor. A construction period of significance was identified as comprising c.1890s-1950s.

Three places of heritage significance within the City of Victor Harbor were identified within the 2008 *Twentieth Century Heritage Survey, Stage Two 1928-1945*, prepared by Historical Research Pty Ltd and associates. Two places were already entered into the Register, including 'Castlemaine', 20 Gum Avenue, Victor Harbor (SHP 14428), and Bank SA, 45 Ocean Street, Victor Harbor (SHP 12769). The 2008 document recommended 'No.202 Radar Station', Range Road, Victor Harbor for

State heritage listing, which occurred on 22 October 2010 (SHP 26311). No additional places of Local heritage value were identified as part of the 2008 Survey.

The City of Victor Harbor's September 2013 *Strategic Directions Report* recorded that the City's earlier *Development Plan Amendment (2010/11 – 2014/15)* noted that a review of the Local Heritage List was required. A general 'gap' in the City's 'Inter-war' (c.1919-1939) was noted. Under section 6.0 *Policy Recommendations* an updated heritage survey was recommended, focusing on buildings from the 'Inter-war' period (ie. 1919-1939) and feedback from 'willing' owners to inform a future Heritage Development Plan Amendment. This action was also recommended in section 7.0 *Development Plan Amendment Program* of the 2013 document.

### **Development of thematic framework**

As part of the introduction of the recent *Planning & Design Code*, a number of South Australian local government areas (including the City of Victor Harbor) have recently undertaken Local Heritage reviews. These reviews have generally been undertaken within the context of a comprehensive thematic framework, identifying and incorporating key local historic themes into a developed brief history and subsequent assessment of Local Heritage and Contributory places.

Recent heritage surveys have frequently included elements of the widely recognised *National Australian Historic Theme Framework* of 1998. This document assisted heritage professionals in the provision of links between different regional stories of Australia's history and the heritage places which demonstrate that history in their physical form. While recognising the emergence of State and Local heritage places and themes, the 1998 document primarily deals with historic values while acknowledging the natural, social, scientific and aesthetic values that may also reside in a place.

The Department of Environment & Water's Heritage South Australia have also recently developed *Historic Themes for South Australia* guidelines. While still currently in draft form, this document was kindly provided by Heritage South Australia for the purposes of this Local Heritage review. The *Historic Themes for South Australia* guidelines are intended to provide a historic framework for the interpretation of State and Local Heritage criteria in South Australia. As noted by Heritage South Australia, suggested delineated themes were intended to be used for the following processes:

- To provide a two-way framework to guide the assessment, protection and interpretation of heritage places in South Australia;
- To develop thresholds within themes to identify which themes are of particular relevance to South Australian history and to differentiate between themes of State or Local significance;
- Review listed Local Heritage places and protect local heritage places in providing a heritage rather than planning interpretation;
- Create an illustrated document with tangible expressions of identified themes/subthemes or specific stories/intangible heritage that can be embraced by institutions such as museums, etc.;
- To assist in the interpretation of criterion (a) with a comparative analysis and representation of South Australian historic patterns and themes for both Local and State heritage assessments;
- To support local and regional heritage surveys by determining themes to be presented by places;
- To support History Trust programs, encouraging museums and collections to map story-telling to historic themes, etc.

Both the *National Australian Historic Theme Framework* and the *Historic Themes for South Australia* documents were used in the development of the thematic framework adopted by this review.

While neither document provided a sufficiently comprehensive thematic list that could be directly applied to Local Heritage assessment (For example, the *Historic Themes for South Australia* guidelines were generally only applicable to places of State Heritage significance) the intent and structure of both documents did provide an appropriate setting for the development of tailored key themes and subthemes that directly relate to the history of the City of Victor Harbor.

### **Summary of Historic Themes**

The following thematic framework and historic themes have been proposed and adopted:

#### **Historic Themes for the City of Victor Harbor's Interwar period**

##### **THEME 1 - Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)**

- 1.1 Government, Town planning and development (1912-1918)
- 1.2 Township infrastructure, amenities and services (1912-1918)
- 1.3 Society, religion and commerce (1912-1918)
- 1.4 Sports, leisure and entertainment (1912-1918)
- 1.5 Dwellings and accommodation (1912-1918)

##### **THEME 2 – Victor Harbor after the First World War (1919-1929)**

- 2.1 Government, Town planning and development (1919-1929)
- 2.2 Township infrastructure, amenities and services (1919-1929)
- 2.3 Society, religion and commerce (1919-1929)
- 2.4 Sports, leisure and entertainment (1919-1929)
- 2.5 Dwellings and accommodation (1919-1929)

##### **THEME 3 – Victor Harbor and the Depression Era (1929-1939)**

- 3.1 Government, Town planning and development (1929-1939)
- 3.2 Township infrastructure, amenities and services (1929-1939)
- 3.2 Society, religion and commerce (1929-1939)
- 3.3 Sports, leisure and entertainment (1929-1939)
- 3.4 Dwellings and accommodation (1929-1939)

##### **THEME 4 – Victor Harbor and the Second World War (1939-1949)**

- 4.1 'Australia at War' – Victor Harbor and the War effort.
- 4.2 Government, Township infrastructure, amenities and services (1939-1949)
- 4.3 Society, religion and commerce (1939-1949)
- 4.4 Sports, leisure and entertainment (1939-1949)
- 4.5 Dwellings and accommodation (1939-1949)

## Thematic History Development

This framework of historic themes has been used to develop a thematic history of the City of Victor Harbor during the Inter-War period (c.1919-1939). This history was developed using a variety of historical sources, including existing heritage surveys. This history is not intended as a complete chronological account of the City of Victor Harbor; rather the provision of a brief summary that encapsulates key themes within a specified period.

A brief description and delineation of identified themes has been developed, with examples of places that are understood to be emblematic of identified thematic values. These selected examples are intended as representative examples only and are not intended as an exhaustive list of places that display these thematic values.

This heritage review is intended to specifically target places of local heritage value within the City of Victor Harbor within a specified timeframe (ie. the 'Inter-War' period of 1919-1939). However, further historical events, including infrastructure developments occurring between 1912-1918 and the events of the Second World War and post-War developments are now understood to have greatly contributed to the identity of the City of Victor Harbor within this period. The township's historical footprint by 1949 is also effectively captured in aerial photography from this time.

As such, the contextual period including the years 1912-1949 has been used as the date range for development of both the Historic Themes and Thematic History.

The aim of this heritage review is to target places of local heritage significance dating to the 'Inter-War' period (ie. 1919-1939) within the City of Victor Harbor. As such, places outside of this specified time period have been generally not been considered for assessment. A small number of places that clearly demonstrate the developed Historic Themes while dating to the broader 'contextual' Inter-war date range of 1912-1949 have however been included for assessment.

In addition, a small number of previous nominations submitted to the City of Victor Harbor have also been included within the Phase One scope of this assessment. While a majority of this nominations appear to fall within the projected 'Inter-War' scope of 1919-1939, following investigative research it has been determined that some of these fall outside of the targeted timeframe of this study.

Additional places of potential natural and/or First Nations heritage significance are also outside of the targeted scope of this review and have not been considered for assessment.



*Fig. A: c1844 illustration by George French Angas of Encounter Bay, Victor Harbor (SLSA B 9159)*

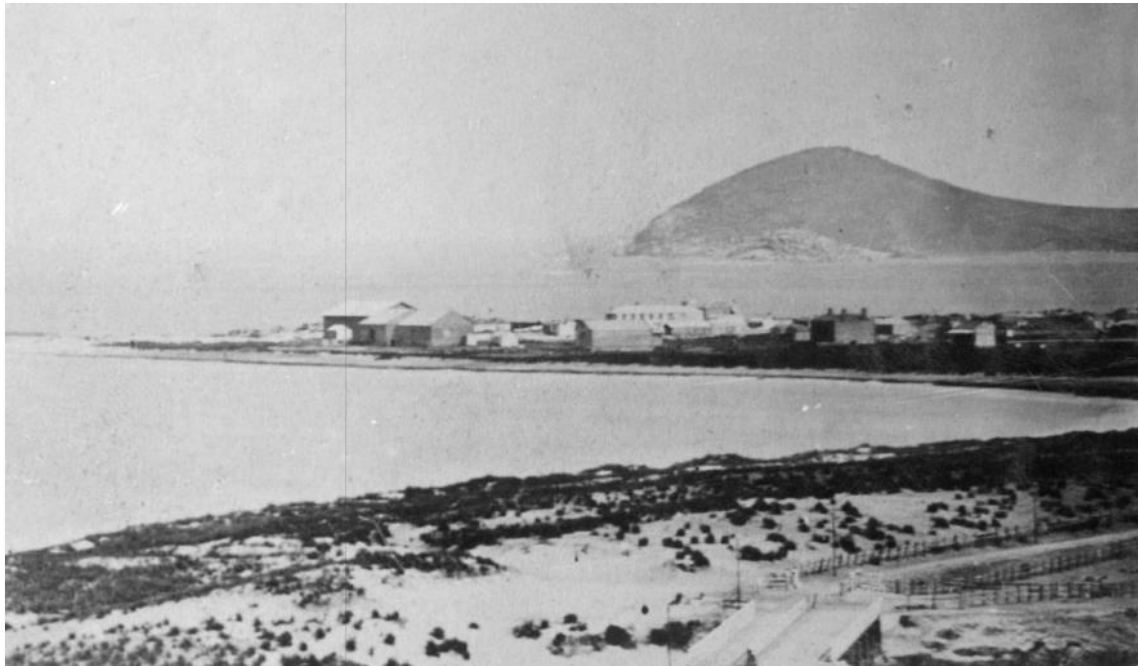
## Victor Harbor Inter-War Heritage Survey – Thematic History

### Early history of Victor Harbor & Encounter Bay (<1850)

The region was inhabited by the First Nations Ramindjeri people for many thousands of years before European settlement.<sup>vi</sup> The Ramindjeri people were steadily displaced from the area during the European settlement of the mid-19<sup>th</sup> century.

The region's European history dates from 1802 when British explorer Captain Flinders met French explorer Captain Nicholas Baudin at what was subsequently named 'Encounter Bay.' The region was afterwards visited by whalers and sealers who established temporary camps near the Bluff.<sup>vii</sup>

Encounter Bay was briefly considered by colonists as a site for the new capital in the mid-1830s. The district was surveyed by April 1839, closely followed by its first permanent European settlement 'Yilki'. Prominent among early settlers was Congregational clergyman Ridgway William Newland, who led the small group of settlers that arrived aboard the *Lord Hobart* in July 1839. By 1850, Yilki was documented as comprising the 'Fountain Inn', several flour mills, a post office, a substantial whaling complex and several dwellings.<sup>viii</sup>



*Fig. B: c1866 photograph of Port Victor with the Bluff in the background (SLSA B 169)*

### Early history of Port Victor (1850s-1890s)

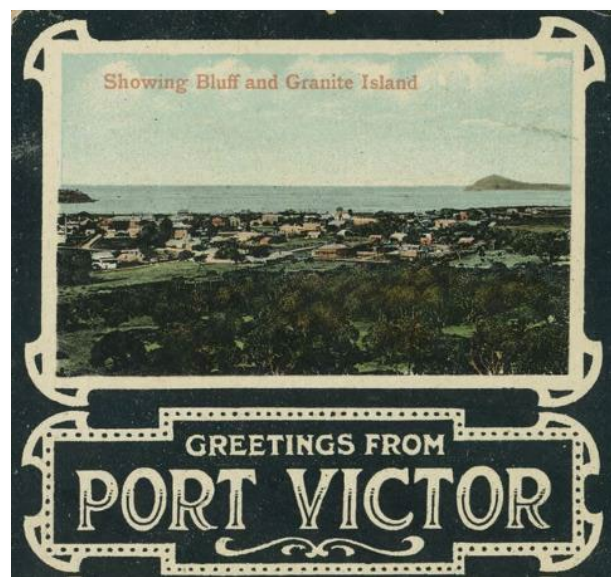
Although the colonial settlement of Encounter Bay was associated with agriculture, the early history of Victor Harbor is associated with its identity as a shipping port. Victor Harbor was surveyed as a private township in 1863 and was renamed Port Victor in 1866.<sup>ix</sup>

Port Victor was developed as part of South Australia's mid-19<sup>th</sup> intercolonial River Murray transportation network, of which the nearby town of Goolwa formed the southern terminus. Unreliable navigation routes through the Murray Mouth to the Southern Ocean required deep sea ports at Port Elliot and Port Victor. Australia's first public railway was built between Goolwa and Port Elliot in 1854,<sup>x</sup> though the railway was extended to Port Victor by 1864. The Port Victor jetty was also constructed at this time, extended to Granite Island from 1872.<sup>xi</sup>



By the 1870s, Port Victor was a busy commercial hub where goods were shipped to Port Adelaide and various overseas destinations. The Granite Island causeway, screw-pile jetty and breakwater were constructed from 1878. The late 19<sup>th</sup> century saw the development of a substantial regional township. The expansion of South Australia's railway network during the mid-1880s however allowed for cheaper, rapid goods movement directly from 'upriver' ports to Port Adelaide, resulting in a decline of the port activities of Goolwa and Port Victor.

A growing tourism industry at Port Victor had been evident from the early 1880s, evident in the construction of hotels and holiday accommodation, notably including Alexander Hay's imposing 'Mount Breckan' mansion (1880). By 1885, the various stretches of railway connecting townships between Adelaide and Port Victor had been consolidated, allowing for a rapid expansion of Port Victor's tourism industry.



*Fig. C: c1908 tourism postcard of Port Victor, showing the Bluff, Granite Island and the township at that time (SLSA B 31230)*

### **Port Victor: a popular summer resort (1890s-1910s)**

While farming pursuits continued to define the surrounding hinterland, the settlement of Port Victor took on a distinctive character in the last decades of the 19<sup>th</sup> century as a major seaside resort, second only to Glenelg.<sup>xii</sup>

This development was characterised by the construction of numerous guest houses and of grand summer homes by wealthy South Australians,<sup>xiii</sup> notably including Daniel Cudmore's fantasy 'castle' 'Adare' (1893), designed by architect F. W. Dancker. A horse-drawn tram was introduced onto the Granite Island causeway in 1895 while additional hotels, including the Ocean Street Coffee Palace and Grosvenor Hotel, were constructed by 1896. Key municipal infrastructure, including the Town Hall and Council Chambers, were constructed by 1905. In 1909 the 'Mount Breckan' mansion caught fire and became an ominous shell awaiting restoration.<sup>xiv</sup> Port Victor's reputation as a favourite summer resort had become firmly-established by c.1910.<sup>xv</sup>



*Fig. D: c1911 coloured image of Port Victor township, viewed from Granite Island (SLSA B 8426)*



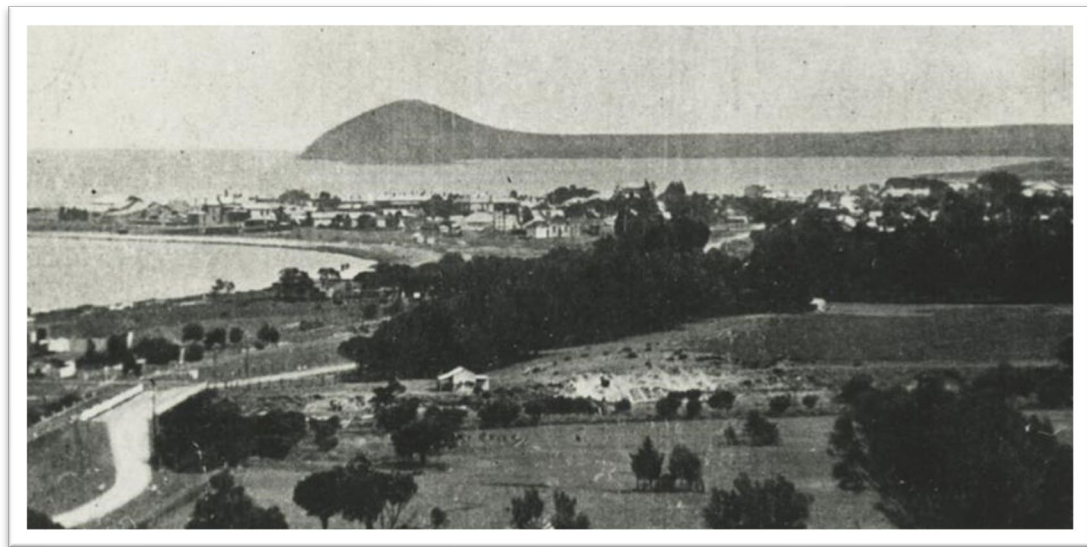
*Fig. E: c1906 postcard of Port Victor and Granite Island (SLSA B 16393/33)*



*Fig. F: c1893, Daniel Cudmore's 'Adare', designed by F. W. Dancker (SLSA B 47437)*

## **THEME 1: Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)**

A number of formative events in Victor Harbor's history occurred between 1912 and the conclusion of the First World War in 1918. These events included the declaration of the Town of Victor Harbor in 1914, the construction of the Hindmarsh Valley Reservoir between 1914-17 and W. F. Connell's acquisition of the 'Mount Breckan' ruins in 1912, resulting in the initial 'Mount Breckan Estate' subdivision and the 'phoenix-like' reconstruction of the 'Mount Breckan Club' by 1913. These events had a profound effect upon Victor Harbor's development in the following decades.



*Fig. G: View of Victor Harbor in c.1915, image likely taken from the 'Adare' tower (SLSA B 33542)*



## 1.1 Town planning and development (1912-1918)

Until 1914, Victor Harbor formed part of the District Council of Encounter Bay. However, the township's burgeoning population required greater public infrastructure than surrounding settlements. The municipality of the Town of Victor Harbor was proclaimed by government gazette on Thursday, May 28<sup>th</sup>, 1914, with Mr. O. A. Baanar J. P. declared the first mayor. The official spelling of 'Victor Harbor' (rather than the usual 'Harbour') dates from the 1914 proclamation. The auspices of the *Municipal Corporations Act* allowed for a number of 'advancement' schemes in the ensuing years.<sup>xvi</sup>

Victor Harbor's role in the state's intercolonial river trade was frequently discussed at a Parliamentary level. Despite redirection of trade upstream, a strong wheat industry led to a desire to capitalise on the town's commercial potential. The possibility of constructing a canal between Goolwa and Port Victor, supported by railway infrastructure, was surveyed during this period.<sup>xvii</sup> Some local residents protested, stating that a large commercial port would mar the town's booming tourism industry. While no commercial development was yet undertaken, proposed schemes continued into the Inter-war period.

The passing of the *Victor Harbor Foreshore Act* in 1917 allowed the Council to take control of all public lands along the foreshore.<sup>xviii</sup> Victor Harbor's Town Planning Expert, Mr. C. C. Reade, a highly-significant figure in Australian town-planning history, provided plans for the improvement of the Soldier's Memorial Gardens in 1918, including the installation of a granite memorial obelisk and the planting of memorial Norfolk Island pines.<sup>xix</sup>

W. F. Connell's development of the 'Mount Breckan Estate' from 1912 was the township's first residential subdivision. Previously, local owners of the district's large tracts of vacant land had shown little interest in subdivision.<sup>xx</sup> Connell developed over 240 acres of land between northern Seaview Road to the Hindmarsh River. Section 17 (comprising land now associated with Cornhill Road, Carlyle Street and Seymour Lane, etc) was subdivided into 57 building sites<sup>xxi</sup> which were rapidly acquired over the following years.

## 1.2 Township infrastructure, amenities and services (1912-1918)

The 'Victor Harbor Times and Encounter Bay and Lower Murray Pilot' newspaper was launched on Friday August 23, 1912, reflecting the town's development and permanent population base. A lack of a permanent water supply had been acknowledged problem for many years.<sup>xxii</sup> A reservoir site was selected in Hindmarsh Valley in 1914 and a waterworks scheme was commenced. The Hindmarsh Valley Reservoir was opened in June 1917, providing a much-needed permanent water supply.<sup>xxiii</sup> Reticulated water was also laid on at this time.

The town's first electricity company, the Victor Harbor Electric Supply Co. Ltd, was set up in September 1916. This venture was short-lived however, as governmental restrictions and a lack of local support did not allow a permanent plant to be established.<sup>xxiv</sup> By 1918, the need for electrical services was again realised and the council set aside funds to establish a permanent plant.<sup>xxv</sup>

Surviving examples include:

- Reservoir and stone pump house, Lot 72 & 73 Reservoir Valley Road, Hindmarsh Valley (1914-1917, Local, HID 14636)



*Fig. H: Hindmarsh Valley Reservoir under construction in c.1915 (PRG 280/1/38/245)*

### 1.3 Society, religion and commerce (1912-1918)

While the initial Mount Breckan Estate subdivision allowed for rapid residential expansion, few other new developments appear to have occurred during this period. Responding to increasing tourism, various local business did however undertake improvements to improve their facilities.<sup>xxvi</sup> An example was the 1916 refurbishment of J. E. Sedunary's two-storey premises on Albert Place.<sup>xxvii</sup>

Surviving examples include:

- 17-19 (previously 17) Albert Place, Victor Harbor (refurbished in c.1916, unlisted)



*Fig. I: 17 Albert Place, Victor Harbor in c.2006 (SLSA B 71393/13).*

## 1.4 Sports, leisure and entertainment (1912-1918)

The formation of sporting and leisure clubs reflected Victor Harbor's growing tourism and leisure industries. The Victor Harbor Bowling Club was formalised in December 1910<sup>xxviii</sup>, though a bowling green on Flinders Parade dates from c.1908. An additional green was added in 1915.<sup>xxix</sup> A new clubhouse was 'in course of erection' by September 1918<sup>xxx</sup> (now demolished). The Victor Harbor Golf Club was founded in September 1911 and the Club's associated golf course was opened in September 1912.<sup>xxxi</sup>



*Fig. J: Bowling Club, Victor Harbor in c.1930 (B 39870)*

## 1.5 Dwellings and accommodation (1912-1918)

By the First World War, Victor Harbor's identity as a leading summer resort was reflected in the construction of public and private accommodation. A number of existing hotels were altered and extended at this time to provide additional accommodation.<sup>xxxii</sup> Significant guest houses, including 'Carricklinga' and 'Belmont' also date to this period.

W. F. Connell's acquisition of the 'Mount Breckan' ruins in May 1912 has been described as a pivotal moment in the history of Victor Harbor tourism.<sup>xxxiii</sup> Connell engaged architects F. W. Dancker & Son to restore the ruins into a forty-roomed hotel with golf links, tennis courts, bowling greens and bathing and boating facilities.<sup>xxxiv</sup> The 'Mount Breckan Club' opened in 1914 and was an immediate success with wealthy Adelaide citizens

The Club's 'first-class' facilities and associated subdivision appears to have encouraged an initial 'wave' of holiday homes in the surrounding developments. A number of prominent homes were constructed along Cornhill Road, Seaview Road and Bridge Terrace, many of which are now demolished. Notable examples included Captain A. Hodgeman's two-storey boarding house at 7 Bridge Terrace (1913, demolished) and William Henderson's sprawling 'Davaar', 19-33 Cornhill Road (1914, demolished). Surviving examples include the Cudmore's residence at 1 Bridge Terrace (c.1912). Numerous homes of more modest dimensions were also constructed at this time.

Surviving examples include:

- 'The Anchorage' (formerly 'Aurora House, later 'Warringa Guest House') 20-23 Flinders Parade, Victor Harbor (c.1912 extensions, State, ID 11750)
- 1 Bridge Terrace, Victor Harbor (c.1912, unlisted)
- 'Belmont', 16 Seaview Road, Victor Harbor (c.1914, unlisted)
- 'Carrickalinga' (now 'Carrickalinga Senior Citizens Centre'), 17-19 Torrens Street, Victor Harbor (c.1915, Local HID 14621).

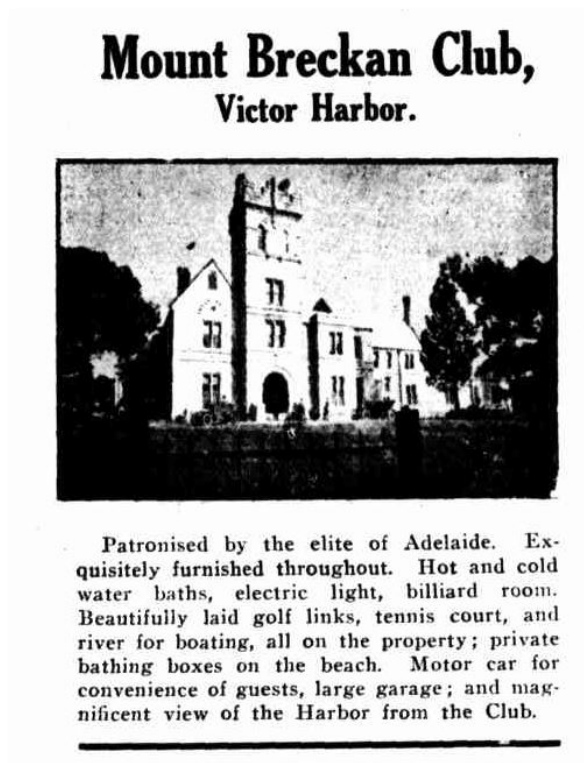


Fig. K: 1914 advertisement for the newly-opened 'Mount Breckan Club', Victor Harbor (*Critic*, Wed 18 Nov 1914, p.20).

## THEME 2: Victor Harbor after the First World War (1919-1929)

The decade after the end of the First World War was the most significant period of development in Victor Harbor's history. A substantial town planning scheme was enacted from 1919. New schools, hospitals, electrical services and updated railway infrastructure were built, picture theatres and churches were constructed and numerous new homes and hotels dotted the landscape. By 1930, a modern and well-equipped regional centre had emerged.

### 2.1 Town planning and development (1919-1929)

A significant period of town planning occurred in Victor Harbor after the First World War. Ongoing parliamentary discussions resulted in a £275,000 development scheme by 1919, proposing the construction of a new causeway, breakwater extension and railway infrastructure on Granite Island.<sup>xxxv</sup> It is understood that the scheme was shelved by Parliament in the early 1920s.

Following the *Victor Harbor Foreshore Act* of 1917, Victor Harbor's Town Planning Expert Charles C. Reade proposed a substantial development scheme to be enacted over the subsequent decade.<sup>xxxvi</sup> In addition to the formation of a voluntary fire brigade and the supply of electrical and drainage infrastructure, Reade's proposal included a substantial foreshore development scheme with a Flinders/Baudin exploration memorial, a new sea wall and promenade along Flinders Parade. Improvements to the Soldier's Memorial Gardens included the re-location of a number of memorial plantings.<sup>xxxvii</sup> Reade's vision for Victor Harbor's foreshore resulted in a highly significant example of early 20<sup>th</sup> century regional town planning in South Australia.





*Fig. L: Aerial photograph of Victor Harbor in c.1928 (SLSA B 4964)*

Substantial land development occurred around Victor Harbor in the 1920s. Further subdivisions of the 'Mount Breckan Estate' occurred in 1919,<sup>xxxviii</sup> 1925,<sup>xxxix</sup> and 1927,<sup>xl</sup> resulting in the residential precinct extending west and north from 'Mount Breckan' to the Hindmarsh River. The 'Hayborough' subdivision and the Cudmore family's 'Adare Heights' subdivision, located on the panoramic rise of the town's northern outskirts, were advertised from the early months of 1925.<sup>xli</sup> The 'Victor Harbor South Estate' subdivision, the former Shannon family estate near the Inman River was advertised from 1926.<sup>xliii</sup> The 'Encounter Bay Estate' subdivision was advertised from 1923.<sup>xliv</sup>

Surviving examples include:

- Soldier's Memorial Gardens, Esplanade Street, Victor Harbor (State, ID 12746)



*Fig. M: Soldiers' Memorial Gardens at Victor Harbor, photographed in c.1930 (SLSA B 68573)*

## 2.2 Township infrastructure, amenities and services (1919-1929)

A new electric lighting scheme was formed in 1919 when a large powerhouse and plant were built in Milne Reserve.<sup>xlv</sup> A more powerful plant was constructed by Harbor Electricity Co Ltd on Flinders Parade by 1922.<sup>xlvi</sup> The new plant provided for electric lighting in local dwellings and public houses.<sup>xlvii</sup>

Alterations to the earlier public school on Torrens Street occurred in July 1920.<sup>xlviii</sup> A new 'artistic' post office building was opened in Ocean Street in December 1921 (now demolished).<sup>xlix</sup> 'Lugano', the former residence of L. J. Tardrew, was converted into a 'up-to-date' private hospital and rest home in August 1921.<sup>i</sup> Daily railway bus services were established between Adelaide and Victor Harbor in 1925.<sup>ii</sup> A new railway turntable at Victor Harbor was also constructed in 1925, with an impressive brick railway station and platform constructed in 1926.

The road between Adelaide and Victor Harbor was bituminised in 1928.<sup>iii</sup> The construction of a new public hospital was proposed in 1925. Many of the district's residents contributed towards project costs and land was acquired at Encounter Bay.<sup>iiii</sup> Documented by architect L. H. Hambridge,<sup>liv</sup> and based on original plans prepared by Mr F.W. Keen, the foundation stone was laid in March 1929 and the new building was opened on Saturday November 23<sup>rd</sup>, 1929.<sup>lv</sup> The District Hospital continues to serve the local community today.

Surviving examples include:

- Former School, 21-37 Torrens Street, Victor Harbor (Local, HID 14622)
- Victor Harbor Railway Station Historic Site, including former Goods Shed (now the Whale Centre), Station & level crossing gates (SHP, 11730).
- Former railway yard, Turntable and Palm Trees (3), Lot 21 Eyre Terrace, Victor Harbor (Local, HID 14599)
- South Coast District Hospital, Bay Road, Victor Harbor (1929, unlisted)



*Fig. N: Construction of the new Victor Harbor Post Office in c.1921 (now demolished) (SLSA B 695)*

## 2.3 Society, religion and commerce (1919-1929)

### Society

'Victor Harbor Day' appears to have been formally established by 1919. This event raised funds towards local repatriation efforts and town improvements.<sup>lvi</sup> A voluntary fire brigade was established in May 1922.<sup>lvii</sup> Local Boy Scouts and Girl Guide groups were also founded by the mid-1920s. These organisations would construct two halls on land donated by C. W. Bowman by 1927.<sup>lviii</sup> A new Inman Valley community hall was established in 1923.<sup>lix</sup> A new Masonic temple, 'Lodge of Peace No.99,' was opened at Hindmarsh Road, Victor Harbor in September 1928. This distinctive building was completed at a total cost of £2000.<sup>lx</sup>



*Fig. O: Masonic Hall, Victor Harbor in c.1930 (SLSA B 73337/16)*

### Religion

This decade saw the town's most significant period of church construction. The c.1869 Newland Memorial Congregational Church (later the 'Church Hall') was extensively reconstructed in 1919 in the "straight Gothic" style by architect Charles. W. Rutt.<sup>lxi</sup> By 1927, the need for larger premises was acknowledged due to large numbers of visitors turned away from services during the summer months.<sup>lxii</sup> The foundations of the new Newland Memorial Congregational Church were laid by Dr. H. S. Newland in April 1927,<sup>lxiii</sup> who also donated land for the new church. An architecturally-imposing 'Inter-War Academic Classical' structure designed by architects Woods, Bagot, Jory & Laybourne-Smith,<sup>lxiv</sup> the new church was opened in October 1927 with a capacity for 500 people, and erected at a total cost of £8,200.<sup>lxv</sup>

The foundations of the new St Joan of Arc Catholic Church were laid in March 1920<sup>lxvi</sup> and the new building was opened by January 1921. Designed by architects Woods, Bagot, Jory & Laybourne-Smith<sup>lxvii</sup>, the 'Inter-War Mediterranean' church had a capacity of 500-600 people with a lofty tower that remains a prominent local landmark.<sup>lxviii</sup> Foundations for additions to St Augustine's Anglican Church, comprising a new nave and bell tower, were laid in August 1922<sup>lxix</sup> and were dedicated in February 1923. The new additions were designed by architect Alfred Wells.<sup>lxx</sup> Several local families donated funds towards construction costs. Martha Cudmore also donated adjoining land for the construction of a future Anglican rectory.<sup>lxxi</sup>





*Fig. P: Second Newland Memorial Congregational Church, Victor Harbor in c.1928 (SLSA B 15753)*

### Commerce

The town's financial stability during this period is perhaps best reflected in the construction of banks. An English, Scottish & Australian (known as E.S. & A.) Bank was opened in 1923.<sup>lxxii</sup> New premises were constructed in Ocean Street by 1927. The new two-storey structure, a 'fusion of Greek and Roman ideas of architecture'<sup>lxxiii</sup> was designed by architects F. Kenneth Milne & Evans and was constructed by prominent local contractor Roy Milton.<sup>lxxiv</sup>

The opening of the new Savings Bank on Ocean Street in March 1928 was described as an 'epoch-making day' in the history of Victor Harbor.<sup>lxxv</sup> Designed by Adelaide architect Charles W. Rutt and also constructed by Roy Milton, the building's imposing appearance was designed in the 'Greek Ionic' style with a grey granite base, superstructure of Medusa cement with sandstone finish. Two large columns with voluted caps rise from the building's prominent corner entrance.<sup>lxxvi</sup>



*Fig. Q: Former Savings Bank at Ocean Street, Victor Harbor in c.2010 (SLSA B 71891)*

Surviving examples include:

- Masonic Lodge (Lodge No. 99), 158 Hindmarsh Road, Victor Harbor (Local, HID 14605)
- Victor Harbor Uniting Church Hall (former First Newland Memorial Congregational Church), 30 Victoria Street, Victor Harbor (State, SHP, 14089)
- St Joan of Arc Church, 30-32 Seaview Road, Victor Harbor (Local, HID 14676)
- Second Newland Memorial Uniting (former Congregational) Church, 20-28 Victoria Street, Victor Harbor (State, SHP 14090)
- St Augustine's Anglican Church, 18-24 Burke Street, Victor Harbor (State, SHP 14294)
- Former ES & A Bank, 57 Ocean Street, Victor Harbor (Local, HID 14615)
- Bank SA (former Savings Bank of South Australia), 45 Ocean Street, Victor Harbor (State, SHP 12769).

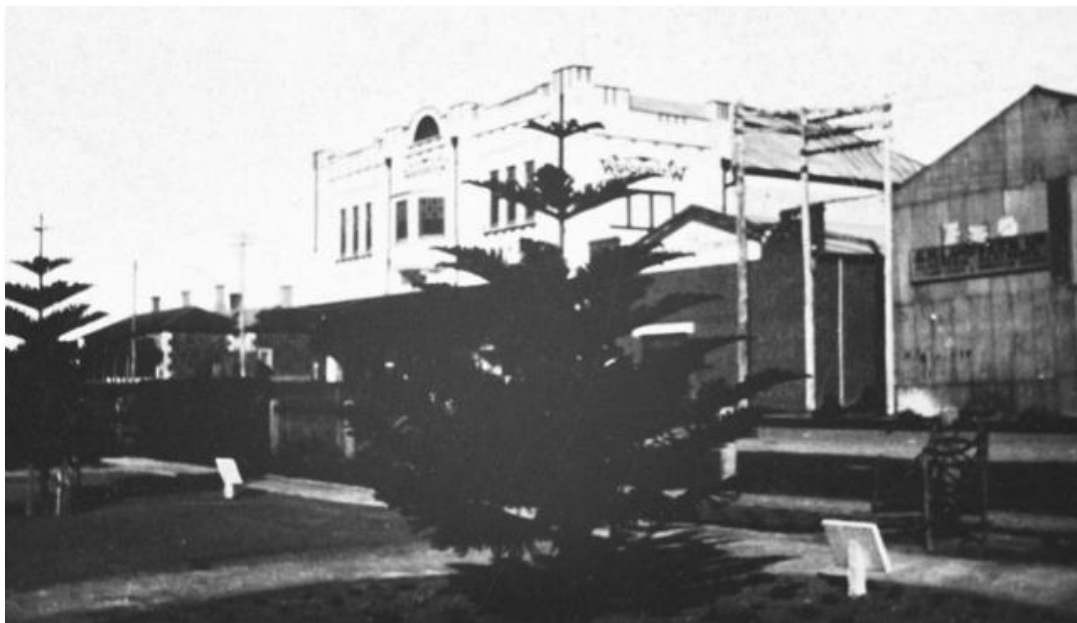
## 2.4 Sports, leisure and entertainment (1919-1929)

After the traumatic First World War, the 1920s are remembered as a period of 'hedonistic' pursuits. The popularity of Victor Harbor's existing sporting and leisure clubs steadily grew during this time. A new sporting oval was established in 1924 where the first football match was played in September.<sup>boxvii</sup> A new tennis clubhouse was constructed on Bridge Terrace in 1925, designed by architect Albert S. Conrad and built by J. F. W. Henscke.<sup>boxviii</sup>

Prior to 1923, moving pictures had screened at the Victor Harbor Institute.<sup>boxix</sup> By November 1923, a former motor garage in Ocean Street was converted into the Victor Theatre (now 'Victa Cinemas').<sup>boxx</sup> Constructed of local brick with a capacity for 700 people, the new Theatre was designed by architect Chris A. Smith.<sup>boxxi</sup> National Pictures Limited's 'Wonderview De Luxe Beach Theatre' was also constructed in 1923 and opened on Saturday December 22<sup>nd</sup>. The 'Wonderview' was also designed by Chris A. Smith and featured a large dancing floor, theatre shops, soda lounge and tea room.<sup>boxxii</sup> The 'Wonderview' was demolished by c.1990.<sup>boxxiii</sup>

Surviving examples include:

- 'Victa Cinema', 37-41 Ocean Street, Victor Harbor (Local, HID 14613).
- Tennis Clubhouse, Section 776 Bridge Terrace, Victor Harbor (Local, HID 14624)



*Fig. R: 'Wonderview' cinema at Victor Harbor, c.1926 (SLSA B 58952)*

## 2.5 Dwellings and accommodation (1919-1929)

A substantial portion of the district's 20<sup>th</sup> century residential buildings date to this decade. Prominent guest houses of this period included 'The Central' of Ocean Street (c. mid-1920s), now demolished. Additions to the 'Crown Hotel' were undertaken in 1926, designed by architects Messrs. Kenneth Milne & Evans and constructed by Roy Milton.<sup>lxxxiv</sup> Additions to the 'Mount Breckan Club' were also undertaken in 1922 to the design of architect E. H. McMichael.<sup>lxxxv</sup> Many homes were built in the 'Mount Breckan Estate', 'Hayborough' and 'Adare Heights' subdivisions of the 1920s.

Numerous 'gentleman's residences' along the Esplanade and Bridge Terrace at this time, many of which are now demolished. Examples included Dr. H. S. Newland's 'Colomberie' (c.1922) and the Melrose family's modern concrete residence (c.1922) both located on the Esplanade and now demolished. C. W. Bowman's impressive Californian bungalow (c.1920) once dominated Bridge Terrace but is now also demolished. Surviving examples include 26 Esplanade (c.1922), Victor Harbor's 'grand old man' Simpson Newland's c.1920 residence at 19-21 Grantley Avenue (attributed to architects F. W. Dancker & Son), and 'Castlemaine', 33-34 The Parkway, the residence of Sir William Sowden (c.1928, designed by architect H. E. Fuller).

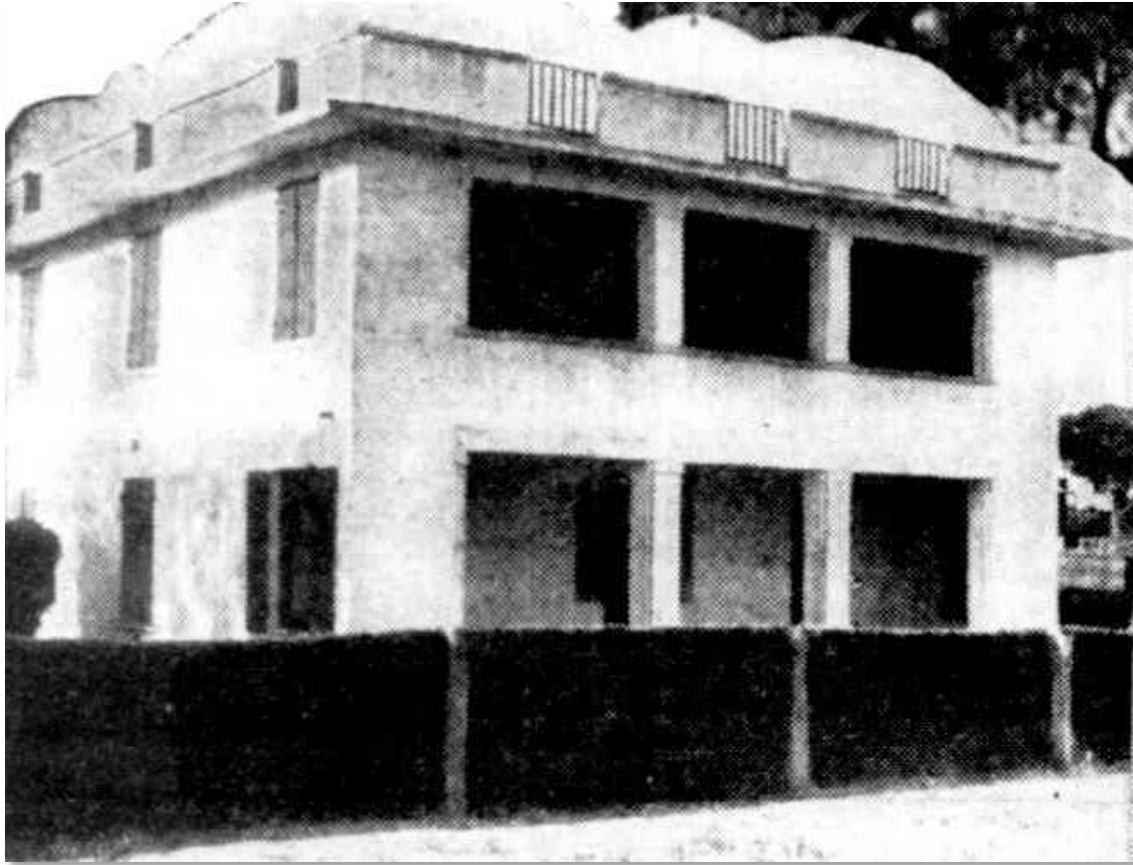
Roy Milton, a prominent local builder, contractor and architectural draftsman, appears to have been commenced designing and constructing dwellings in popular architectural styles of the period within the township from this period. Many 1920s bungalow-style residences can still be seen throughout the township and its surroundings.

Surviving examples include:

- 24-26 Cornhill Road, Victor Harbor (1919, unlisted)
- 19-21 Grantley Avenue, Victor Harbor (c.1920, unlisted)
- 26 Esplanade, Victor Harbor (c.1922, unlisted)
- 35-37 Seaview Road, Victor Harbor (c.1925-6, unlisted)
- 55 Crozier Road, Victor Harbor (c.1922, unlisted)



*Fig. 5: 'House and a garden', c.1930 (B 73334/2). This image is understood to be a photograph of the gardens and primary elevation of C. W. Bowman's c.1920 Californian bungalow on Bridge Terrace, Victor Harbor, now demolished.*



*Fig. T: c1934 image of the Melrose family's c.1920 flat-roofed, concrete residence on the Esplanade, now demolished (The Mail, Sat 8 Dec 1934, p.7).*

## THEME 3 – Victor Harbor and the Depression Era (1929-1939)

A severe economic depression occurred worldwide in 1929 and continued until the commencement of World War Two in 1939. Dependant on its export market, Australia was one of the hardest-hit developed economies; unemployment reached new heights by 1932 though a recovering export market assisted in economic stabilisation by the mid-1930s. These patterns are reflected in Victor Harbor's built landscape, with few buildings dating to the early 1930s. A minor construction 'boom' after the mid-1930s reflects the town's recovering economy before the outbreak of war.

### 3.1 Town planning and development (1929-1939)

While few works were executed in comparison to the previous decade, ongoing maintenance and 'improvements' were reported in the early 1930s. Additional tennis, croquet and bowling facilities were also introduced along Flinders Parade at this time.<sup>lxxxvi</sup> In 1932 the foreshore camping area was extended and a new camping area near the mouth of the Inman Valley River was formed.<sup>lxxxvii</sup> Further works were also undertaken at the Victor Harbor Oval. By the mid-1930s, the State's economic outlook had improved significantly, allowing for more extensive government and private spending. It was reported that approximately £14,000 worth of building construction was underway in Victor Harbor in 1934.<sup>lxxxviii</sup>





*Fig. U: Aerial photograph of Victor Harbor in c.1937 (SLSA B 7250)*

### 3.2 Township infrastructure, amenities and services (1929-1939)

While few infrastructural examples date from this period, several local schools were constructed. The Waitpinga district school was opened in May 1931, land and funding for which was provided by Mr. V. A. Dennis.<sup>lxxxix</sup> After having been closed for several years, the Victor Harbor High School re-opened in 1930 with sixty students<sup>xc</sup> using the premises of the Wonderview Theatre as a classroom.<sup>xc1</sup> Land for a new High School was purchased in 1935.<sup>xcii</sup> The new High School was opened in 1937, an attractive brick 'Inter-War Georgian' structure with classrooms, laboratory, woodworking room, a library, teacher's room and offices.<sup>xciii</sup> The voluntary fire brigade came under the jurisdiction of the local council in February 1934<sup>xciv</sup> after a number of significant local fires. This included the January 1934 fire, the town's largest at that time,<sup>xcv</sup> destroying the Ozone Theatre (previously the Victor Theatre until 1928) and Bell & Cos.' grocery store on Ocean Street.<sup>xcvi</sup>

The new Alexandra Bridge, a 150-foot reinforced concrete structure, was constructed over the Hindmarsh River in 1935 and was opened by Sir Henry Newland. The bridge was built on land donated by Mrs. Martha Cudmore.<sup>xcvii</sup> A new power-house was constructed in 1938 by the Harbour Electricity Company. A substantial brick structure, the new building was designed and constructed by Roy Milton for approximately £1200.<sup>xcviii</sup> Tenders for the construction of additions and alterations to the Victor Harbor Town Hall were advertised in September 1938,<sup>xcix</sup> the foundation-stone of the new additions was laid in January 1939.<sup>c</sup>

Surviving examples include:

- Former Waitpinga School, 765 Waitpinga Road, Waitpinga (Local, HID 14649)
- Victor Harbor High School (older section), 3 George Main Road, Victor Harbor (Local, HID 14659)
- New Alexandra Bridge, Hindmarsh Road, McCracken (Local, HID 14669)



*Fig. V: 1937 'Neo-Georgian' Victor Harbor High School Building*  
<https://www.flickr.com/photos/82134796@N03/38194820635>, accessed 13/9/2022).

### 3.2 Society, religion and commerce (1929–1939)

A new Commercial Bank, a 'fine and imposing structure', was opened in Ocean Street in October 1930, designed by architects Garlick & Jackman.<sup>ci</sup> The Victor Harbor Symphony Orchestra was formed in 1930, a fourteen-member ensemble under conductor Mr. G. A. Collins.<sup>cii</sup> A branch of the Country Women's Association (C.W.A) was formed in 1938.<sup>ciii</sup>

The Waitpinga Congregational Church, an iron structure of 30 x 20 feet with a capacity for 90 people, was opened in June 1936. Pews from the Newland Congregational Church were donated while the new minister, Rev. L. G. C. Pleass made the pulpit himself.<sup>civ</sup> The Salvation Army are understood to have opened a citadel at Victor Harbor in 1933.<sup>cv</sup> The foundations of the new Church of Christ building was laid in December 1939.<sup>cvi</sup> The church was open by Easter of 1940<sup>cvi</sup>, a fine Art Deco structure attributed to architect Chris A. Smith. Its façade has now been altered.

Surviving examples include:

- Former Commercial Bank, 26 Ocean Street, Victor Harbor (1930, Local, HID 14611)
- Former Waitpinga Congregational Church, 678 Waitpinga Road, Waitpinga (1936, unlisted)
- Church of Christ, 9-11 Seaview Road, Victor Harbor (1939-1940, unlisted)



*Fig. W: c.1936 Waitpinga Congregational Church in c.2014*  
<https://www.flickr.com/photos/31967465@N04/12142398685>, accessed 13/9/2022).

### 3.3 Sports, leisure and entertainment (1929-1939)

The first 'talkie' pictures were screened at the Ozone Theatre (now 'Victa Cinemas') on 25<sup>th</sup> November 1930.<sup>cviii</sup> Following the January 1934 fire, the Theatre was rebuilt in the 'Streamlined Art Deco' style by architect F. Kenneth Milne<sup>ciix</sup> and was reopened on December 21<sup>st</sup>, 1934.<sup>cx</sup> The South Australian centenary Grand Prix and sidecar tourist trophy races were held at Victor Harbor in December 1936. The event was attended by approximately 50,000 people, the largest crowd ever seen at Victor Harbor and the largest crowd to ever attend an Australian road race at that time.<sup>cx</sup>

Surviving examples include:

- 'Victa Cinema', 37-41 Ocean Street, Victor Harbor (Local, HID 14613).



*Fig. X: 'S. A. Centenary Grand Prix' – Terraplane driven by R. A. Leawright taking the Nangawooka hairpin at Victor Harbor, 26 December 1936 (SLSA B 34558)*

### 3.4 Dwellings and accommodation (1929-1939)

While few dwellings or public houses were built in the early 1930s, the more stable economy of the mid-1930s saw a resurgence of residential construction in a wide variety of types and styles.

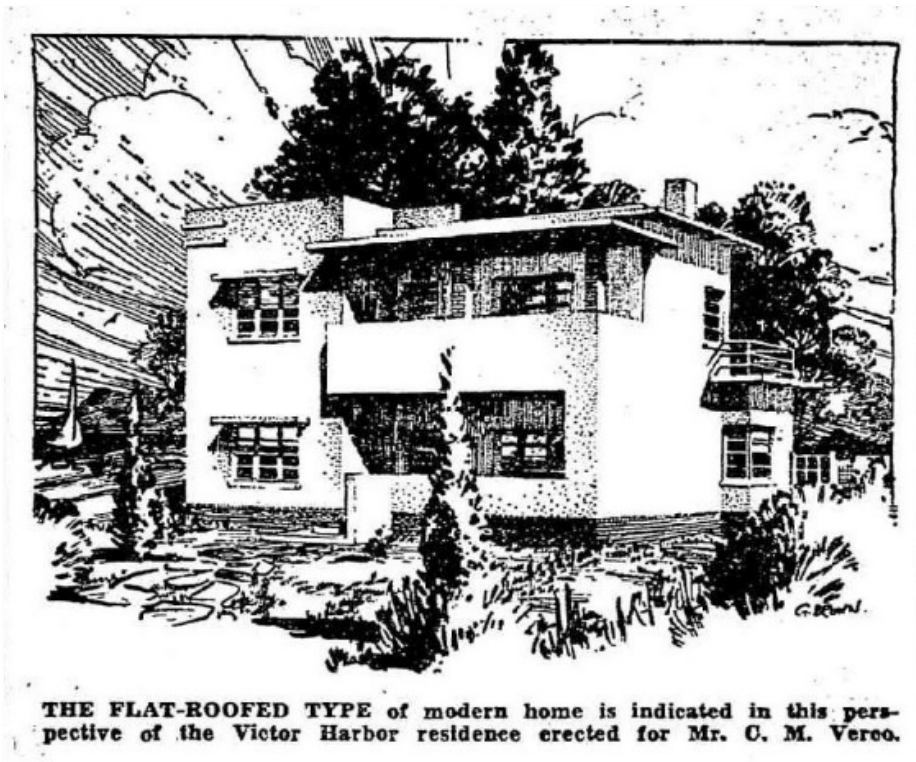
The residence of Mr. C. M. Verco at 28 Esplanade, a 'modern, flat-roofed' residence, was designed by architects McMichael & Harris in 1935. Described as among the earliest South Australian examples of this construction type<sup>cxii</sup>, the building's appearance has been heavily-altered in recent years. Good examples of various 'Inter-war' residential styles also remain within the district. The 'Inter-war Georgian Revival' Anglican Rectory was designed in 1934 by architect Dean Berry.<sup>cxiii</sup> Another example of this style is 16 O'Leary Street, Victor Harbor. Examples of 'Inter-War Mediterranean' include the Hayward family summer home at 35 Hayward Court, McCracken. 25-27 Heggerton Street, McCracken, built by c.1930 for then-Mayor of Victor Harbor Stanley D. Bruce,<sup>cxiv</sup> is a rare surviving example of the 'Inter-war Spanish Mission' style.

Numerous residences of more modest means dot the landscape around the 'Hayborough' and 'Adare Heights' subdivisions from the 1930s. Contractor Roy Milton also appears to have been responsible for a number of distinctive homes in popular architectural styles, including the c.1938 'Elizabethan' dwelling at 163 Hindmarsh Road.<sup>cxv</sup>

Surviving examples include:

- 25-27 Heggerton Street, McCracken (c.1930, unlisted)
- 28 Esplanade, Victor Harbor (c.1935, unlisted)
- 21 Hindmarsh Road, McCracken (c.1935, unlisted)
- 163 Hindmarsh Road, Victor Harbor (1938, unlisted)





*Fig. Y: Illustration of 28 Esplanade, Victor Harbor, designed in 1935 by architects McMichael & Harris (Real Estate and Building, Advantages of Home Without A Visible Roof, News, Wed 22 May 1935, p.7).*



*Fig. Z: No. 4 Initial Training School, R.A.A.F., at Mount Breckan, Victor Harbor (SLSA B 64375)*

## THEME 4 – Victor Harbor and the Second World War (1939-1949)

In September 1939, the United Kingdom declared war with Germany. At that time, any British declaration of war applied by default to Australia. Lasting until 1945, the Second World War was an unprecedented and formative period in Australian history. Almost a million Australians served in the armed forces as industrialisation was accelerated, resulting in a shift of post-war economic policy from Great Britain to the United States and a much-larger peacetime military. Australia also came under direct attack for the first time in its post-colonial history. A more-cosmopolitan Australian society emerged after 1945 as new foreign policies were developed and mass post-war immigration was encouraged.

Like many Australian towns, Victor Harbor actively contributed to Australian war efforts. Numerous local residents enlisted, a radar station was constructed on the town's outskirts by 1942 and 'Mount Breckan' was acquired by the RAAF as an aviation training school. After 1945, the town slowly rebuilt its tourism industry after war-time austerity measures with new township improvement schemes. The post-war footprint of the Victor Harbor township was effectively captured by aerial photography in 1949, the conclusion of the township's formative 'Inter-war' development period.

### 4.1 'Australia at War' – Victor Harbor and the War effort.

The Royal Australian Air Force had little presence in South Australia before 1939, though a number of aviation training centres were opened at various sites after war was declared. 'Mount Breckan' was acquired by the Commonwealth in 1940 and was established as 'No. 4 Initial Training School' for RAAF aircrew, providing training for novice aircrew who later went to a Flying School. From May 1942, the School also trained Women's Australian Auxiliary Air Force (WAAAF) personnel. Approximately 2,604 WAAAF recruits graduated from the Mount Breckan School during this period. The school was disbanded by December 1944,<sup>cxvi</sup> though the mansion was used as a rest home and rehabilitation centre for returned soldiers.<sup>cxvii</sup>

The opening of the Pacific War in late 1941 changed Australia's priorities, as the threat of Japanese bombing prioritised Australia's defensive capabilities.<sup>cxviii</sup> The RAAF planned a 'chain' of RDF (Radio Direction Finding) stations around Australia's coastline, including examples at Ceduna, Elliston, Cowell, Whyalla, Victor Harbor and Robe. Construction of No. 202 Radar Station at Victor Harbor was underway by early 1942, located in a sheep paddock approximately eight kilometres west of the township.<sup>cxix</sup> The site consisted of two timber towers, concrete transmitter, receiver and generator shelters with nearby living quarters and a circular gun pit. By the time of the Japanese defeat at the Battle of Midway in June 1942, South Australian waters were no longer under threat and half of the state's planned radar shelters were never commenced. The Victor Harbor site was finished by this time though it was reputedly never used. South Australia's existing radar stations were disbanded by November 1945.<sup>cxx</sup> No. 202 Radar Station's concrete structures survive today.

Surviving examples include:

- Former RAAF No. 202 Radar Station, Victor Harbor (including four concrete shelters, the bases of two demolished towers and a gun pit), Range Road, Waitpinga via Victor Harbor (1942, State, ID 26311).
- 'Mount Breckan', Renown Avenue, Victor Harbor (c.1880, State, ID 13176)



*Fig. AA: Concrete shelter at the site of the former RAAF No.202 Radar Station, near Victor Harbor*  
 (<https://www.weekendnotes.com/secret-world-war-2-radar-stations-adelaide/>, accessed 14/9/2022)

#### 4.2 Township infrastructure, amenities and services (1939-1949)

Due to wartime austerity measures, few new infrastructural projects and services were undertaken during the early 1940s. The completion of the Goolwa barrages by 1940, a major South Australian engineering project of the 1930s, appears to have had little effect on Victor Harbor.

An 'imposing' new police station and courthouse was opened in October 1941, erected by Mr. C. O'Malley for a total cost of £2420.<sup>cxxi</sup> Water supply issues from the Hindmarsh Reservoir to the township were identified and quickly resolved in 1943.<sup>cxxii</sup> Additions to the Victor Harbor High School were proposed and undertaken in 1944.<sup>cxxiii</sup> Significant fires in the early months of 1945<sup>cxxiv</sup> appear to have contributed to the establishment of Victor Harbor Municipal Fire Brigade's new fire station in June 1945. Intended to house the Brigade's three fire engines, the new station and fittings cost approximately £750.<sup>cxxv</sup>

A number of township improvement schemes were implemented after 1945. Town Planner H. C. Day proposed a number of updates to Reade's 1919 foreshore plan, including memorial gardens and sporting facility upgrades.<sup>cxxvi</sup> A period of extensive public spending commenced from 1946 to attract visitors and reinstate the town's flagging wartime tourism industry.<sup>cxxvii</sup> The Inman River camping ground was also greatly improved during this period.<sup>cxxviii</sup> The 'Memory Grove' memorial planting was established at Inman Valley in October 1945, commemorating local citizens who died during the War.<sup>cxxix</sup> A new 'Newland Bridge' over the Inman River was officially opened in October 1948, replacing an earlier structure of the same name.<sup>cxxx</sup>





Fig. BB: Plans for Victor Harbor Police Station & Court House in 1940 (*Chronicle*, Thu 10 Oct 1940, p.26).

Surviving examples include:

- Police Complex Courthouse, 20-22 Torrens Street, Victor Harbor (1940-1, Local, HID 14616)
- Former Fire Station, 60 Ocean Street, Victor Harbor (1945, unlisted)
- Newland Bridge, 3 George Main Road, Victor Harbor (1948, Local, HID 14668)

#### 4.3 Society, religion and commerce (1939-1949)

As previously noted, the 'Art Deco' Church of Christ (now modified) was opened in 1940. Few other religious buildings appear to have been constructed during this decade. The Victor Harbour Amateur Swimming and Life Saving Club was formed in October 1948.<sup>cxv</sup>

The AMSCOL cheese factory off Adelaide Road (now the Lutheran Church Centre) was opened in September 1941.<sup>cxvii</sup> The modern brick facility housed storage rooms, cool room, laboratory and offices, the design of which '...ensured complete sanitation and adequate ventilation.'<sup>cxviii</sup> The building's significant 'Art Deco' design has now been extensively altered.

Surviving examples include:

- Church of Christ, 9-11 Seaview Road, Victor Harbor (1939-40, unlisted)
- Former AMSCOL Factory, Adelaide Road, Victor Harbor (1941, unlisted)



*Fig. CC: AMSCOL factory at Victor Harbor, shortly after completion (SLSA B 54944)*

#### **4.4 Sports, leisure and entertainment (1939-1949)**

While the events of the Second World War had a sobering effect on tourism, the re-emergence of holidaymaking at Victor Harbor after the War resulted in number of improvements to sporting and leisure club facilities, as described in Section 4.2.

A number of new sporting clubs were also started during this time, likely relating to the township's efforts to attract tourists at this time. Land for the purposes of the recently-formed Victor Harbor Trotting Club was acquired in 1947, comprising fifteen acres near the Bluff and the Inman River.<sup>xxxiv</sup> The new track was opened in January 1948.<sup>xxxv</sup> It has since been demolished. The Victor Harbor Physical Culture Club was founded in May 1947.<sup>xxxvi</sup>



*Fig. DD: Victor Harbor Trotting Track, with the Bluff in the background, c.1955 (SLSA PRG 1617/12/18)*

#### 4.5 Dwellings and accommodation (1939-1949)

Few public or private houses appear to have been constructed during the early 1940s. A few exceptions included Edward Guy Stirling's c.1941 home at 7 Heggerton Street, McCracken,<sup>cxvii</sup> and Mrs Goldsack's c.1944 'modernist' residence at 81 Hindmarsh Road, McCracken.<sup>cxviii</sup> Little documentation relating to house construction after the War is available, though the township's extensive collection of post-War dwellings suggest the return of a healthy building trade.

A number of early prefabricated residential buildings were documented at Victor Harbor during this period. In November 1946, the R.A.A.F. sold between forty and fifty prefabricated used huts at an open auction at 'Mount Breckan', Victor Harbor.<sup>cxix</sup> It is unknown if examples remain within the township. The State Housing Trust's first 'experimental' group of regional pre-fabricated homes were installed in Victor Harbor in 1948. Formed at E. F. Marshall's prefabrication plant in Welland, the parts of several five-roomed, timber framed homes were assembled by Mr. R. V. Burt.<sup>cx</sup> The location of these prefabricated dwellings is currently unknown though one example may be located at 7 Hillview Road, Victor Harbor.<sup>cxli</sup>

Surviving examples include:

- 7 Heggerton Street, McCracken (c.1941, unlisted)
- 15 Franklin Parade, Encounter Bay (c.1940s, unlisted)
- 7 Hillview Road, Victor Harbor (c.1948-9? unlisted)



Fig. EE: Truck loaded with portions of prefabricated homes for Victor Harbor, April 1948 (*The Advertiser*, Thu 8 Apr 1948, p.3).

3. INVENTORY

3.1. RECOMMENDED AS LOCAL HERITAGE PLACES – STAGE 1

**ENCOUNTER BAY**

39 George Street

**HINDMARSH VALLEY**

4619 Victor Harbor Road

**VICTOR HARBOR**

17-19 Albert Place (Nino's)

46-48 Cornhill Road

14 Esplanade, 'Abbotsmeade'

13 Flinders Parade

26 Seaview Road

3.2. RECOMMENDED AS LOCAL HERITAGE PLACES – STAGE 2

**ENCOUNTER BAY**

15 Franklin Parade

68 Franklin Parade

76 Franklin Parade

**MCCRACKEN**

21 Dundalk Avenue

35 Hayward Court

25-27 Heggerton Street

21 Hindmarsh Road

**VICTOR HARBOR**

1 Bridge Terrace

11 Bridge Terrace

28 Bridge Terrace

29 Bridge Terrace

12-16 Burke Street

16 Cornhill Road

20 Cornhill Road

22-26 Cornhill Road

36-38 Cornhill Road

55 Crozier Road

57-59 Crozier Road

60 Crozier Road

26 Esplanade

28 Esplanade

32 and 1 and 2/33 Esplanade

19-21 Grantley Avenue

39 Grantley Avenue

19 Hill Street

121 Hindmarsh Road  
163 Hindmarsh Road  
15 O'Leary Street  
16-18 O'Leary Street  
18 Renown Avenue  
16 Seaview Road  
35-37 Seaview Road  
2/27 William Street (1/1 O'Leary Street)

### 3.3. PLACES NOT RECOMMENDED AS LOCAL HERITAGE PLACES

#### NOT RECOMMENDED FOR LISTING AS NEW LOCAL HERITAGE PLACES – STAGE 1

##### **VICTOR HARBOR**

Former Fire Station, 1-3/60 Ocean Street

#### NOT RECOMMENDED FOR LISTING AS NEW LOCAL HERITAGE PLACES – STAGE 2

##### **VICTOR HARBOR**

25 Esplanade  
54 Esplanade  
16 Field Avenue  
3 Lawson Street  
4 Lawson Street  
6 Lawson Street  
1-3 Newland Street  
5 O'Leary Street  
3 Riverview Road  
31 William Street

Information gathered relating to the above places is provided in Appendix B of this report.

Note: the property at 25-27 Pine Avenue, Victor Harbor was considered in the initial fieldwork phase of the project but has not been progressed at this time.

### 3.4. RECOMMENDED FOR CHARACTER AREA OVERLAY

One area is recommended for consideration as a Residential Character Area Overlay. Refer to Section 5.2 of this report for discussion and description of the proposed area.

### 3.5. RECOMMENDED FOR HISTORIC AREA OVERLAY (INCLUDING IREPRESENTATIVE BUILDINGS)

The existing Character Area Overlay that applies to the Burke Street area is recommended for consideration to be amended to an Historic Area Overlay. Refer to Section 5.3 for discussion on the appropriateness of the relative controls that apply with each overlay.

### 3.6. RECOMMENDED AS STATE HERITAGE PLACES

No places were identified within the Heritage Survey as being of potential State Heritage Significance.



4. HERITAGE ASSESSMENT REPORTS: RECOMMENDED AS NEW LOCAL HERITAGE PLACES
  - 4.1. STAGE 1 – LOCAL HERITAGE PLACE RECOMMENDATIONS

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**NAME:** 39 George Street, Encounter Bay

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. mid 1920s

**LOCATION:** 39 George Street, Encounter Bay

**LAND DESCRIPTION:** CT 5653 / 581, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*39 George Street, Encounter Bay (GGA, 2022)*

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**NAME:** Dwelling, 39 George Street, Encounter Bay

**PLACE NO:**

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### DESCRIPTION

A double-fronted dwelling constructed of limestone with red brick quoins, surrounds and dressings as well as decorative brickwork to window lintels.

Simple hipped roof form with gable ventilator located to apex of corrugated steel roof; verandah incorporated into primary roof form supported on simple unadorned timber posts. Gable roof form over projecting bay to west elevation. Simple face brick chimneys.

Rear part of building comprises parapet stone and brick wall with skillion roof beyond.

Timber sash windows and sidelights to central front door.

Non-original tiled finish to verandah floor.

Later metal clad garage to rear of dwelling.

Corrugated metal fencing and timber post and rail fencing.

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### STATEMENT OF SIGNIFICANCE

Constructed in c.1924, 39 George Street, Encounter Bay presents as an attractive transitional dwelling that combines Federation Queen Anne detailing with the emerging Inter-War Californian Bungalow style. It represents one of the collection of dwellings displaying a local vernacular style employing local materials and is one of the few constructed in Encounter Bay.

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### RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of dwellings, being one of the early dwellings constructed in the Encounter Bay area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of dwelling constructed for established families of Victor Harbor area and the expansion into the then outer area of Encounter Bay.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region in the Inter War period.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

39 George Street, Encounter Bay does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 39 George Street, Encounter Bay date to April 1919 when the site (comprising Allotment 41 of Section 11 of the Hundred of Encounter Bay, laid out as Smithville) was acquired by Rose Mary Strawbridge, married woman of Encounter Bay.<sup>1</sup> Strawbridge registered two mortgages in February and October 1924 discharged in 1926 and 1954 respectively.<sup>2</sup> The lengthy discharge period of the second mortgage suggests a relation to construction works at that time. The property was retained by Strawbridge until her death in January 1955.<sup>3</sup> The residence was subsequently owned by the Cobb Family who acquired the property in March 1955 and retained ownership until 1977. Subsequent owners include the Osborne Family (1977-1984), and Unley Pty Ltd (1984-1988).

The most significant owner of 39 George Street, Encounter Bay is Rose-Mary Strawbridge, nee Rumbelow (1875-1955) for whom the residence was constructed. Rose-Mary Strawbridge was the daughter of Malen Rumbelow, described as an early resident of the Victor Harbor area.<sup>4</sup> Rose-Mary Strawbridge married John Trent Strawbridge, son of J. Strawbridge of Magill at the Congregational Church, Victor Harbor in August 1901.<sup>5</sup> The Strawbridge family had three daughters named Rene, Winifred and Sylvia.<sup>6</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Hipped and gable roof form with verandah under main roof form, simple brick chimney;
- Limestone and brick wall finish;
- Timber sash windows, central front door with sidelight windows;
- Simply detailed timber verandah posts;

Excluded from listing:

- Roof sheeting, both metal and asbestos;
  - Garage external form and material;
  - Fencing.
- 

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<sup>1</sup> CT 1118/107

<sup>2</sup> CT 1118/107

<sup>3</sup> CT 1118/107

<sup>4</sup> Victor Harbor, *South Australian Chronicle*, Sat 26 Oct 1889, p.22.

<sup>5</sup> Family Notices, *The Advertiser*, Wed 21 Aug 1901, p.4.

<sup>6</sup> Family Notices, *The Advertiser*, Mon 11 Feb 1946, p.12.

## REFERENCES

- CT 1118/107; 4237/957; etc.
  - Victor Harbor, South Australian Chronicle, Sat 26 Oct 1889, p.22.
  - Family Notices, The Advertiser, Wed 21 Aug 1901, p.4.
  - Family Notices, The Advertiser, Mon 11 Feb 1946, p.12.
  - <https://www.realestate.com.au/property/39-george-st-encounter-bay-sa-5211>, accessed 5/6/2023.
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## SITE MAPPING



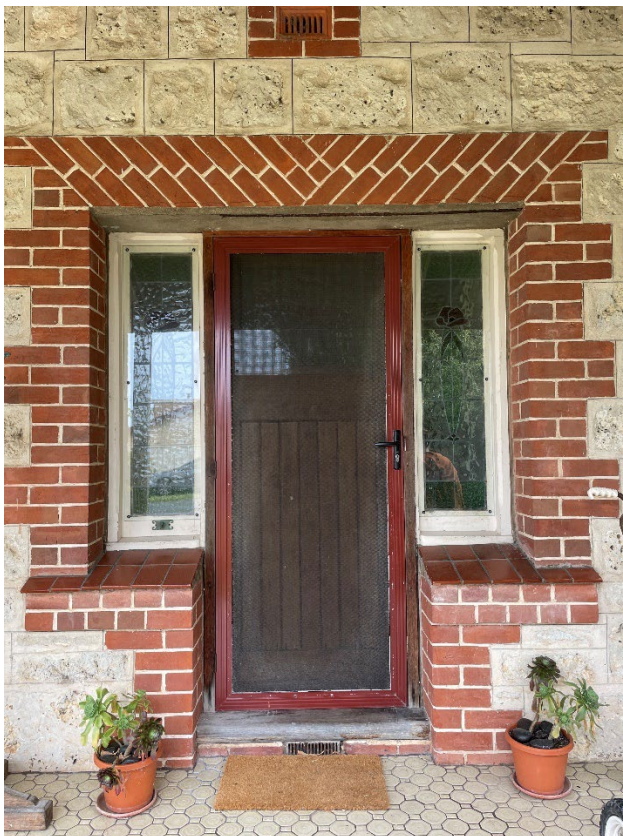
*39 George Street, Encounter Bay (SAPPA, 2023)*



## RELEVANT IMAGES



*39 George Street, porch showing later tiles, limestone face stonework, brick quoins and dressings (GGA, 2022)*



*39 George Street, front door with symmetrical sidelight windows, brick quoins and dressings (GGA, 2022)*



*39 George Street, parapet to rear section with later metal clad additions (GGA, 2022)*



*39 George Street, Side gable end facing Tabernacle Street (GGA 2022)*



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**NAME:** 4619 Victor Harbor Road, Hindmarsh Valley

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c1902; alterations c1930s

**LOCATION:** 4619 Victor Harbor Road, Hindmarsh Valley  
formerly Lot 104 Adelaide Road, Victor Harbor

**LAND DESCRIPTION:** CT 5961/535, Hundred of Goolwa

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*4619 Victor Harbor Road, Hindmarsh Valley (GGA, 2022)*

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**NAME:**           **4619 Victor Harbor Road, Hindmarsh Valley**

**PLACE NO:**

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## **DESCRIPTION**

Symmetrical, double gable fronted, Victorian Style dwelling of limestone construction, with rendered quoins, windows surrounds, headers and sills. The dwelling has been painted.

The roof form presents as double gable to the front, dutch roof to the main section of the house and hipped to the south eastern corner. Constructed of corrugated metal sheeting, the eaves are unlined, and the front gables are finished in a later large format weatherboard cladding material.

There are 3 chimneys, rendered and painted, with modern flu additions.

A small, single pitch verandah has been added to the front of the property, as an extension of the main roof. The is supported by square masonry columns, and a small section has been infilled.

Windows to the gable walls of the house are small double sash timber windows in a bank of 3. Windows to the side of the house are double sash timber.

The verandah has tessellated tile flooring and two concrete steps coming up from concrete paving. The front door is a simple timber framed and timber boarding door, with two small figured glass sidelights.

The rear of the house is built of limestone. It has a timber framed verandah and there is a timbered deck which extends out from the house. One portion of the verandah has been enclosed with timber framing and weatherboard.

There are several outbuildings, two of which are constructed of limestone, with gable corrugated metal roof sheeting.

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## **STATEMENT OF SIGNIFICANCE**

The property is associated with the well-known Welch Family of Victor Harbor in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. Hamilton Welch was the son of the prominent Boucher Welch of nearby 'Lincoln Farm' off Waterport Road. Hamilton's brother, Henry, owned nearby 'Corrumbene', Welch Road, Victor Harbor, while his sister Sarah resided at 'Wurrildee', Waterport Road, Victor Harbor. Like other family members, Hamilton was highly involved in community affairs in the district, being a chairman of the local Agricultural Society, captain of the Victor Harbor Rifle Club and chairman of directors of the local co-operative butter factory

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

The dwelling displays historical themes of importance to Victor Harbor as a good example of development of the outer areas of the town in the early to mid 20<sup>th</sup> century

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion b) is not met.

- (c) it has played an important part in the lives of local residents; or

Criterion c) is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion d) is not met.

(e) it is associated with a notable local personality or event; or

The property is associated with the significant local family, the Welch family, who maintained a strong relationship with the district over a lengthy period.

(f) it is a notable landmark in the area; or

Criterion f does not apply.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion g does not apply.

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## RELEVANT HISTORIC THEME

THEME 3 – Victor Harbor and the Depression Era (1929-1939)

3.1 Town planning and development (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

The original construction date of the dwelling appears to predate the remit of the Thematic History dates, but subsequent alterations relate to Theme 3 and the development of properties on the outskirts of the town that retained small scale agricultural capabilities.

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## BRIEF HISTORICAL BACKGROUND

4619 Victor Harbor Road, Hindmarsh Valley (formerly known as Lot 104, Adelaide Road, Victor Harbor) was identified and assessed within Donovan and Associates' 1997 Victor Harbor Heritage Survey. Noted as associated with the prominent Welch Family of Victor Harbor with a brief historical overview, the 1997 Survey recommended Local heritage listing against criteria a), d) and e) of Section 23(4) of the *Development Act 1993*<sup>7</sup>, though Local heritage listing did not subsequently occur.

The earliest identified Lands Title records relating to 4619 Victor Harbor Road, Hindmarsh Valley September 1902 when the site (then comprising Section 91 and a portion of Section 92 of the Hundred of Goolwa) was acquired by Hamilton Welch, farmer of Port Elliot,<sup>8</sup> with a mortgage placed. The property was subdivided in 1910 with a portion of land transferred to Herbert Ernest Welch.<sup>9</sup> Hamilton Welch retained ownership of the property until 1930, when the property was transferred to the Lewis Family who undertook further subdivisions.<sup>10</sup> Sited on a substantially reduced allotment at the corner of Adelaide and Strawberry Hill Roads, the Lewis Family retained ownership of the property until 1950.<sup>11</sup> Subsequent owners in the 20<sup>th</sup> Century include Leslie Good Williams (1950-1953), Joseph Basil Golding (1953-1956), the Talbot Family (1956-1966), the Shepherd Family (1966-1972), Robert Wright Diment (1972-1979), and the Hanson Family (1979-1986).<sup>12</sup>

As noted by the 1997 Survey, the property is associated with the well-known Welch Family of Victor Harbor in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. The dwelling appears to be the result of several development stages dating from approximately 1902 onwards. It is likely that the Lewis Family undertook considerable alterations during their ownership. The most significant owner of 4619 Victor Harbor Road, Hindmarsh Valley was Hamilton Welch (1857-1935). Hamilton Welch was the son of the prominent Boucher Welch of nearby 'Lincoln Farm' off Waterport Road. Hamilton's brother, Henry, owned nearby 'Corrumbene', Welch

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<sup>7</sup> Donovan and Associates, 1997, *Victor Harbor Heritage Survey*, VHT-RLR-19, pp. 352-4.

<sup>8</sup> CT 694/54

<sup>9</sup> CT 694/54

<sup>10</sup> CT 694/54;

<sup>11</sup> CT 860/104

<sup>12</sup> 1569/82; 2826/57; etc.



Road, Victor Harbor, while his sister Sarah resided at 'Wurrildee', Waterport Road, Victor Harbor. Like other family members, Hamilton was highly involved in community affairs in the district, being a chairman of the local Agricultural Society, captain of the Victor Harbor Rifle Club and chairman of directors of the local co-operative butter factory. Welch also had connections with military forces in South Australia and was involved in developing Currency Creek's copper fields.<sup>13</sup> Welch and his wife Augusta were married for 46 years and died within sixteen hours of each other in 1935.<sup>14</sup>

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## EXTENT OF LISTING

External form of dwelling, including:

- Overall roof form;
- Rendered chimneys
- Stone walls and rendered quoins and window surrounds;
- Limestone outbuilding excluding later metal clad addition

excluding:

- Rendered columns to front;
  - Later weatherboard gable infill cladding;
  - Paint finish to stone walls
  - Double garage / carport to rear
  - Picket fence
- 

## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-19, pp. 352-4.
  - CT 694/54; 860/104; 1569/82; 2826/57; etc.
  - Wife dies 16 hours after husband, *The Advertiser*, Wed 13 Mar 1935, p.20.
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<sup>13</sup> *Donovan and Associates, 1997, p.354.*

<sup>14</sup> *Wife dies 16 hours after husband, The Advertiser, Wed 13 Mar 1935, p.20.*

## SITE MAPPING



4619 Victor Harbor Road, Hindmarsh Valley. (SAPPA, 2023)

## RELEVANT IMAGES



Side elevation showing painted stonework, rendered chimney and timber detail to roof gable (GGA 2022)





*Stone Outbuilding (GGA 2022)*



*View from Strawberry Hill Road, showing dwelling, outbuilding, and later metal clad structures (GGA 2022)*



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**NAME:** 14 Esplanade, Victor Harbor - 'Abbotsmeade'

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c1903

**LOCATION:** 14 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5262 / 630, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*14 Esplanade, Victor Harbor (GGA, 2021)*

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**NAME:** 14 Esplanade, Victor Harbor - 'Abbotsmeade'

**PLACE NO:**

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### DESCRIPTION

Limestone Federation Queen Anne villa style dwelling with red brick dressings including decorative brick frieze under eaves. Hipped corrugated sheet metal roof with decorative gable over front bay window including timber fretwork. Stonework to front elevation (excluding projecting hipped roof section) has been lined; bluestone base course to perimeter of dwelling.

Stop chamfered timber verandah posts to front verandah with cast iron brackets. Eastern end of verandah has been removed to accommodate recent adjacent development (assumed this was previously a return verandah).

Vertically proportioned timber double hung sash windows, paired to front bay window.

Corrugated sheet metal clad projecting porch on western side with pointed arch head windows retaining clear leadlight (possibly relocated from another building).

Painted brick chimneys with stepped brick cappings; eastern chimney appears to have been modified.

Timber picket fence to front boundary and side returns, with rendered masonry fence to remainder of western boundary.

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### STATEMENT OF SIGNIFICANCE

An attractive and important local example of a Federation Queen Anne villa dwelling, likely architect designed and built for a member of a notable South Australian pastoral family, Herbert White Hughes.

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### RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates the early 20<sup>th</sup> century development of dwellings for notable South Australian families, being one of the early foreshore dwellings constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents early development of dwellings in the Victor Harbor locality, constructed for established families of Adelaide, particularly as a representative of the highly desirable beachfront addresses of the area.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is demonstrative of a broad, eclectic style of design and construction, relating to the progressive development of the region as holiday destination. It displays high design merit and elements of the local Victor Harbor 'vernacular' through use of local limestone, with decorative brick dressings and high quality workmanship, and is likely the work of notable architects, English and Soward.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.



(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

The construction date of this property falls outside the date range of the Thematic History, which specifically targeted the period between 1919 and 1949. However, this dwelling is still representative of a period of historic development predating the above. The development of the district between the 1890s and circa 1910 was characterised by the construction of numerous guest houses and of grand summer homes by wealthy South Australians.

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## BRIEF HISTORICAL BACKGROUND

14 Esplanade, Victor Harbor does not appear to have been assessed by any previous heritage survey. The place was identified within Donovan and Associates' 1997 Victor Harbor Heritage Survey's Summary of Heritage Places – Built Heritage list<sup>15</sup> though no assessment was provided.

The earliest identified Lands Title records relating to 14 Esplanade, Victor Harbor date to May 1903 when the site (including Allotments 29, 30 and 31 of Section 15 of the Hundred of Encounter Bay, laid out as Alexandra) was acquired by Herbert White Hughes, stockholder of Booyoolie Station near Gladstone.<sup>16</sup> Hughes had previously acquired an adjoining property at 6-8 Esplanade (now demolished) in 1898.<sup>17</sup> The sea frontage blocks acquired by Hughes in 1905 are understood to have been extremely valuable and were priced in April 1903 at an "extortionate" fee of £800.<sup>18</sup> It is understood that Hughes acquired these blocks to construct a new holiday home, though Hughes retained ownership of both Esplanade properties until his death in 1916.<sup>19</sup> While an exact construction date has not been identified, it is considered likely that the house was constructed shortly after Hughes' 1903 acquisition. Following Hughes' death, the property was acquired in 1917 by Adelaide merchant James Windmill Porter.<sup>20</sup> Between 1917 and 1951, the property was co-owned by members of the Porter, Verco, Angus, Newland, Cudmore, Jessop and Giles families; suggestive of ongoing usage as a popular holiday home between friends and family members.<sup>21</sup> Subsequent owners in the 20<sup>th</sup> Century include the Porter Family (1951-1962), the Bade Family (1962-1972), the Temple Family (1972-1975), and the Lamont Family (1975-1983).<sup>22</sup>

The residence is strongly attributed to leading South Australian architects English & Soward, who advertised building tenders for the 'Erection of a residence at Victor Harbor' in May 1903,<sup>23</sup> the same month as Hughes' land acquisition. English & Soward had previously undertaken extensive additions to the 'Hughes Park', Watervale residence of Hughes' relative Sir Walter Walton Hughes in 1887<sup>24</sup> and would later undertake additions to 'Booyoolie' homestead at Gladstone in 1904,<sup>25</sup> indicating an ongoing client relationship between the Hughes family and English & Soward during this period.

14 Esplanade, Victor Harbor is most strongly associated with its original owner Herbert White Hughes (1855-1916). Mr. Herbert White Hughes was a widely known pastoralist, and was the eldest son of the late Mr. Herbert Bristow Hughes, who held large pastoral interests in Australia. Born at Booyoolie, H. W.

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<sup>15</sup> Donovan and Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1 Overview, p. 85.

<sup>16</sup> CT 703/58

<sup>17</sup> CT 631/23

<sup>18</sup> *Port Victor, The Advertiser*, Wed 8 Apr 1903, p.6.

<sup>19</sup> CT 631/23; CT 703/58

<sup>20</sup> CT 703/58

<sup>21</sup> CT 703/58; 2078/171

<sup>22</sup> CT 703/58; 2078/171; 4263/150.

<sup>23</sup> *Tender, The Register*, Fri 29 May 1903, p10

<sup>24</sup> 'Additions to the residence at Hughes Park, Watervale' (*Tender, Northern Argus*, Fri 27 May 1887, p.2).

<sup>25</sup> *Additions and plumbing work at "Booyoolie," Gladstone (Tender, The Advertiser, Thu 28 Jul 1904, p2).*

Hughes was educated at St. Peter's College and Oxford. He left England in 1876 and returned to South Australia. Having gained valuable experience on his father's properties he took over the management of Booyoolie in 1880. At the time of his death he was a member of the directorate of Messrs. Bagot, Shakes, and Lewis.<sup>26</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Hipped and gabled roof form, including decorative gable with timber detailing, and brick chimneys with stepped capping detail;
- Limestone and brick wall finish, including bluestone plinth, decorative brick string course, quoins and dressings;
- Vertical proportioned timber sash windows,
- Simply detailed timber verandah including stop chamfered posts and decorative verandah brackets, slate verandah edge (note modifications to verandah have altered original configuration)
- Corrugated sheet metal clad porch to western side including gable roof, arch head paired leadlight windows, and bluestone plinth;

Excluded from listing:

- Rendered side fence and front picket fence;
  - Ramp and handrail to front verandah.
- 

## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, Vol. 1 Overview, p. 85.
  - 'Hughes, Herbert White (1855–1916)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/hughes-herbert-white-1247/text1313>, accessed 4 June 2023.
  - CT 631/23; 703/58; 2078/171; 4263/150.
  - Port Victor, The Advertiser, Wed 8 Apr 1903, p.6.
  - Tender, The Register, Fri 29 May 1903, p10
  - 'Additions to the residence at Hughes Park, Watervale' (Tender, Northern Argus, Fri 27 May 1887, p.2).
  - Additions and plumbing work at "Booyoolie," Gladstone (Tender, The Advertiser, Thu 28 Jul 1904, p2).
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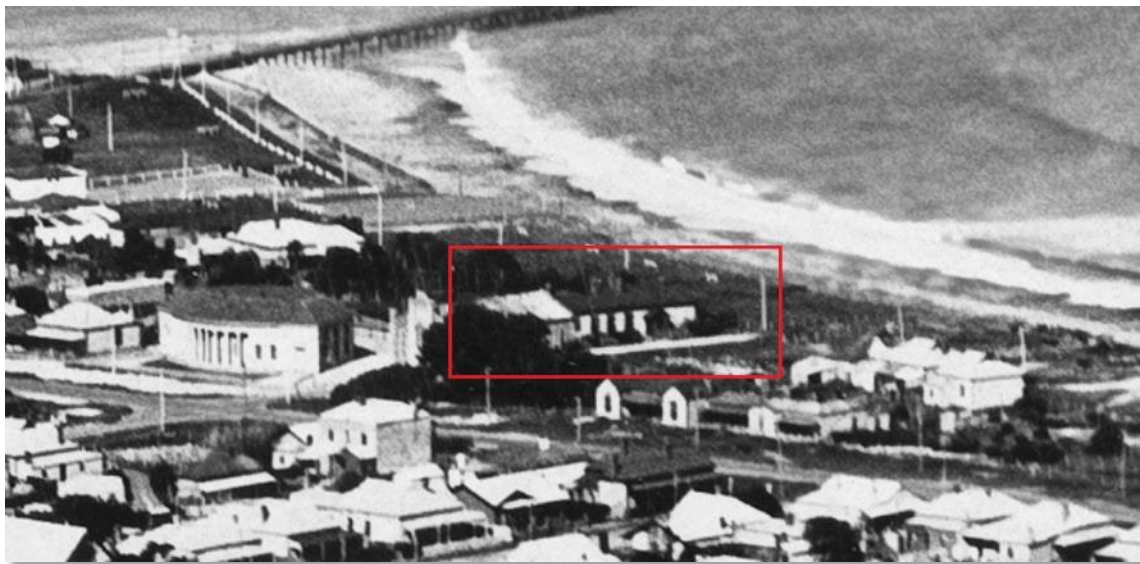
<sup>26</sup> 'Hughes, Herbert White (1855–1916)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/hughes-herbert-white-1247/text1313>, accessed 4 June 2023.

## SITE MAPPING



*14 Esplanade, Victor Harbor; (SAPPA, 2023)*

## HISTORICAL AND RELEVANT IMAGES



*c1928 aerial photo of Victor Harbor (SLSA B4964), 14 Esplanade indicated in red box*





*Limestone walling, brick quoins and decorative brick string course under eaves (GGA, 2023)*



*Side wall showing red brick window dressings and painted chimneys; later fence (GGA, 2023)*



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**NAME:** 26 Seaview Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling/School

**DATE(S) OF CONSTRUCTION:** c. 1924

**LOCATION:** 26 Seaview Road, Victor Harbor

**LAND DESCRIPTION:** CT 5975 / 988, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*26 Seaview Road, Victor Harbor (GGA, 2022)*



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**NAME:** 26 Seaview Road, Victor Harbor

**PLACE NO:**

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### DESCRIPTION

Inter-War Bungalow dwelling with red brick walls and roughcast rendered plinth, smooth rendered concrete pillar bases with paired timber posts over. Verandah to front returns to north west side with verandah incorporated under main roof form. Brick and roughcast render verandah balustrade with smooth rendered piers supporting timber posts either paired or grouped in three to corner posts.

Corrugated sheet metal cladding to hipped roof with wide eaves and 'd' profile gutters. Small skillion roof to rear brick addition.

Gable ends lined with lightweight cladding and simple timber vertical battens. Roughcast tapered rendered chimneys with smooth render capping detail.

Multi pane timber casement windows with highlight panes and painted concrete lintels.

Concrete verandah floor. Lightweight connecting link to adjacent dwelling at rear.

Low metal wire fence with metal sheet gates and return side fence with generally open gardens.

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### STATEMENT OF SIGNIFICANCE

This intact example of a mid 1920s Inter-War bungalow demonstrates the development of Inter-War dwellings in the Victor Harbor area; and from early in its existence operated as the Coolock Catholic School, until the 1960s.

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### RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates the development of Inter-War dwellings in the Victor Harbor area; in addition, from early in its existence it operated as the Coolock Catholic School, until the 1960s

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents the approach to religious supported education at the time, whereby the Catholic Church purchased the dwelling for the purpose of creating a school for primary school students

(c) it has played an important part in the lives of local residents; or

Whilst the building was an important part of the lives of students who attended the Coolock School, it has been closed for many decades and is not considered to be sufficiently recognised by the community (notwithstanding the specific members of the community who arranged for the historic plaque). Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – as an intact bungalow style dwelling, it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the Victor Harbor township during the Inter War period.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

2.3 Society, religion and commerce (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

26 Seaview Road, Victor Harbor does not appear to have been assessed by any previous heritage survey. The place was identified within Donovan and Associates' 1997 Victor Harbor Heritage Survey's Summary of Heritage Places – Built Heritage list<sup>27</sup> though no assessment was provided.

The earliest identified Lands Title records relating to 26 Seaview Road, Victor Harbor date to December 1913 when the site (comprising Allotments 9 & 10 of Section 17 of the Hundred of Encounter Bay, laid out as Mount Breckan Estate) was acquired by Harriet Cooper Warland, married woman of Mount Lofty.<sup>28</sup> A mortgage was subsequently registered by Warland in October 1920. In June 1922, Warland transferred the property to Charles Hoffmann, carpenter of Victor Harbor. Hoffmann registered a mortgage on the property on the same day, discharged by April 1924 with a second mortgage placed at this time.<sup>29</sup> It is understood that Hoffmann was responsible for constructing (and probably designing) the residence at around this period.

In September 1929 the property was transferred to Convent of Mercy Adelaide Incorporated of Angas Street, Adelaide.<sup>30</sup> It is understood that the property was purchased at this time for the provision of day school with provision for music teaching and with subsequent plans to establish a boarding school.<sup>31</sup> An article in the Southern Cross newspaper effectively describes the events leading up to the building purchase:

*The need of Catholic education in that happy locality (Victor Harbor) has been a long-felt want, but as the Catholic community is small and the Church debt (nearby St Joan of Arc's) considerable...that portion of the parish was not in a position to acquire accommodation for the Sisters. However, an opportunity occurred of purchasing a well built residence next to the Church, and the Sisters of Mercy, Angas Street, have secured the property to establish a private school, and bring the blessing of their influence and education to bear on the spiritual and social life of Victor Harbor.*<sup>32</sup>

Building tenders for modifications were advertised in October 1929.<sup>33</sup> The new school, named "Coolock," was officially opened by the Archbishop of Adelaide Dr. R. W. Spence on Monday January 20<sup>th</sup> 1930 before a large crowd of local residents.<sup>34</sup> It is understood that the school closed in 1967 though Sisters travelled to Victor Harbor to teach children Sunday catechism and to visit parents.<sup>35</sup> After 1967 the place returned to use as a private dwelling.

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<sup>27</sup> Donovan and Associates, 1997, Victor Harbor Heritage Survey, Vol. 1 Overview, p. 88.

<sup>28</sup> CT 980/80

<sup>29</sup> CT 1321/67

<sup>30</sup> CT 1321/67

<sup>31</sup> New School for Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 30 Aug 1929, p3.

<sup>32</sup> Victor Harbor, Southern Cross, Fri 30 Aug 1929, p.17.

<sup>33</sup> Of Interest to Builders, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 4 Oct 1929, p.2.

<sup>34</sup> New Convent of Mercy, Victor Harbour, Southern Cross, Fri 24 Jan 1930, p.7.

<sup>35</sup> Celebrations at St Joan of Arc's, Victor Harbour Times, Wed 20 Feb 1980, p.10.

A commemorative plaque is now installed in front of the house which reads as follows:

*This house was originally built and owned by Mr Charlie Hoffman who sold the property to the Catholic Sisters of Mercy to become the Mercy Convent.*

*On January 28<sup>th</sup> 1930, this site commenced as Coolock Catholic School for primary school aged students and conducted by the Mercy Sisters. Miss Katie Dillon was the first pupil enrolled along with 26 other students. In 1940 an adjacent house to the right (south east) of this property was purchased to expand the school and to provide a facility for boarding students from outlying areas. Other buildings were added at the rear to provide additional classrooms but these were demolished in 1995.*

*The name 'Coolock' derives from Dublin, Ireland, and was the home of the foundress of the Mercy Sisters, Mother Mary McAuley. The school continued to operate until the end of 1967 when it closed through lack of teachers.*

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## EXTENT OF LISTING

External form and materials of the bungalow, including:

- Gable roof form including wide eaves overhangs, batted gable ends, roughcast rendered chimneys;
- Face brick walls with rendered lintels, and rendered plinth;
- timber casement windows, timber doors with sidelight windows;
- Brick and rendered verandah balustrade with simple paired timber posts;
- Concrete verandah floor.

Excluded from listing:

- Front chain link fence and side metal panel fence and gate;
- Lightweight clad rear link to number 28.

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## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, Vol. 1 Overview, p. 88.
  - CT 980/80; CT 1321/671 etc.
  - New School for Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 30 Aug 1929, p3.
  - Victor Harbor, Southern Cross, Fri 30 Aug 1929, p.17.
  - Of Interest to Builders, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 4 Oct 1929, p.2.
  - New Convent of Mercy, Victor Harbour, Southern Cross, Fri 24 Jan 1930, p.7.
  - Celebrations at St Joan of Arc's, Victor Harbour Times, Wed 20 Feb 1980, p.10.
  - <https://www.realestate.com.au/property/26-seaview-rd-victor-harbor-sa-5211>, accessed 5/6/2023
  - Plaque at front of property
-

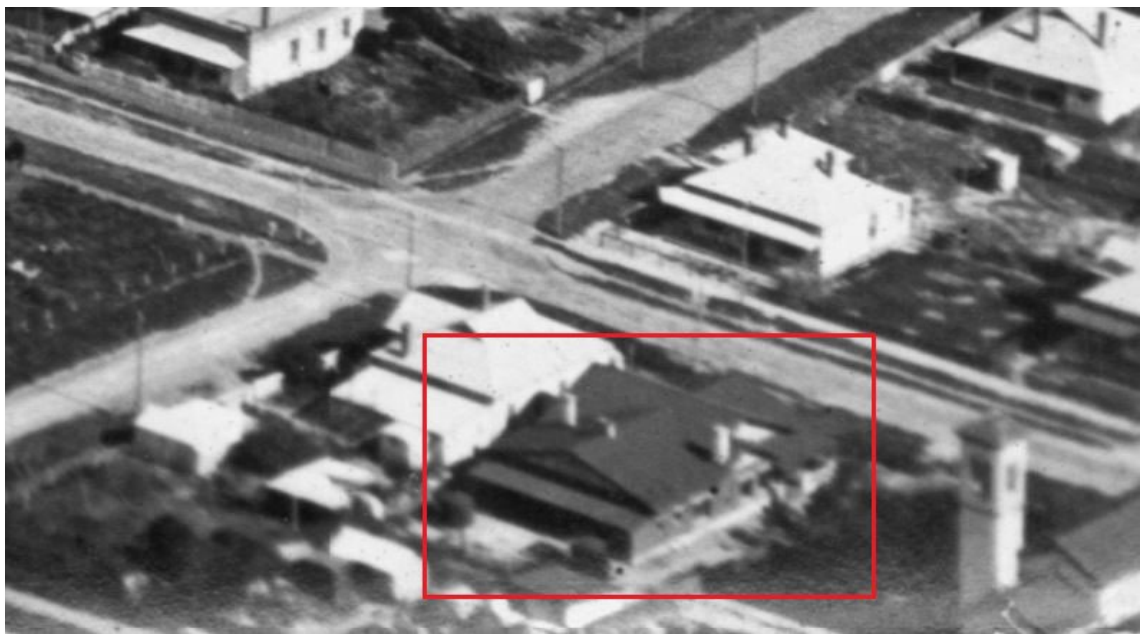
## SITE MAPPING



26 Seaview Road, Victor Harbor (SAPPA, 2023)

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## HISTORICAL AND RELEVANT IMAGES

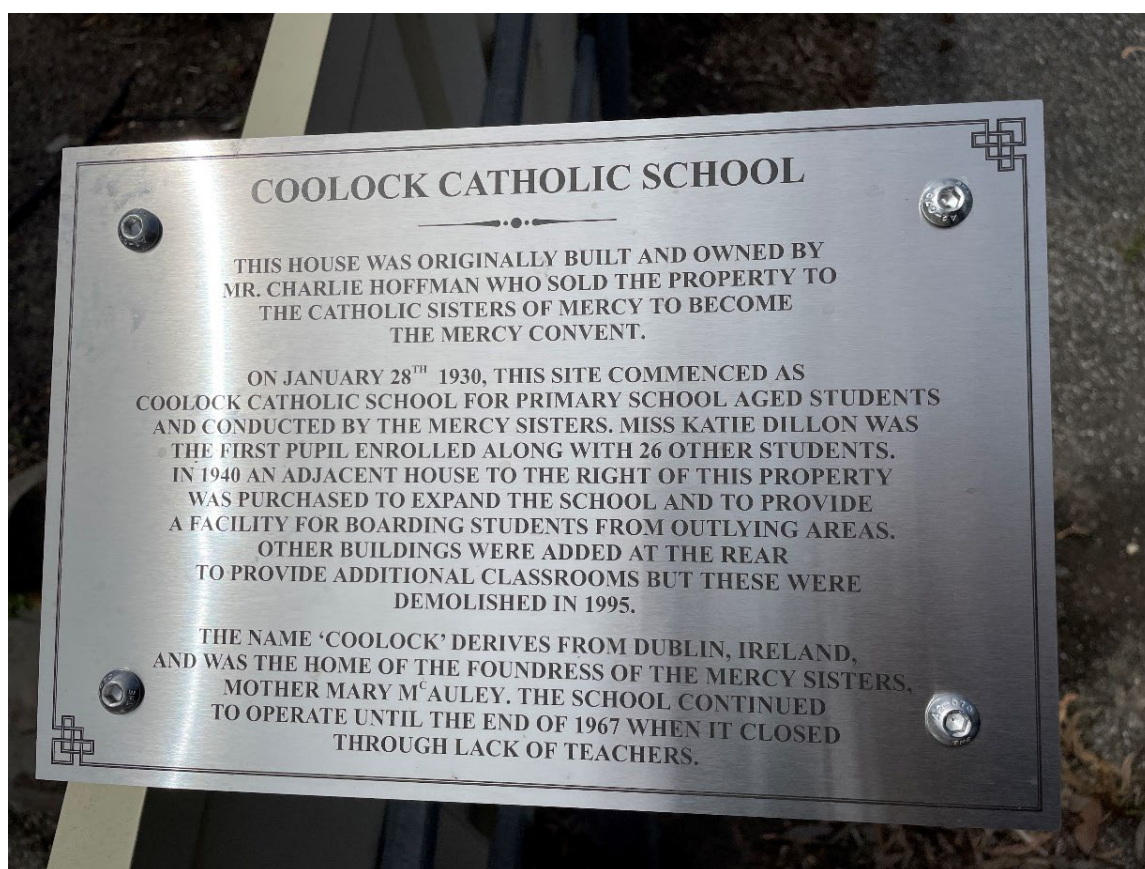


*c1928 aerial photo of Victor Harbor (SLSA B8697), 26 Seaview Road indicated in red box*





*OLD TIMES: Frank Reed, Richard Edwards and Colleen Pearsons by the plaque recognising the Catholic Church that closed in 1967. Photo: Michael Simmons. (Fleurieu Sun)*



*Coolock Catholic School information plaque (GGA, 2022)*





*Rear of dwelling showing skillion roof section (GGA, 2022)*



*Verandah detail showing paired timber columns on rendered bases, brick infill to verandah wall (GGA, 2022)*





*Verandah detail showing rendered and brick plinth, multi-pane timber windows with rendered lintel beyond (GGA, 2022)*



*26 Seaview Road, Victor Harbor with Catholic Church adjacent (GGA, 2022)*

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**NAME:** 46-48 Cornhill Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c1925

**LOCATION:** 46 – 48 Cornhill Road, Victor Harbor

**LAND DESCRIPTION:** CT 5906 / 297, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*46 – 48 Cornhill Road, Victor Harbor (GGA, 2021)*



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**NAME:**           **46 – 48 Cornhill Road, Victor Harbor**

**PLACE NO:**

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### **DESCRIPTION**

Limestone Inter-War Californian bungalow with lower storey cut into the slope. Gabled roof forms comprising large projecting gables with timber batten and horizontal weatherboard detailing. Simple rendered chimneys with projecting capping,

Shallower pitch verandah to north east side supported on rendered square post bases topped with circular, tapered concrete columns.

Rendered quoins and dressings to limestone walls with rendered window sills. Various window types including timber sash, projecting bay window with timber framed windows.

Later timber paling fence with wrought iron gate supported on rendered gate pillars.

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### **STATEMENT OF SIGNIFICANCE**

46-48 Cornhill Road, Victor Harbor is a prominent local example of an Inter-War Californian Bungalow dwelling. The dwelling is most strongly associated with its original owner, Norman Jackson (1876-1942). Born in Manchester, England, Jackson emigrated to South Australia with his parents and attended Prince Alfred College. A successful businessman, Jackson was senior partner of the South Australian Paper Bag Co. and a director of Motors Limited and Mercantile Mutual Insurance Co. Described as a respected citizen esteemed by the Adelaide population, Jackson was associated with the town of Victor Harbor for over 30 years where he owned considerable property. A well-known charitable figure in Victor Harbor, Jackson is known to have financially supported the District Hospital, the New Year's Day and Victor Harbor Sports committees, in addition to the fire brigade and surf life saving club among other local organisations.

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### **RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)**

The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being a high quality and intact Inter-War period dwelling constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide and later became established identities in the Victor Harbor region.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction throughout the Inter War period, relating to the progressive development of the region as a holiday town.

(e) it is associated with a notable local personality or event; or

Criterion E applies – as the dwelling of notable local identity Norman Jackson. Jackson was associated with the town of Victor Harbor for over 30 years where he owned considerable property. A well-known charitable figure in Victor Harbor, Jackson is known to have financially supported the District Hospital, the

New Year's Day and Victor Harbor Sports committees, in addition to the fire brigade and live-saving club, among other local organisations.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

46-48 Cornhill Road, Victor Harbor was initially surveyed as part of Donovan and Associates' 1997 Victor Harbor Heritage Survey. Providing brief historical details, the 1997 Survey outlined the building's architectural significance and its early association with original owner manufacturer Norman Jackson. The 1997 Survey recommended Local heritage listing against criteria d) and e) of Section 23(4) of the *Development Act 1993*<sup>36</sup>, though Local heritage listing did not subsequently occur.

The earliest identified Lands Title records relating to 46-48 Cornhill Road, Victor Harbor date to September 1925 when the site (a portion of Section 17, Hundred of Encounter Bay) was acquired by Norman Jackson, manufacturer of Adelaide.<sup>37</sup> Then residing at Tusmore House, Tusmore Park, it is understood that the Jackson Family were frequent visitors to Victor Harbor during this period<sup>38</sup> having purchased a 'modern bungalow'<sup>39,40</sup> dwelling at 56 Cornhill Road, likely designed and built by local builder and contractor James C. L. Tardrew, in 1923.<sup>41</sup> By December 1926, local newspapers recorded that the Jackson Family's earlier residence was for sale, having constructed their 'larger seaside residence adjoining' at the site of 46-48 Cornhill Road, Victor Harbor.<sup>42</sup> This dwelling was owned by Jackson until his death in 1942, though the Jackson Family retained the property until 1954.<sup>43</sup> Subsequent owners in the 20<sup>th</sup> Century included the George Family (1954-1960), Lurline Norma Bateman (1960-1970), the Gerhardy Family (1970-1974), the Thorpe Family (1974-1984) and the Proud Family (1984>).<sup>44</sup> Much of the original extensive allotment was subdivided during the later decades of the 20<sup>th</sup> Century.

It was likely designed and constructed by a local builder rather than a leading architect of the period (possibly by contractor James C. L. Tardrew, attributed builder of the Jackson Family's earlier residence).<sup>45</sup>

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<sup>36</sup> Donovan and Associates, 1997, *Victor Harbor Heritage Survey*, VHT-RLR-14, pp. 276-277.

<sup>37</sup> CT 1392/45

<sup>38</sup> *The Social Round, The Register*, Sat 12 Apr 1924, p.7

<sup>39</sup> *Catalogue of Freehold Property, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 10 Dec 1926, p.3.

<sup>40</sup> *Victor Harbor & Port Elliot, Important Property Auction, The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser*, Fri 17 Dec 1926, p.5.

<sup>41</sup> CT 1235/132

<sup>42</sup> *Victor Harbor & Port Elliot*, 1926, p.5.

<sup>43</sup> CT 1392/45

<sup>44</sup> CT 1392/45; 2334/60; 3912/169; 4279/602.

<sup>45</sup> Late Mr Norman Jackson, *Victor Harbor Times*, Fri 23 Oct 1942, p.3.



## EXTENT OF LISTING

External form and materials of Bungalow dwelling, including:

- Gable roof form including projecting gables with timber and weatherboard detailing, gable ventilators, and rendered chimney;
- Verandah form including roof, circular columns and square rendered post bases;
- Limestone and rendered wall finish including quoins and dressings;
- Vertical timber double hung windows, as well as feature bay window;

Excluded from listing:

- Later lightweight infill portion to south east corner of dwelling;
- Later covered pergola over garage;
- Front fence and gates.

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## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-14, pp. 276-277.
  - CT 1392/45; 2334/60; 3912/169; 4279/602.
  - The Social Round, The Register, Sat 12 Apr 1924, p.7
  - Catalogue of Freehold Property, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 10 Dec 1926, p.3.
  - Victor Harbor & Port Elliot, Important Property Auction, The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, Fri 17 Dec 1926, p.5.
  - Late Mr Norman Jackson, Victor Harbor Times, Fri 23 Oct 1942, p.3.
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## SITE MAPPING



*46 – 48 Cornhill Road, Victor Harbor; (SAPPA, 2023)*

## RELEVANT IMAGES



*46-48 Cornhill Road, showing infill porch, later gates and fence (GGA, 2022)*





*46-48 Cornhill Road, face stone with rendered quoins and dressings (GGA, 2022)*



*46-48 Cornhill Road, later additions to rear (GGA, 2022)*



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**NAME:** 17-19 Albert Place, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Restaurant

**FORMER USE:** Bakery & Tea Rooms

**DATE(S) OF CONSTRUCTION:** 1916; extensions 1922

**LOCATION:** 17-19 Albert Place, Victor Harbor  
formerly 17 Albert Place, Victor Harbor

**LAND DESCRIPTION:** CT 5416/196, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil (has been previously recommended)

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*17-19 Albert Place, Victor Harbor (GGA, 2022)*



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**NAME:** 17-19 Albert Place, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Two storey, to the front limestone commercial property with red brick quoins, headers and sills. The rear of the property is single storey. The ground floor street frontage has been rendered, painted and finished with wall tiles. The parapet is painted render finish, articulated at either end with simplistic balusters and finished through the middle with a capping band.

Roof form is hipped, constructed of corrugated metal sheeting, which sits behind the front façade parapet. The roof to the single storey section of the property is also hipped, of corrugated metal sheeting.

A chimney to the rear southern section of the two storey building remains, and is finished in unpainted render.

The two storey verandah extends the full width of the façade, protecting a large extent of the footpath. The verandah is supported by 5 square timber columns, with simple timber corner post brackets. The timber balustrade to the first floor is covered with signage. The roof form of the verandah presents as a gable, facing the street, to each end, connected by a flat pitch roof, all constructed of corrugated metal sheeting. The side infills of the verandah roof are finished with timber detailing and rough pebble dash. Soffit lining to the underside of the verandah is a painted detailed batten and board. Material retractable shade awnings further extend over the footpath, and roller shade blinds are installed to the internal face of the first floor verandah.

The ground floor façade is broken into two timber shop fronts, with double glazed doors, sidelights either side leadlight transoms over. The shop fronts are separated by a masonry, tiled pier. First floor has timber double hung sash windows and central single timber door with leadlight sidelights either side.

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## STATEMENT OF SIGNIFICANCE

17-19 Albert Place displays themes of historical, social and economic value to the Victor Harbor area, being a commercial premises that has operated in the same location since 1916, and demonstrating the expansion and renovations of the 1920s that characterise the increasing popularity of Victor Harbor at that time. The premises have operated as some form of hospitality venue since construction in 1916.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion a) is met; 17-19 Albert Place displays themes of historical, social and economic value to the Victor Harbor area, being a commercial premises that has operated in the same location since 1916, and demonstrating the expansion and renovations of the 1920s that characterise the increasing popularity of Victor Harbor at that time.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion b) is not met

- (c) it has played an important part in the lives of local residents; or

Criterion c) is met; the premises at 17-19 Albert Place are a popular and longstanding meeting place that have continued operation since opening in 1916.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion d) is met; the premises are a good example of an earlier building, renovated and expanded to meet the expanding needs of the 1920s in a contemporary style.

(e) it is associated with a notable local personality or event; or

Criterion e) is not met; whilst its association with the Sedunary family is longstanding, it has since been operated by a number of other owners and lessees, and the association with the Sedunary name relates to a period which came to an end in the 1960s.

(f) it is a notable landmark in the area; or

Criterion f) is not met; whilst the premises are well known and recognised in the centre of Victor Harbor, they are not physically

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion g) does not apply.

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## RELEVANT HISTORIC THEME

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.1 Town planning and development (1912-1918)

1.2 Township infrastructure, amenities and services (1912-1918)

**THEME 2 –** Victor Harbor after the First World War (1919-1929)

2.1 Town planning and development (1919-1929)

2.2 Township infrastructure, amenities and services (1919-1929)

The original construction date of the building relates to Theme 1, with the 1920s renovations and façade upgrades relating to Theme 2.

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## BRIEF HISTORICAL BACKGROUND

17-19 Albert Place was initially surveyed as part of Heritage Investigations & Consultants Pty Ltd's 1985 Heritage Survey of the Fleurieu Peninsula, D.C. Victor Harbor. Then described as an integral part of Victor Harbor's service industry and an indispensable part of the town's commercial district's core heritage, the 1985 Survey recommended that the building should be State heritage listed<sup>46</sup>, though State heritage listing did not subsequently occur. 17-19 Albert Place was again surveyed by Donovan and Associates' 1997 Victor Harbor Heritage Survey. Providing brief historical details, the 1997 Survey outlined the building's early association with the Sedunary Family and its history as a popular local bakery. The 1997 Survey recommended Local heritage listing against criteria a) and c) of Section 23(4) of the *Development Act 1993*<sup>47</sup>, though Local heritage listing did not subsequently occur. 17-19 Albert Place, Victor Harbor was again assessed by the City of Victor Harbor's 2001 Local Heritage Register. Incorporating the 1997 historical overview, the 2001 Register again recommended Local heritage listing against criterion a) of Section 23(4) of the *Development Act 1993*<sup>48</sup>, though Local heritage listing did not subsequently occur.

The earliest identified Lands Title records relating to 17-19 Albert Place, Victor Harbor date to September 1914 when the site (part of Allotments 9 and 10 of Section 15, laid out as Alexandra, Hundred of Encounter Bay) was acquired by Joseph Edward Sedunary, baker of Victor Harbor.<sup>49</sup> The 1997 Heritage Survey identified that the building at 17-19 Albert Place dated to an earlier period (ie. early 1900s) though a

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<sup>46</sup> *Heritage Investigations & Consultants Pty Ltd, 1985, Heritage Survey of the Fleurieu Peninsula, D. C. Victor Harbor, Item Ref. No. 102, p.20.*

<sup>47</sup> *Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-19, pp. 225-227.*

<sup>48</sup> *City of Victor Harbor, 2001, Local Heritage Register, Item No.31, pp.1-3.*

<sup>49</sup> *CT 1008/124*

specific date has not been identified.<sup>50</sup> Details of an earlier building on the site before Sedunary's occupancy have not been determined, as no earlier Lands Title records have been identified. The first record of a building on the site dates to November 1916 when J. E. Sedunary's bakery premises were described as nearing completion. As Sedunary was described as having leased another building nearby, it is presumed that a new building was constructed on the site at this time. An extended article in the Victor Harbor Times and Encounter Bay and Lower Murray Pilot newspaper describes Sedunary's new premises as follows:

*AN ENTERPRISING BAKER.*

*Mr. J. E. Sedunary, who has been in business for about six years in this town as a baker and caterer, and occupying the old shop in Victoria Street owned by Mr Dennis has on account of the expiration of his lease, built a fine shop and residence on Albert Place, Victor Harbor. The building is not yet quite complete, but when finished it will be one of the most up-to-date, attractive looking and convenient buildings of its class in the State. The bakehouse, which has been in use for some little time now, is most conveniently situated, and is equipped with one of the latest ovens of a holding capacity of 420 loaves in one batch, while everything that can be desired or is necessary in a bakery finds place in the room, which is airy, light and healthy.*

*The shop, when completed, will be one of the best-looking buildings in the district and will be fitted out in the most modern and up-to-date style, while two elaborately arranged refreshment rooms will be attached. These rooms are to be furnished with a view to the comfort of patrons, and are nice and large.*

*The combined business will be run as a bakery and café, where the wants of the most fastidious eater will be catered for, and patrons will be able to have refreshments either in one of the well-appointed rooms above referred to, or have their "Snack" from the balcony, which is to be used for that purposes also and from where a capital view can be obtained. Mr Sedunary's aim right from the start has been to building a property which will not only be up-to-date for a few years, but one which will hold its own as far as appearance and convenience are concerned for many years, allowing for the expansion of the town and district's requirements in the catering business. We congratulate Mr Sedunary on his enterprise (and we feel sure we have the support of the people in the matter) and we hope that the public will accord him well deserved support as soon as he is ready to open his new premises, which time we are given to understand, is not very far off.<sup>51</sup>*

J. E. Sedunary's bakery and tearooms were formally opened on Saturday 16 December 1916 at an event attended by a large crowd and by the Victor Harbor Town Band.<sup>52</sup> From this time, Sedunary's Bakery and Tearooms were a popular local eatery and meeting-place. The success of this business allowed for further expansion, and in September 1922 J. E. Sedunary acquired and expanded the family business onto the adjoining allotment (part Allotment 10 and 11).<sup>53</sup> In 1928, the property was leased to Sedunary's son Alfred Lyall Sedunary after his father's retirement; Alfred Lyall would later become owner in 1939 following the death of J. E. Sedunary's wife in 1938.<sup>54</sup> The Sedunary Family ran the bakery and tearooms until 1963 when the site was transferred to Lovell's Wheatsheaf Bakery Limited.<sup>55</sup> Subsequent owners include Tony's Fruit Palace Pty Ltd (1987-1991) and Neline Pty Ltd (1991>).<sup>56</sup> Since 1974 the building has been known locally as 'Nino's Pizza Place' (now 'Nino's').

17-19 Albert Place, Victor Harbor is most strongly associated with the Sedunary Family, a prominent local family in Victor Harbor in the early 20<sup>th</sup> Century. The building is specifically associated with the life and

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<sup>50</sup> Donovan and Associates, 1997, p. 226.

<sup>51</sup> *An Enterprising Baker*, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 17 Nov 1916, p.3.

<sup>52</sup> *Sedunary's Bakery and Tea Rooms*, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 22 Dec 1916, p.3.

<sup>53</sup> CT 1251/175.

<sup>54</sup> *Obituary*, Victor Harbor Times, Fri 31 Aug 1951, p.3.

<sup>55</sup> CT 1008/124; CT 1251/175.

<sup>56</sup> CT 3199/107; 4384/114.

work of Joseph Edward Sedunary (1868-1951), a prominent Victor Harbor citizen during his lifetime. Born in Port Adelaide, Sedunary came to Victor Harbor as a young man and established a bakery business and was described as having taken great interest in town affairs and was closely associated with the municipal band for many years. Sedunary retired in 1928 and upon the death of his wife in 1938 left Victor Harbor and resided at Brighton, Victoria until his death. J. E. Sedunary's remains are interred at the Victor Harbor Cemetery.<sup>57</sup>

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## EXTENT OF LISTING

Two storey form of commercial premises, including:

- Masonry parapet;
- Upper verandah roof form with gable details to end two bays;
- Timber verandah posts with timber bracket detailing;
- Battened plaster verandah ceiling;
- ground floor shopfronts including leadlight panels, symmetrical door and window configuration;
- unpainted tile detailing
- 

Excluded from the listing:

- Fabric awnings;
  - Infill signage to upper floor verandah
- 

## REFERENCES

- Heritage Investigations & Consultants Pty Ltd, 1985, Heritage Survey of the Fleurieu Peninsula, D. C. Victor Harbor, Item Ref. No. 102, p.20.
  - Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-19, pp. 225-227.
  - City of Victor Harbor, 2001, Local Heritage Register, Item No.31, pp.1-3.
  - CTs CT 1008/124; 1251/175; 3199/107; 4384/114; etc.
  - An Enterprising Baker, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 17 Nov 1916, p.3.
  - Sedunary's Bakery and Tea Rooms, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 22 Dec 1916, p.3.
  - Obituary, Victor Harbor Times, Fri 31 Aug 1951, p.3.
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<sup>57</sup> Obituary, Victor Harbor Times, Fri 31 Aug 1951, p.3.



## SITE MAPPING



*17-19 Albert Place, Victor Harbor (SAPPA, 2023)*

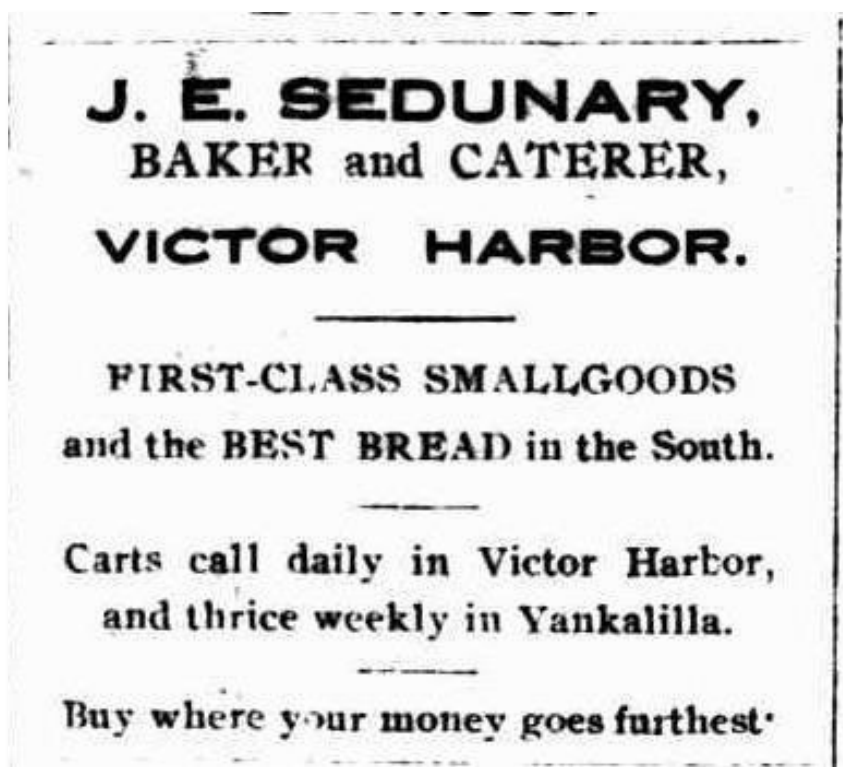
## HISTORICAL AND RELEVANT IMAGES



*1928 - Magnified portion of Aerial View of Victor Harbor, looking north. (SLSA B 4960 aerial view Victor Harbor, 1928)*



c. 2001 – 'Nino's' (SLSA B71393-13)



Advertisement from *The Victor Harbor Times*, Vol 1, No.0 23/08/1912, page 1





Ground Floor shopfronts with leadlight highlight windows, tiled sill detail (GGA, 2022)



Verandah detail with timber brackets and end gable detail, masonry parapet behind (GGA 2022)

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**NAME:** 13 Flinders Parade, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling, previously known as 'Garden View'

**DATE(S) OF CONSTRUCTION:** 1910-23

**LOCATION:** 13 Flinders Parade, Victor Harbor  
formerly 12 Flinders Parade, Victor Harbor

**LAND DESCRIPTION:** CT 5921/379, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Recommended for designation as a Local Heritage Place



*13 Flinders Parade (GGA, 2022)*



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**NAME:** 13 Flinders Place, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Federation Queen Anne style, two storey limestone townhouse with pressed red brick quoins, headers, sills, plinth and porch with lightweight cladding to rear southern corner, under main roof.

Roof form presents as a gable to the street, and a dutch gable to the rear, constructed of corrugated galvanised metal sheeting.

A chimney to the rear northern section of the building is constructed of pressed red bricks, detailed at the top with stepped profiled bricks and finished with two metal 'pots'.

The porch is constructed of pressed red brick at ground level, and extends up to window sill height level at the first floor, capped in a rendered brick band. The porch street frontage is enclosed with 3 arched, window height openings, connected by a rendered brick sill, and arched full height opening to south. The gable roof of the main structure extends over the porch, supported by 4 square timber columns, with simple timber corner post brackets, on 5 course brick piers. The gable end is finished with timber detailing and rough pebble dash finish. Tessellated tile finish to porch entry, timber profiled board soffit linings and ironwork infill to arch openings.

Solid timber front door with sidelights either side and transom window. Windows are timber double hung sash.

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## STATEMENT OF SIGNIFICANCE

With its current appearance dating from the early 20<sup>th</sup> century, 13 Flinders Parade, Victor Harbor presents as a fine local example of the Federation Queen Anne style. A c.1928 aerial photograph indicates that the dwelling's distinctive ground floor arched brick verandah was constructed by this time.

The dwelling is associated with Richard Lawson, a lighterman operating barges for loading and unloading ships. Described as a well-known local resident during his lifetime, Lawson Street, Victor Harbor was later named after him. It is also associated with Norman William Whiting who arrived in Victor Harbor in approximately 1909 and became an important local figure. He was one of the first members of the local corporation and was at one time Mayor of Victor Harbor. A well-known and respected local citizen, Whiting was associated with St Augustine's Church, the Victor Harbor Bowling Club and other local organisations.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

The dwelling displays historical themes of importance to Victor Harbor as a good example of foreshore development in the early 20<sup>th</sup> century

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion b does not apply.

- (c) it has played an important part in the lives of local residents; or

Criterion c does not apply.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

The dwelling presents as a fine local example of the Federation Queen Anne style

(e) it is associated with a notable local personality or event; or

The dwelling is associated with Richard Lawson, a lighterman operating barges for loading and unloading ships. Described as a well-known local resident during his lifetime, Lawson Street, Victor Harbor was later named after him. It is also associated with Norman William Whiting who arrived in Victor Harbor in approximately 1909 and became an important local figure. He was one of the first members of the local corporation and was at one time Mayor of Victor Harbor

(f) it is a notable landmark in the area; or

Criterion f does not apply.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion g does not apply.

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## RELEVANT HISTORIC THEME

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.3 Dwellings and accommodation (1912-1918)

**THEME 2 –** Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

The original construction date of this building just predates the scope of Theme 1, however subsequent alterations to the dwelling relate to the increase in activity relating to residential development after the First World War.

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## BRIEF HISTORICAL BACKGROUND

13 Flinders Parade, Victor Harbor was initially identified and assessed within Donovan and Associates' 1997 Victor Harbor Heritage Survey. Then identified as '12 Flinders Parade', the 1997 Survey providing brief historical details and recommended Local heritage listing against criteria a) and b) of Section 23(4) of the *Development Act 1993*<sup>58</sup>, though Local heritage listing did not subsequently occur.

The earliest identified Lands Title records relating to 13 Flinders Parade, Victor Harbor date to September 1869 when the site (including Allotment 12 of Section 16 of the Hundred of Encounter Bay, laid out as the Township of Port Victor) was acquired by Richard Thomas Lawson, labourer of Victor Harbor.<sup>59</sup> As noted by the 1997 Survey, the property had been previously owned by James Long, where a stone cottage rated at £12 had been constructed on the site between 1862 and 1865.<sup>60</sup> Lawson owned the property until his death in 1909<sup>61</sup> and registered several mortgages in 1869, 1870 and 1907 that may relate to construction works. The property was leased from 1883.<sup>62</sup> The property was inherited by Julia Bertha Ludlow after Lawson's death, with ownership then transferring, in January 1910, to Norman William Whiting, accountant of Victor Harbor.<sup>63</sup> Whiting retained ownership until his death in 1923, at which point the property was held

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<sup>58</sup> Donovan and Associates, 1997, *Victor Harbor Heritage Survey*, VHT-RLR-19, pp. 186-188.

<sup>59</sup> CT 134/135

<sup>60</sup> Donovan and Associates, 1997, p. 187

<sup>61</sup> *Family Notices, The Advertiser*, Sat 17 Apr 1909, p. 8.

<sup>62</sup> CT 134/135

<sup>63</sup> CT 134/135

in a trustee account until 1953.<sup>64</sup> The property was subsequently acquired by Patrick Joseph Madigan, kiosk proprietor of Victor Harbor, in 1953 who placed several mortgages in 1954 and 1956 before selling the property in 1957. Subsequent owners in the 20<sup>th</sup> century included Rhonda Annie Young & Violet Ruth Dall (1957-1973), and Doris Muriel Hill (1973-1977)

Despite a relatively-well documented mid-19<sup>th</sup> century history, most surviving heritage fabric now relating to 13 Flinders Parade, Victor Harbor, appears to date from the early 20<sup>th</sup> century, presenting as a local good example of Federation Queen Anne architecture. The current dwelling was possibly constructed by Richard Thomas Lawson between 1907-09 but was more likely constructed by Norman William Whiting between 1910 and 1923. A c.1928 aerial photograph indicates that the dwelling's distinctive ground floor arched brick verandah was constructed by this time.

The most significant owners of 13 Flinders Parade, Victor Harbor are Richard Thomas Lawson (1837-1909) and Norman William Whiting (?-1923). Lawson emigrated to South Australia in 1838 aboard the ship *Cleveland*.<sup>65</sup> During his residency in Victor Harbor, Lawson was a lighterman operating barges for loading and unloading ships.<sup>66</sup> Described as a well-known local resident during his lifetime, Lawson Street, Victor Harbor was later named after him.<sup>67</sup> Norman William Whiting arrived in Victor Harbor in approximately 1909 and became an important local figure. He was one of the first members of the local corporation and was at one time Mayor of Victor Harbor. A well-known and respected local citizen, Whiting was associated with St Augustine's Church, the Victor Harbor Bowling Club and other local organisations.<sup>68</sup>

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## EXTENT OF LISTING

Two storey form of dwelling, including:

- Gable roof form with timber fretwork detailing;
- Face limestone walling and brick detailing;
- Brick arcaded ground floor portico;

Excluded from the listing:

- Tessellated tile flooring;
- Lightweight addition to rear

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## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-19, pp. 186-188
- CT 134/135; etc.
- Family Notices, *The Advertiser*, Sat 17 Apr 1909, p.8.
- Obituary, *The Register*, Fri 6 Apr 1923, p.8.
- Late Mr. E. J. Williams, *Victor Harbor Times*, Fri 16 Mar 1956, p.3.

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<sup>64</sup> CT 134/135

<sup>65</sup> *Family Notices*, 1909, p. 8.

<sup>66</sup> *Donovan and Associates*, 1997, p. 187

<sup>67</sup> *Late Mr. E. J. Williams*, *Victor Harbor Times*, Fri 16 Mar 1956, p.3.

<sup>68</sup> *Obituary*, *The Register*, Fri 6 Apr 1923, p. 8.

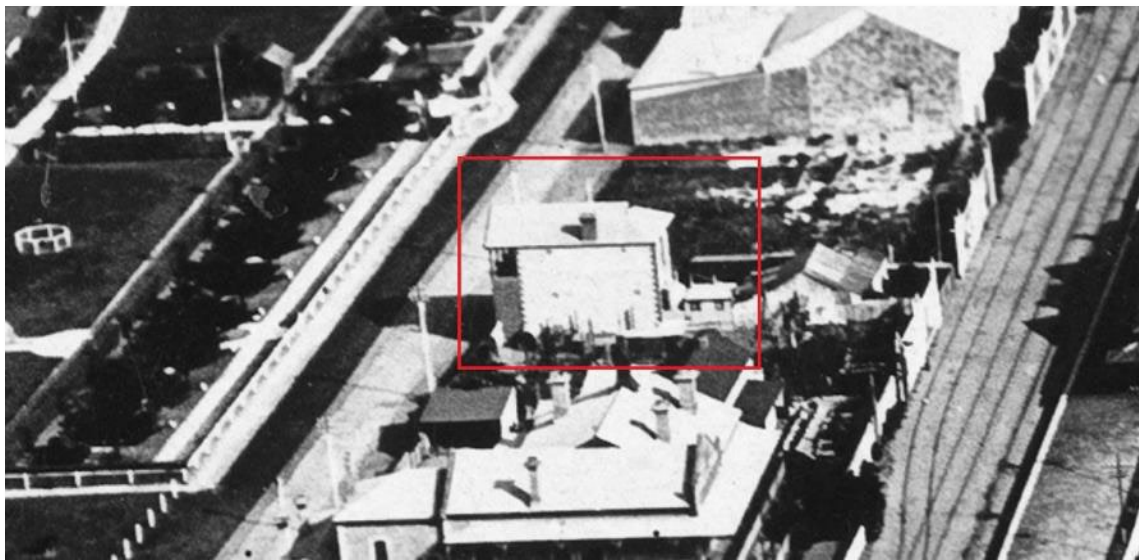
## SITE MAPPING



*13 Flinders Parade, Victor Harbor. (SAPPA, January 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Magnified portion of Aerial View of Victor Harbor, looking south. (SLSA B 4966 aerial view Victor Harbor, 1928)*





*The Webster Children photographed in front of the Flinders Parade property, standing in the Soldiers' Memorial Gardens (owner supplied, c. 1930)*



*A Webster Child photographed on the balustrade of the Flinders Parade property, 'Garden View' (owner supplied, c. 1930)*



*The Flinders Parade property shown along the length of the parade, taken from the Soldiers' Memorial Gardens, (owner supplied, c. 1930)*



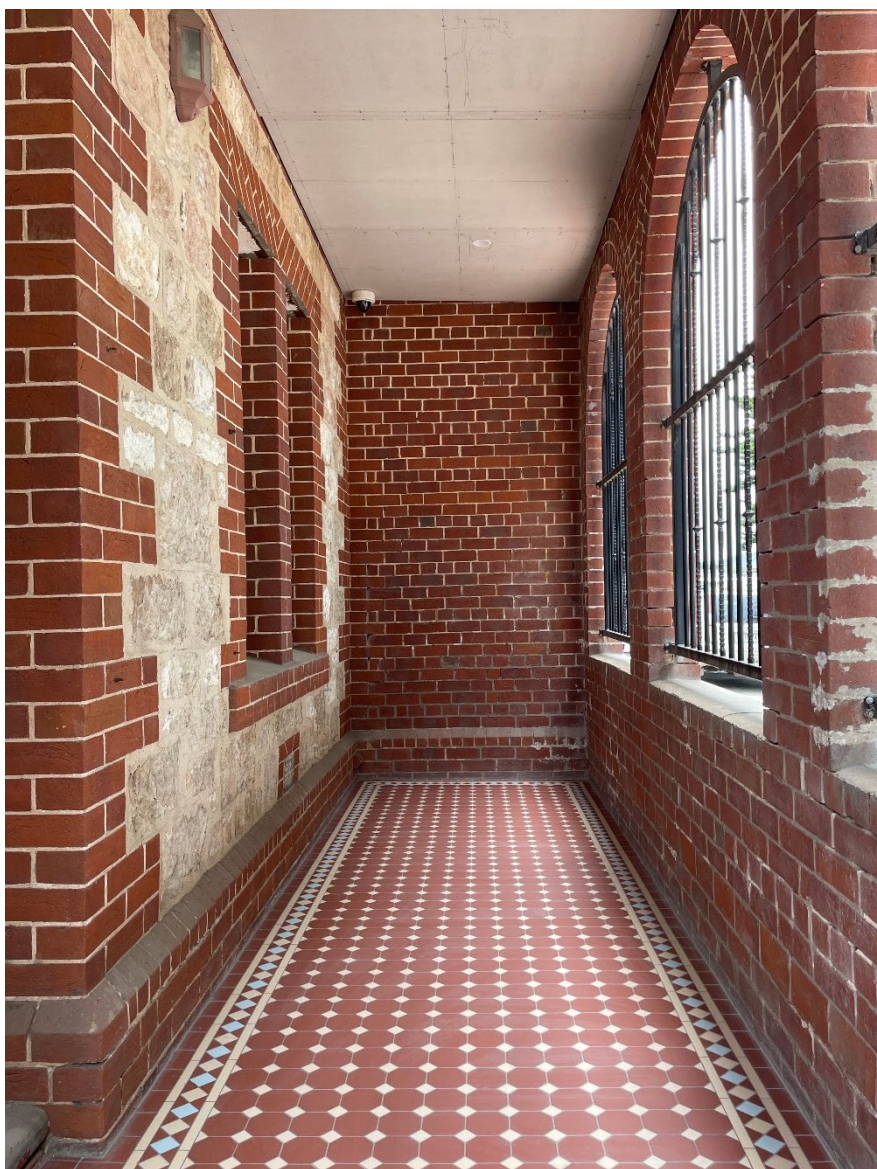


*Side wall view showing face limestone work, brick detailing, brick chimneys (GGA 2022)*



*Rear elevation showing later lightweight infill to right hand side of image (GGA 2022)*





*Front ground floor arcaded verandah, note brick arch detail; tessellated tile floor not original (GGA 2022)*



#### 4.2. STAGE 2 – LOCAL HERITAGE PLACE RECOMMENDATIONS

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**NAME:** 15 Franklin Parade, Encounter Bay

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1930s

**LOCATION:** 15 Franklin Street, Encounter Bay

**LAND DESCRIPTION:** CT 5741/962, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*15 Franklin Parade, Encounter Bay (GGA, 2023)*

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**NAME:** 15 Franklin Parade, Encounter Bay

**PLACE NO:**

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## DESCRIPTION

'Inter-War Mediterranean' influenced in style, double storey masonry rendered 'lace' finish style stucco. The plinth is expressed as random coursed bluestone, which is finished at the top by the stucco cutting around the pieces of stone. The masonry of the dwelling is currently unpainted, with the stucco presenting as apricot in colour. A detached single storey double garage is located to the rear of the dwelling, constructed to match the dwelling. Trims and timber elements are currently white in colour.

The roof is gable pitched, finished in ribbed style concealed fixed zinc coated metal roof sheeting, changing pitch at the north eastern eave line to form the verandah. The top of the gable ends and pitching point corners are articulated with a bluestone coursing detail. The detached garage is also gable pitched, however is finished in an asbestos 'Super 6' profile roof sheet. Both of these are unlikely to be original roofing material.

A double chimney is located to the centre of the ridge of the dwelling, and is finished in bluestone, with a simple bluestone horizontal upper capping band detail.

The south eastern verandah extends the width of the façade facing the ocean. The central two thirds is double storey timber construction, enclosed at the either end at the upper floor by a 6 pane glazed windows, with four timber columns to the front, slim timber vertical balustrade on the upper floor, and bluestone plinth wall at the ground level. At the lower ground, the verandah extends the full width of the façade, infilled at either end by a 15 pane window, to the side and front of the verandah. There is an upper floor enclosed balcony to the rear of the property, centralised on the façade, with masonry stucco balustrade. It appears this has been infilled with later windows.

Windows are typically timber sash, with terracotta tiles sills. These are setout symmetrically to the south east façade, with a bay window detail centred on the façade at ground floor level. 3 timber sash windows follow the incline of the internal stairs to the north east façade, and are articulated with bluestone head with keystone. 2 sash windows are symmetrically setout on the south west façade, to the lower and upper floors. A slim vent detail is centralised on both gable facades, within the roof space. A single storey, gable pitched, entry portico is positioned to the eastern corner of the north east façade, finished with bluestone flooring.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Old English' and 'Inter-War Mediterranean' styles, as one of Encounter Bay's most distinctive 'Inter-War' period dwellings and retains a high degree of original fabric.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the Encounter Bay area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEME

### THEME 3 – Victor Harbor and the Depression Era (1929-1939)

#### 3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

15 Franklin Parade, Encounter Bay does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 15 Franklin Parade, Encounter Bay date to April 1917 when the site (Allotment 4 of a portion of Section 12 of the Hundred of Encounter Bay, laid out as 'Island View') was acquired by Lorna Gwendolyne Parsons, married woman of Victor Harbor.<sup>69</sup> Lorna was married to Harry Meshach Parsons. The Parsons retained the allotment until 1935 when the property was transferred to Ethel Salome Barker of Prospect. Ethel Barker was the widow of Alfred Edward Barker, of the prominent and wealthy Barker Family of Prospect.<sup>70</sup> Ethel Barker subsequently transferred the property to her son Dr. John Edward Barker, medical practitioner of Montrose Avenue, Netherby in 1945.

While information providing an exact construction date has not been identified, it is understood that the residence was most likely constructed in the 1930s, as a holiday home for the wealthy Barker Family of Prospect. The completed residence is clearly evident on the 1949 Victor Harbor aerial photograph as one of few completed dwellings along Franklin Parade, and among the earliest completed dwellings of the 'Island View' subdivision of Encounter Bay, dating from 1927 onwards.<sup>71</sup>

Relatively little is known of Ethel Barker (1877-1961), widow of Alfred Edward Barker who died in 1925. Residing at 'Wingfield', Alpha Road, Prospect,<sup>72</sup> Ethel Barker appears to have been a prominent hostess and socialite in Adelaide society during her lifetime, hosting various charitable events at her home. Some idea of the family's wealth can be seen in the large inheritance of £180,000 left to Ethel Barker and her

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<sup>69</sup> CT 1469/10

<sup>70</sup> <https://www.wikitree.com/wiki/Barker-8699>, accessed 20/04/2023

<sup>71</sup> CT 1464/62

<sup>72</sup> *The Advertiser*, Mon 5 Oct 1931, p.10.



children following her husband's death.<sup>73</sup> Little has been identified regarding the life of her son Dr John Edward Barker (1908-1989) who had a long association with the dwelling.

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## EXTENT OF LISTING

External form and materials, including:

- Stucco wall finish and stone plinth;
- Gable roof form, central stone chimney and western chimney;
- Vertical timber double hung windows, as well as central ground floor bay window;
- Simply detailed timber verandah and glazed infill windows to front facing verandah;
- Garage external form and materials consistent with the main dwelling.

Excluded from listing:

- Roof sheeting, both metal and asbestos;
  - Glazed infill windows to the rear balcony.
- 

## REFERENCES

- CT 1464/62; 1469/10; etc.
  - <https://www.wikitree.com/wiki/Barker-8699>, accessed 20/04/2023
  - The Advertiser, Mon 5 Oct 1931, p.10
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<sup>73</sup> *A Large Estate, Will of late A. E. Barker, Recorder, Tue 25 Aug 1925, p.1*

## SITE MAPPING



*15 Franklin Parade, Encounter Bay (SAPPA, 2023)*

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## RELEVANT IMAGES



*Rear of dwelling (GGA, 2023)*





*Rear of detached garage (GGA, 2023)*



*Chimney to rear of dwelling (GGA, 2023)*





*Rear of dwelling (GGA, 2023)*



*Front of dwelling showing bluestone balustrade and glazing panels (GGA, 2023)*



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**NAME:** 68 Franklin Parade, Encounter Bay

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1923

**LOCATION:** 68 Franklin Parade, Encounter Bay

**LAND DESCRIPTION:** CT 5670/272, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**REGISTER STATUS:** Recommended for designation as a Local Heritage Place



*68 Franklin Parade, Encounter Bay (GGA, 2022)*

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**NAME:** 68 Franklin Parade, Encounter Bay

**PLACE NO:**

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## DESCRIPTION

'Inter-War Californian Bungalow' influenced in style, a-symmetrical single storey weatherboard clad dwelling. The dwelling is currently painted in a 'Mission Brown' colour to the main walls and structure, with window, doors, trims and gable ends, above ceiling level, accented in a white.

The section of roof to the main portion of the dwelling is gable form, extending past the external walls, to the front of the dwelling to form a verandah, and the rear of the dwelling to form a lean-to structure. The front façade verandah end at the setback gable to the eastern end of the façade. The roof is finished in Marseillaise style terracotta tiles. The soffits are exposed to the underside of the roof structure and the tiled roof finish. The front verandah is finished in timber floor finish.

There is a singular brick chimney to the north east side of the dwelling, toward the ridgeline. The chimney is constructed of red brick, with a single horizontal articulated course, and brown bricks to the top two courses.

The verandah is supported by three timber columns to each corner of the structure, which are infilled on the corners with a vertical timber balustrade. The columns to the front of the verandah are detailed with a simplified timber post corner bracket. Fixed timber awnings shade the larger windows to the gable form facades, which are finished with Marseillaise style terracotta tiles.

Windows and doors are typically timber, presenting as unequal pane half Georgian. The large window under the front verandah, is three bay, with a larger section to the middle, and two side windows hinged opening. It is likely that the large window to the front gable façade matched this, however, has since been replaced with a large singular glazed window. Other windows are either single, or double bay, in the same unequal pane remaining windows are. The front door is timber, with upper glazing insert sidelight to match the windows and solid panel below.

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## STATEMENT OF SIGNIFICANCE

It displays historic, as a holiday home, and aesthetic themes that are of importance to the local area as a highly intact example of an 'Inter-War Californian Bungalow' dwelling, in the Encounter Bay district. The 'Inter-War Californian Bungalow' style residence, constructed of timber, is unusual for the period.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwelling constructed in the Encounter Bay area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEME

**THEME 2** – Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

68 Franklin Parade, Encounter Bay does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 68 Franklin Parade, Encounter Bay date to April 1917 when the site (Allotment 5 of a portion of Section 10 of the Hundred of Encounter Bay, laid out as 'Yilki') was acquired by Dorothy Marguerita Higginbottom, nurse of North Terrace, Adelaide.<sup>74</sup> The allotment was transferred in June 1920 to Ada Shand, wife of George Frederick Shand, retired person of Encounter Bay.<sup>75</sup> The Shand Family would retain ownership until 1923 when the property was transferred to Dora Isabel Cleland and Edna Cornelia Paton, married women. Dora Cleland and Edna Paton were sister and wife of Professor J. B. Cleland and Mr. W. D. Paton.<sup>76</sup> A mortgage was placed at the time of acquisition. The property was owned by Dora Cleland and Edna Paton until 1952, when the property was transferred to Edna Paton, Elizabeth Robson Simpson and Joan Burton Paton.<sup>77</sup> By 1953, the property was owned solely by Elizabeth Simpson and Joan Paton, who were described as 'tenants in common'. Simpson and Paton appear to have retained the residence for much of the remainder of the 20<sup>th</sup> Century.<sup>78</sup>

While information providing an exact construction date has not been identified, it is understood that the residence was likely constructed in c.1923 for the Cleland and Paton Families as a holiday home. Dora Cleland and Edna Paton's November 1923 mortgage likely related to construction works; with a 1925 newspaper article describing the family of W. D. Paton residing at their holiday home at Encounter Bay, suggesting completion of the dwelling by this time.<sup>79</sup>

The dwelling at 68 Franklin Parade, Victor Harbor is strongly associated with Sir John Burton Cleland (1878-1971) and his daughter Joan Burton Paton AM (nee Cleland) (1916-2000); the Cleland and Paton Families having a long association with the dwelling as a family holiday house for most of the 20<sup>th</sup> Century.

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<sup>74</sup> CT 1070/57

<sup>75</sup> CT 1070/57

<sup>76</sup> *Rare White-Headed Petrel, Observer, Sat 21 Mar 1925, p.18.*

<sup>77</sup> CT 1070/57

<sup>78</sup> CT 1070/57

<sup>79</sup> *Rare White-Headed Petrel, Observer, Sat 21 Mar 1925, p.18.*

Sir J. B. Cleland was a renowned Australian naturalist, microbiologist, mycologist and ornithologist. Attending Prince Alfred College, he graduated from medicine with degrees from the Universities of Adelaide and Sydney. Cleland was elected Professor of Pathology at the University of Adelaide, was elected President of the Royal Society of South Australia and was President of the Royal Australasian Ornithologists Union. Cleland was also Commissioner and Chairman of the Belair National Park and chaired the Flora and Fauna Handbooks Committee of South Australia. He married Dora Isabel Paton in 1908, was knighted in 1964. Cleland Conservation Park, in the Mount Lofty Ranges, is named after him.<sup>80</sup> The Family's holiday home at Encounter Bay contributed greatly to Cleland's observation, collection and subsequent research of natural specimens during his lifetime.<sup>81</sup>

Joan Burton Paton AM was a renowned teacher, naturalist, environmentalist and ornithologist. Joan served on various consultative and advisory committees on the management of National Parks and Wildlife. Joan was one of the first women to become a member of the exclusive Adelaide Ornithologists Club, before she was elected the Club's president in 1991. She was active in the Royal Australasian Ornithologists Union and served as President of the South Australian Ornithological Association. Joan was a much-loved teacher, with a talent for inspiring others, running courses on birds, and bird identification, for 35 years through the WEA (Workers' Educational Association). In 1996, Joan was made a Member in the General Division of the Order of Australia for services to ornithology, education and the environment.<sup>82</sup> It is understood that extensive observation, collection and research was undertaken by the Cleland Family during their stays at Encounter Bay.

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## EXTENT OF LISTING

External form and materials, including:

- Timber weatherboard cladding finish, including timber detailed gables;
- Roof form and finish, including incorporation of verandah into main roof form, brick chimney and window awnings;
- Timber windows with detailing (noting single large single pane glazed window to main gable is likely non-original, with the triple bay window located in the skillion addition likely to have originated from this location), front door, including screen and sidelight window;
- Simple verandah timber posts and brackets.

Excluded from listing:

- Detached single shed/carport to rear;
- Eastern skillion roof addition.

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## REFERENCES

- CT 1070/57; etc.
- Rare White-Headed Petrel, Observer, Sat 21 Mar 1925, p.18.
- Out of Doors, Observer, Sat 9 Apr 1927, p.63.
- R. V. Southcott, 'Cleland, Sir John Burton (1878–1971)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cleland-sir-john-burton-5679/text9595>, published first in hardcopy 1981, accessed online 20 April 2023.
- [https://www.saenvironmentawards.org.au/joan\\_paton\\_am](https://www.saenvironmentawards.org.au/joan_paton_am), accessed 20/04/2023

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<sup>80</sup> R. V. Southcott, 'Cleland, Sir John Burton (1878–1971)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cleland-sir-john-burton-5679/text9595>, published first in hardcopy 1981, accessed online 20 April 2023.

<sup>81</sup> Out of Doors, Observer, Sat 9 Apr 1927, p.63.

<sup>82</sup> [https://www.saenvironmentawards.org.au/joan\\_paton\\_am](https://www.saenvironmentawards.org.au/joan_paton_am), accessed 20/04/2023



## SITE MAPPING



*68 Franklin Parade, Encounter Bay (SAPPA, 2023)*

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## RELEVANT IMAGES



*Side façade and detached building to rear of block (GGA, 2023)*



*Rear porch of dwelling (GGA, 2023)*



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**NAME:** 76 Franklin Parade, Encounter Bay

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** mid-1930s

**LOCATION:** 76 Franklin Parade, Encounter Bay

**LAND DESCRIPTION:** CT 5176/352, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*76 Franklin Parade, Encounter Bay (GGA, 2023)*

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**NAME:** 76 Franklin Parade, Encounter Bay

**PLACE NO:**

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## DESCRIPTION

Limestone constructed, restrained style, rectangular single storey dwelling. The stone is rockface, uncoursed, randomly laid, with flush mortar joints. The external masonry walls are unpainted. The existing colour scheme is a cream colour finish to windows and doors, with white colour finishes to rainwater goods and verandah columns.

The dwelling is a hipped roof form, with the roof extending past the lines of the external walls to incorporate the wrapping verandah, which is supported by simple, evenly spaced posts. The floor finish to the verandah is concrete, which has been painted green. To the south western façade, the underside of the verandah has been infilled with mid-height stone wall, visually similar to the original construction, and glazing suites and lightweight infill to the underside of the roof sheeting. To the rear, the original floorplan extends the full width of the roof, with the external limestone walls finishing at the line of the eave. The roof has been refinished with a white tone colour coated corrugated metal roof sheeting, with the likely original finish being galvanised corrugated metal short sheet. The soffits are unlined and structure is exposed.

There is a single chimney, constructed to match the external wall construction, located on the centre of the original front façade. The chimney is expressed form, and tapers to extrude through the roof finish.

To the front façade of the dwelling, the chimney is symmetrically flanked by hinged glazed double window suites. The front door is to the north east of the façade, and is a simple, timber hinge door. The original windows are vertically proportioned hinged double windows. The lintels are rendered, in a mid-grey colour, which may indicate a small amount of early (weak) cement content. Sills are finished in a glazed terracotta style tile finish. Vents to the base of the walls are terracotta clay brick vents.

The front boundary of the property is fenced, with a low level, open metal wire fencing, which is unlikely to be original.

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## STATEMENT OF SIGNIFICANCE

It displays historic, as a holiday home, and aesthetic themes that are of importance to the local area. Restrained in style, it is a distinctive 'Inter-War' period dwelling in Encounter Bay, with elements, representative of the reoccurring trait of 'eclectic' style Inter-War dwellings, and retains a high degree of original fabric.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

(1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the Encounter Bay area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

(c) it has played an important part in the lives of local residents; or



Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEME

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

76 Franklin Parade, Encounter Bay does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 76 Franklin Parade, Encounter Bay date to September 1926, when the site (comprising Allotment 4 of the subdivision of Section 9 of the Hundred of Encounter Bay, laid out as Encounter Bay Estate) was acquired by Victorine Mavis Milton, married woman of Victor Harbor.<sup>83</sup> Previously this allotment had formed part of a larger undeveloped property subdivided as the Encounter Bay Estate from 1923 onwards.<sup>84</sup> The property was subsequently sold to Mary Bentham Joyner of Prospect in May 1937, who registered a mortgage in October 1937, discharged in 1946.<sup>85</sup> The Joyner Family retained ownership of the property until 1954. Subsequent owners of 76 Franklin Parade, Encounter Bay in the 20<sup>th</sup> Century included Stanmore Investments Limited (1954-1963), Gweneth Taylor (1963-1970), Elder's Trustee & Executor Company Limited (property held in trustee account) (1970-1979), Susan Lynne Frayne & Sally Philippa Bennett (1979-1980) and the Frayne Family (1980>).<sup>86</sup>

While historical information has not been identified, it is most likely that the residence was constructed for the Joyner Family after 1937, who placed a substantial mortgage in October 1937, likely relating to construction works. The most significant owners of 76 Franklin Parade, Encounter Bay are the Joyner Family, for whom the property was likely constructed.

Mary Bentham Joyner was married to Malcolm Stewart Joyner<sup>87</sup> (1904-1965) a prominent South Australian dental surgeon and former president of the Dental Board of South Australia. Joyner was the only South Australian to have been elected a Fellow of the International College of Dentists and a Fellow of the American College of Dentistry in his lifetime. Joyner was a lieutenant-colonel during the Second World War, retained a long association with the University of Adelaide and was strongly involved with the

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<sup>83</sup> CT 1439/100

<sup>84</sup> CT 1306/70

<sup>85</sup> CT 1439/100

<sup>86</sup> CT 1439/100

<sup>87</sup> *Family Notices, The Advertiser, Mon 28 Jul 1947, p. 16.*

foundation of the Royal Flying Doctor Service of South Australia. A well-known local resident of the 'Yilki' district of Encounter Bay in his retirement, Joyner enjoyed recreational boating in the district.<sup>88</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted rock face, uncoursed random stone walls and pointing;
- Hipped roof form, including extension to incorporate wrap around verandah, and centralised stone chimney;
- Vertical timber Georgian style hinge double windows, including lintel and sill finished;
- Simply detailed verandah columns and concrete floor finish.

Excluded from listing:

- Existing roof sheeting fabric, noting the original finish was likely galvanised corrugated metal sheeting;
  - Infill to the underside of the south western façade verandah
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## REFERENCES

- CT 1306/70; CT 1439/100etc.
  - Family Notices, The Advertiser, Mon 28 Jul 1947, p.16.
  - Death of Mr. M. S. Joyner, Victor Harbour Times, Fri 15 Oct 1965, p.7.
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<sup>88</sup> *Death of Mr. M. S. Joyner, Victor Harbour Times, Fri 15 Oct 1965, p.7.*

## SITE MAPPING



*76 Franklin Parade, Encounter Bay (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Dwelling entry along the side façade (GGA, 2023)*





*Rock face, randomised stone construction finish, with concrete render lintels and terracotta glazed style tile finish to sills (GGA, 2023)*



*Later infill addition to side façade, under extension of roof as verandah (GGA, 2023)*





*Later infill addition to side façade, under extension of roof as verandah (GGA, 2023)*

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**NAME:** 21 Dundalk Avenue, McCracken

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1930

**LOCATION:** 21 Dundalk Avenue, McCracken

**LAND DESCRIPTION:** CT 5786/345, Hundred of Goolwa

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*21 Dundalk Avenue, McCracken (GGA, 2023)*

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**NAME:** 21 Dundalk Avenue, McCracken

**PLACE NO:**

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## DESCRIPTION

Limestone construction with red brick quoining and window surrounds, 'Inter-War Californian Bungalow' influenced single residence. The external masonry walls are unpainted (except for the rear exterior wall of the original dwelling, which has been incorporated into a rear addition). The existing colour scheme is light cream to the windows and eave trims.

The section of roof to the main portion of the dwelling presents as a dutch gable to both the south eastern and south western facades. The roofline extends past the south east facing external wall to form the verandah roof, which returns along the south west façade, butting into the south western façade stepout. A later addition to the rear has a hipped roof, that extends to the original external wall of the dwelling, and has a surrounding bullnose verandah. Original roofing material can be seen to have been Marseilles terracotta style tile finish (refer Historical Images), however, these have since been replaced with corrugated colour coated metal roof sheeting. The eaves are expressed timber structure, with birdboard soffit lining.

There are two, brick chimneys to the south west side of the house. A double chimney is located at the northern side of the south western dutch gable apex, approximately located above the kitchen. A single brick chimney is located at lowest point of the southern valley to the main roof form. The brick chimneys are finished with an expressed brick capping, with the double chimney finished with two metal vents/raincap.

It appears, based upon the 1923 image, that the south eastern verandah originally extended the full width of the façade, and was supported on masonry piers at the corner (refer Historical Images). The verandah has since been reduced to half width of the south east façade, and has been closed in with lightweight infill structure.

Windows and doors are typically timber. The windows appear to be original, as double bay or single bay, unequal sash half Georgian windows to the street facing facades, and plain sash windows to the rear facades.

Fencing to the front of the property is low brush fence, with painted paling hinged gates across the driveway.

The street facing property boundaries are unfenced, with an evergreen hedge lining the boundary to Dundalk Avenue.

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## STATEMENT OF SIGNIFICANCE

One of the earliest surviving 'Inter-War' dwellings of the former 'Adare Heights' subdivision, it displays historic and aesthetic themes that are of importance to the local area, demonstrating an eclectic mixture of material use in conjunction with stylistic influences of the 'Inter-War Californian Bungalow' style.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of dwellings, being one of the early dwellings as part of the Adare Height subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

2.1 Town planning and development (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

### THEME 3 – Victor Harbor and the Depression Era (1929-1939)

3.1 Town planning and development (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

21 Dundalk Avenue, McCracken does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 21 Dundalk Avenue, McCracken date to December 1929 when the site (comprising Allotment 45 of the Adare Heights subdivision, Sections 20 and 21, Hundred of Goolwa) was acquired by Jack James Young, house decorator of Victor Harbor.<sup>89</sup> Young placed a lengthy mortgage on the site in January 1930 (discharged in 1949), most likely relating to construction works due to its length and giving the residence a likely construction date of c.1930. Young owned the property until 1943 when the dwelling was acquired by Eva Winifred Arnold, and then transferring to Peter Harold Matthews in the same year.<sup>90</sup> Matthew retained ownership until 1951 when the residence transferred to Frank Witford, who owned the property until his death in 1958. Briefly held within trustee ownership in 1958, the residence was subsequently acquired by Frank Orman Ball in 1958. Subsequent owners in the 20<sup>th</sup> Century include the Ramsay Family (1980>).<sup>91</sup>

21 Dundalk Avenue, McCracken is most strongly associated with the life of Jack James Young (1906-1996). Later working as an architectural specification writer, it is possible that Young may also have been responsible for the design of his former residence.

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<sup>89</sup> CT 1562/60

<sup>90</sup> CT 1562/60

<sup>91</sup> CT 1562/60



A British immigrant, Young arrived in South Australia with his family in 1923 and moved to Victor Harbor shortly afterwards. A former King's Scout in the U.K., Jack James Young, at the age of nineteen, established a Boy Scouts branch in Victor Harbor in 1925, later forming a local branch of the Sea Scouts in 1930.<sup>92</sup> Young was later appointed to the Executive Committee of the Scout Movement in 1951 and also served as a member of the Leader Training Team of the Scout Association, receiving a life membership for fifty years of outstanding service in 1969.<sup>93</sup> Young was awarded the British Empire Medal for services to youth in 1983. During the Second World War, Young enlisted in the A.I.F. and served in the Middle East. Following the War, Young worked as a specification writer and land building inspector, for an Adelaide architecture firm, until his retirement in 1973. After retirement, Young returned to Victor Harbor and took an active involvement in the Encounter Craft and Social Centre (now Encounter Centre Inc) as manager, director and board member, aiding to build this organisation into a successful operation providing local aid for handicapped, disabled and aged persons.<sup>94</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone wall finish and red brick detailing, including quoins, plinth, sills, window reveals and headers;
- Dutch fable roof form, with extension of verandah incorporated into main roof form, and brick chimneys;
- Vertical timber sash windows, including half Georgian detailing and front door;
- Verandah and an extension of the main roof, noting the current width is likely a reduction of the original.

Excluded from listing:

- Corrugated metal roof sheeting finish;
- Lightweight infill to front verandah and addition to rear, including bullnose verandah.

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## REFERENCES

- CT 1432/190; CT 1562/60; etc.
  - Mr. Jack Young, *Victor Harbour Times*, Wed 5 Jan 1983, p.2.
  - Civic Farewell to Mr & Mrs J. J. Young, *Victor Harbour Times*, Fri 6 Jan 1950, p.1.
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<sup>92</sup> *Mr. Jack Young, Victor Harbour Times, Wed 5 Jan 1983, p.2.*

<sup>93</sup> *Mr. Jack Young, Victor Harbour Times, Wed 5 Jan 1983, p.2.*

<sup>94</sup> *Mr. Jack Young, Victor Harbour Times, Wed 5 Jan 1983, p.2.*

## SITE MAPPING



*21 Dundalk Avenue, McCracken (SAPPA, 2023)*

## HISTORICAL AND RELEVANT IMAGES



*B 70267 View of Victor Harbor to the right, approx. 1929, Victor Harbor Collection (SLSA, 1929) – the rear side of 21 Dundalk Avenue is photographed, showing a Marseilles terracotta tile style roofing finish and a masonry pier, supporting verandah, to the front of the façade.*





21 Dundalk Avenue, McCracken façade along Tyrone Street. Later addition and bullnose verandah can be seen to the left, and lightweight infill to the front verandah to the right. (RealEstate.com, 2022, <https://www.realestate.com.au/property/21-dundalk-ave-mccracken-sa-5211>)



21 Dundalk Avenue, McCracken internal image showing the rear masonry wall of the dwelling has been painted as part of the later addition. (RealEstate.com, 2022, <https://www.realestate.com.au/property/21-dundalk-ave-mccracken-sa-5211>)





21 Dundalk Avenue, McCracken external image showing the later rear addition and bullnose verandah. (RealEstate.com, 2022, <https://www.realestate.com.au/property/21-dundalk-ave-mccracken-sa-5211>)



21 Dundalk Avenue, McCracken external image showing later lightweight infill to the front verandah. (RealEstate.com, 2022, <https://www.realestate.com.au/property/21-dundalk-ave-mccracken-sa-5211>)



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**NAME:** 35 Hayward Court, McCracken – ‘Seacroft’

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1933

**LOCATION:** 35 Hayward Court, McCracken

**LAND DESCRIPTION:** CT 5744 899, Hundred of Goolwa

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*35 Hayward Court, Victor Harbor (GGA, 2023)*

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**NAME:** 35 Hayward Court, McCracken – ‘Seacroft’

**PLACE NO:**

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## DESCRIPTION

Rendered masonry, a-symmetric, ‘Inter-War Mediterranean’ style influenced single residence. The external masonry walls are painted white, with a teal colour used to highlight the entry door, window shutters and gutters. Whilst it is likely these elements may have been originally articulated with a deeper, contrasting colour, the current colour of teal is not original.

The roof is hipped in form, with a hipped ‘pop-out’ extending over the entry ‘loggia’. The roofline extends past the north facing rear wall of the main dwelling, to form a lean-to. The eastern and western pitched of the main roof form are finished with a small, dutch gable style vent detail. Original roofing material is likely to have been Marseilles terracotta style tile finish, however, these appear to have been replaced with white aluminium roof tiles. The eaves are lined soffits.

There is a single rendered chimney to the external wall of the western façade, positioned toward the middle of the western roof plane. The chimney is finished with an expressed horizontal render capping, and terracotta concave rain cap, which has also been painted white.

The ‘loggia’ is supported by four, concrete, doric style columns, two on each corner, along the eave line to the south. These are painted white. Concrete stairs lead up to the ‘loggia’, accessible from all sides.

Windows and doors are typically timber. The windows appear to be original, as double bay or single bay, unequal sash half Georgian windows. The windows are finished with timber shutter, which all appear to be function, excluding those the double bay window to the western side of the southern façade, which are decorative one. The front door is a single hinge door, with sidelights either side and three-centred glazed fanlight over. The door is articulated with 3 vertical glazed panels, above a solid panel to the bottom quarter of the door. The sidelights are also glazed to the upper three quarters, with solid panel below.

The front of the property is fenced with a simple, timber paling fence, however this is unlikely to be original.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of ‘Inter- War Mediterranean’ style. It is a good example of an ‘Inter-War Mediterranean’ Adelaide society holiday house at Victor Harbor.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the McCracken area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 3 – Victor Harbor and the Depression Era (1929-1939)

#### 3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

'Seacroft', 35 Hayward Court, McCracken does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 35 Hayward Court, McCracken date to February 1929, when the site (comprising Allotment 6 of the Hayborough subdivision, Hundred of Goolwa) was acquired by Thomas Henry Pearse, pastoralist of Brighton.<sup>95</sup> Pearse transferred the allotment to Janie Henrietta La Flahoe Arndt in May 1930.<sup>96</sup> Janie Arndt was the wife of Bernard A. ('Bernie') Arndt of Berri; with the couple regularly visiting Victor Harbor in the summer, during which they acquired the allotment.<sup>97</sup> While the title does not record evidence of mortgages (ie. providing attributable construction dates etc), the earliest identified record of the Arndt Family's Victor Harbor holiday home dates to January 1934.<sup>98</sup> As the Arndt Family were regular annual visitors to Victor Harbor, this information suggests construction likely took place in c.1933.

The family of Cedric Hayward are documented as having occupied the Arndt's holiday house in December 1934.<sup>99</sup> Cedric Charlie Hayward, solicitor of Adelaide, later purchase the dwelling in May 1935.<sup>100</sup> Cedric Hayward retained ownership until his death in 1951; with the Hayward Family continuing to own the property until 1974.<sup>101</sup> The residence was acquired by Phyllis Elaine Irwin (nee Hayward, C. C. Hayward's daughter) in 1974, and was subsequently owned by Balloch Pty. Ltd from 1978 onwards.<sup>102</sup>

Whilst an architect or builder for 35 Hayward Court, McCracken has not been identified, the residence is an outstanding and highly-intact local example of an 'Inter-War Mediterranean' styled residence, a popular architectural style of the period.

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<sup>95</sup> CT 1536/80

<sup>96</sup> CT 1536/80

<sup>97</sup> Berri, *Murray Pioneer and Australian River Record*, Fri 14 Mar 1930, p.10.

<sup>98</sup> Victor Harbour Notes, *The Advertiser*, Wed 17 Jan 1934, p.7.

<sup>99</sup> Surf and Beach Costumes, *The Advertiser*, Wed 26 Dec 1934, p.8.

<sup>100</sup> CT 1536/80

<sup>101</sup> CT 1536/80

<sup>102</sup> CT 1536/80; 4014/902; etc.



A director of retailers John Martin & Co at the time of his death, Hayward was a prominent Adelaide solicitor, practicing law after returning to South Australia after the First World War, during which he served in the Royal Flying Corps. In the Second World War he was a member of the RAAF flying instructor's refresher course at Point Cook, later commanding RAAF stations at Western Junction, Tasmania and Benalla, Victoria, with the rank of Wing Commander. A member of the council of governors of St Peter's College and a council member of St Mark's College, the Cedric Hayward Memorial Gates at St Peters College are dedicated to his memory.<sup>103</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Rendered wall finish;
- Hipped roof form, including projecting 'loggia', rendered chimney with capping;
- Vertical timber windows with multi-pane detailing, including timber shutters, entry door with highlight and sidelight windows;
- 'Loggia', including concrete columns and concrete steps up;
- Detached shed/carport to west.

Excluded from listing:

- Roof finish material;
  - Front fencing;
  - Current trim and window shutter paint colour.
- 

## REFERENCES

- CT 1536/80; 4014/902; etc.
  - Berri, Murray Pioneer and Australian River Record, Fri 14 Mar 1930, p.10.
  - Victor Harbour Notes, The Advertiser, Wed 17 Jan 1934, p.7.
  - Surf and Beach Costumes, The Advertiser, Wed 26 Dec 1934, p.8.
  - 'Hayward, Cedric Charles (1895–1950)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/hayward-cedric-charles-15403/text26610>, accessed 28 March 2023.
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<sup>103</sup> 'Hayward, Cedric Charles (1895–1950)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/hayward-cedric-charles-15403/text26610>, accessed 28 March 2023.

## SITE MAPPING



*35 Hayward Court, McCracken (SAPPA, 2023)*

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## RELEVANT IMAGES



*Front façade, showing window detailing and proportion (GGA, 2023)*



*Concrete, doric style, columns to 'loggia', showing signs of 'concrete cancer' (GGA, 2023)*



*'Seacroft', house name printed on the 'loggia' fascia (GGA, 2023)*



*Side façade, showing window operable window shutters and proportion (GGA, 2023)*



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**NAME:** 25-27 Heggerton Street, McCracken

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c.1930

**LOCATION:** 25-27 Heggerton Street, McCracken

**LAND DESCRIPTION:** CT 5322/399, Hundred of Goolwa

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*25-27 Heggerton Street, McCracken (GGA, 2023)*

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**NAME:** 25-27 Heggerton Street, McCracken

**PLACE NO:**

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## DESCRIPTION

Rendered masonry, a-symmetric, 'Inter-War Spanish Mission' style influenced single storey residence. The external masonry walls have recently been painted white (previously a light, yellow base, cream colour), with mid-blue coloured gutters, fascias and barge boards. The plinth of the walls is constructed of coursed bluestone, capped with two courses of brown glazed bricks. A detached single detached single car garage is located to the eastern side of the property, behind the main dwelling, constructed to match. This can be seen on the 1949 aerial image, and is likely to be original to the dwelling.

The roof is gable ended in form, with the gables expressed at the eastern and western facades, with a gable 'pop-out' extending over the entry 'loggia'. The roofline extends past the south facing front external wall of the main dwelling, at a lower pitch, to form the 'arcaded loggia' or verandah. A step in the façade to the east creates a stepped gable profile along the side façade of the dwelling. Another gable extends perpendicular from the main roof to the rear of the dwelling. The roof is finished in Marseilles terracotta style tiles, which is likely to have been the original finish. The eaves are lined soffits, with expressed section of structure.

There are two single rendered chimneys to the southern roof façade, positioned half way up roof plane. The chimneys are rendered masonry, and finished with terracotta tiled gable pitch rain cap.

The 'arcaded loggia' is supported by three symmetrical rendered masonry arches to the front façade of the main verandah section, and a larger arch to the entry 'loggia'. The 'arcaded loggia' is finished with a rendered masonry arch at either end, and enclosed with low rendered masonry balustrade with brown glazed brick capping between all arches. The entry is defined by a detailed arched rendered masonry parapet wall, which conceals the gable roof behind. Painted concrete stairs, accessible from all sides, lead up to the entry.

Windows and doors are typically timber. The windows appear to be original, as double bay or single bay, sash windows. Windows to the south western corner of the dwelling are single bay, round arch sash windows. The front door is a double leaf hinge door, with rectangular fanlight over. The door leafs are articulated with 8 pane glazing, with arched top. The fanlight is also a glazed 8 pane window. A single wall light fixture, Spanish Mission in style, are installed to either side of the entry doors.

The front of the property is not fenced.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences 'Inter-War Spanish Mission' architectural style. It is also of significance for associations with Roy Milton, who designed and built the dwelling for owner Stanley Bruce, both of whom are prominent local identities significant to the period.

Stanley Bruce was a notable local personality who Mayor and Councillor of the Victor Harbor town council for a notable period, and also served on numerous other local boards and committees.

Roy Milton designed and constructed numerous private dwellings throughout the district, including 55 Crozier Road (c.1922-25), 121 Hindmarsh Road (1926-7), 163 Hindmarsh Road (1938) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the McCracken area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed for Stanley Bruce, a notable local personality who Mayor and Councillor of the Victor Harbor town council for a notable period, and also served on numerous other local boards and committees. It is also associated with Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 3 – Victor Harbor and the Depression Era (1929-1939)**

#### **3.4 Dwellings and accommodation (1929-1939)**

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## **BRIEF HISTORICAL BACKGROUND**

25-27 Heggerton Street, McCracken does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 25-27 Heggerton Street, McCracken date to August 1929, when the site (comprising Allotment 16 of the Hayborough subdivision, Hundred of Goolwa) was acquired by Alfred Holme Dennis, farmer of Victor Harbor.<sup>104</sup> Dennis transferred the allotment in February 1930 to Stanley David Bruce, journalist of Victor Harbor.<sup>105</sup> Bruce registered a mortgage on the same day as the land acquisition. The mortgage was registered to prominent local architectural draftsman and contractor Roy Milton; strongly suggesting that the residence was most likely designed and constructed by Milton in c.1930. S. D. Bruce retained the dwelling until 1947, when ownership was transferred to Frank

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<sup>104</sup> CT 1551/3

<sup>105</sup> CT 1551/3

Percival Lower, licensed land agent of Victor Harbor.<sup>106</sup> Subsequent ownerships during the 20<sup>th</sup> Century include Harold Rex Hutchinson (1951-1972), Eva Caroline Atkins (1972) and the Virgin Family (1984>).

The residence is most strongly associated with Stanley David Bruce (1888-1958), who commissioned construction of the dwelling in c.1930. The residence was also constructed (and likely designed) by Roy Milton (1891-1959), a prominent local builder and architectural draftsman in Victor Harbor's history.

Stanley David Bruce was born in Victor Harbor, who, as a young person, was employed as a compositor of the 'Southern Argus' newspaper at Strathalbyn. Bruce was responsible for the establishment of the local 'The Times' newspaper at Victor Harbor in 1911. An outstanding local athlete as a young man, Bruce was a member of the Victor Harbor town council for twenty two years, serving as Mayor of Victor Harbor for twelve years. Bruce was also deputy mayor and chairman of the South Coast District Hospital Board of Management and was also a secretary of the Literary Society and the first secretary of the Lodge of Peace, which was founded in 1919. Bruce was a chairman of the School Committee and a member of the High School Council among other numerous other associations with local organisations.<sup>107</sup>

Born in Windsor, Victoria, Roy Milton emigrated to South Australia where his first job was as foreman-builder at the Victor Harbor post office, which was erected in 1920 (now demolished).<sup>108</sup> Milton commenced a successful local building and design business, constructing important Victor Harbor buildings including 'The Central' guest house (now demolished) and the English, Scottish & Australian Bank and the Savings Bank of Ocean Street, in the 1920s.<sup>109</sup> On his retirement from contracting, Milton was appointed building inspector by the Victor Harbor council, a position he held for nine years.<sup>110</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Rendered wall finish and bluestone stone plinth with glazed brick detailing;
- Gable roof form, decorative parapet, terracotta Marseilles style roof tiles, rendered chimneys with capping detail;
- Vertical timber sash windows, including combination of plain sash, arch head and leadlight detailed windows, as well as front door with sidelight and transom detailing;
- Rendered 'arcaded loggia' with rendered balustrading and glazed brick bullnose capping;
- Concrete stairs;
- Detached garage external form and materials consistent with the main dwelling.

Excluded from listing:

- Metal handrailing to entry concrete stairs;
- Detached outbuilding to western side of dwelling;
- Brush fences to western side of dwelling.

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## REFERENCES

- CT 1549/82; 1551/3; 4102/663; etc.
- Death of Former Mayor, Victor Harbour Times, Fri 14 Feb 1958, p.1.
- Late Mr. Roy Milton, Victor Harbour Times, Fri 12 Jun 1959, p.5.

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<sup>106</sup> CT 1551/3

<sup>107</sup> Death of Former Mayor, Victor Harbour Times, Fri 14 Feb 1958, p.1.

<sup>108</sup> Late Mr. Roy Milton, Victor Harbour Times, Fri 12 Jun 1959, p.5.

<sup>109</sup> Late Mr. Roy Milton, Victor Harbour Times, Fri 12 Jun 1959, p.5.

<sup>110</sup> Late Mr. Roy Milton, Victor Harbour Times, Fri 12 Jun 1959, p.5.



## SITE MAPPING



*25-27 Heggerton Street, McCracken (SAPPA, 2023)*

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## RELEVANT IMAGES



*Side façade, showing window styles, detailing and proportion, chimney and plinth (GGA, 2023)*





*Front façade, showing 'arcaded loggia', decorative parapet, roofing tiles, chimney, concrete stairs plinth. (GGA, 2023)*



*Plinth finishes and detailing. (GGA, 2023)*





*Side façade, showing end of 'arcaded loggia', and asymmetric, staggered end gables.  
Detached single car garage, detailed in the same style as the main dwelling. (GGA, 2023)*

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**NAME:** 21 Hindmarsh Road, McCracken

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1935

**LOCATION:** 21 Hindmarsh Road, McCracken

**LAND DESCRIPTION:** CT 5790/324, Hundred of Goolwa

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*21 Hindmarsh Road, McCracken (GGA, 2023)*



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**NAME:** 21 Hindmarsh Road, McCracken

**PLACE NO:**

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## DESCRIPTION

Limestone construction with red brick quoining and window surrounds, 'Inter-War Californian Bungalow' influenced single storey residence. The external masonry walls are unpainted. The existing colour scheme is light cream, with 'Indian Red' to the gutters, fascias and barge boards.

The section of roof to the main portion of the dwelling presents as a gable to both the south western and north eastern facades. To the south eastern façade, the roofline forms a gable to the stepped section of façade, with a lower gable overlapping, to form the verandah and entry porch. The roof extends past the rear wall of the main dwelling, at a lower pitch, to form a lean-to type extension to the dwelling. The gable ends of the main roof are plain painted fibrous type sheeting finish, above ceiling level, with the gable end to the verandah is finished with timber detailing applied to fibrous type sheeting. The roof is finished in mid-grey colour coated corrugated metal roof sheeting, which is unlikely to be original material, however, based upon the 1949 aerial image, it is likely that the roof was original finished in galvanised corrugated short sheeting. The soffits are exposed to the underside of the roof sheeting, with expressed structure.

The dwelling does not have any chimneys, or fireplaces, however it is unclear if this was originally the case, or whether original fireplaces and chimneys have been removed at a later date.

The verandah and entry porch extend across the two thirds of the front façade, and returns into the main section of the dwelling, along the Antrim Street façade. The corners of the verandah gable are supported on cast concrete columns, sitting on red brick masonry piers. The verandah is enclosed by red brick masonry balustrade, spanning between the piers, with brown glazed brick single course and render capping. The red bricks appear to be later manufacture to the red bricks of the main dwelling, suggesting the verandah may have been reconstructed or altered. Red painted concrete steps extend from the Antrim Street side garden, up to the porch, to the front door. The plinth of the verandah is constructed of coursed bluestone.

Windows and doors are typically timber. The windows appear to be original, as double bay or single bay, Georgian sash windows. Lintels are painted concrete, and sills are red brick with painted render capping. Entry doors are single hinged glazed panel doors with matching sidelights.

The front boundaries of the properties appear to have been unfenced. There is a later detached single garage to the rear of the dwelling, off Antrim Street, and a later covered entertaining area extension to the rear of the dwelling.

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## STATEMENT OF SIGNIFICANCE

One of the earliest surviving 'Inter-War' dwellings of the former 'Adare Heights' subdivision, it displays historic and aesthetic themes that are of importance to the local area, demonstrating an eclectic mixture of material use in conjunction with stylistic influences of the 'Inter-War Californian Bungalow' style.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:
  - (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of dwellings, being one of the early dwellings as part of the Adare Heights subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met for the association with Leslie Kleinig, a local councillor and member of Fire brigade amongst other local entities

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEME

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

21 Hindmarsh Road, McCracken does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 21 Hindmarsh Road, McCracken date to June 1935 when the site (comprising Allotment 64 of the Adare Heights subdivision, Sections 20 and 21, Hundred of Goolwa) was acquired by Leslie Harold Kleinig, Mill manager of Victor Harbor.<sup>111</sup> This allotment had previously comprised land associated with the Cudmore Family's 'Adare' estate; a portion of which was subdivided by Daniel Cudmore's widow, Martha, from 1926 onwards, as the 'Adare Heights' subdivision<sup>112</sup> (see Historical Images). A mortgage was placed by Kleinig in July 1935, which appears to have related to construction works. Kleinig had recently married Miss Hazel Holly Williams in November 1934<sup>113</sup> and the residence was most likely constructed as a family home. The Kleinig Family owned the property for the rest of the 20<sup>th</sup> Century.<sup>114</sup>

21 Hindmarsh Road, McCracken is strongly associated with the figure of Leslie 'Les' Kleinig (1907-1997), manager of the former Kleinig's Mill and a prominent local resident of the Hayborough/McCracken district. Les Kleinig was the son of Johann Bernhard Kleinig, who arrived from Angaston to settle in Victor Harbor in approximately 1911.<sup>115</sup> Shortly after settling in Victor Harbor, J. B. Kleinig established a blacksmith's forge and workshop at Hayborough, in addition to a prominent chaff and timber mill. In 1930, Les took over

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<sup>111</sup> CT 1643/80

<sup>112</sup> CT 1432/190

<sup>113</sup> *Weddings, The Advertiser, Sat 3 Nov 1934, p.10.*

<sup>114</sup> CT 1643/80

<sup>115</sup> *Victor...70 years ago, Victor Harbour Times, Wed 24 Mar 1982, p.6.*

management of the Family's company JB Kleinig & Sons, later converting the Family's chaff mill to a mechanic's workshop and fuelling station (now replaced by the AMPOL petrol station at 20 Hindmarsh Road). During his lifetime, Kleinig was strongly involved in the local community, being a councillor for the District Council of Encounter Bay and a life member of the Hindmarsh Valley Emergency Fire Service, among other roles.<sup>116</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone wall finish and red brick detailing, including quoins, plinth and window reveals, painted rendered sills and headers;
- Gable roof form, with extension of verandah incorporated into main roof form, including timber detailing and fibrous type sheet finish to gable ends;
- Vertical timber sash windows, including half Georgian detailing and front door;
- Verandah, including half height concrete doric columns, on unpainted brick piers, unpainted brick balustrading with capping detail and painted concrete entry steps.

Excluded from listing:

- Later colour coated corrugated metal roof sheeting fabric (noting original finish was likely galvanised corrugated metal short sheeting);
  - Fencing.
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## REFERENCES

- CT 1432/190; CT 1643/80; etc.
  - Weddings, The Advertiser, Sat 3 Nov 1934, p.10.
  - Victor identity dies aged 90, Times, Thu 7 Aug 1997, p.179.
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<sup>116</sup> Victor identity dies aged 90, Times, Thu 7 Aug 1997, p.179.

## SITE MAPPING



21 Hindmarsh Road, McCracken (SAPPA, 2023)

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## HISTORICAL AND RELEVANT IMAGES



1926 advertisement allotments for sale on the Adare Heights subdivision (Advertisement, *The News Adelaide SA*, Wednesday 24 Nov. 1926, pg.11)





*B 9513 Aerial view of Victor Harbor and Port Elliot, 1936, Victor Harbor Collection (SLSA, 1936) – Zoomed image showing 21 Hindmarsh Road to the centre of the image, left of the main road at the bend, as an early dwelling constructed on the Adare Height subdivision.*



*21 Hindmarsh Road, McCracken external image showing verandah, brick and stone detailing. (RealEstate.com, 2022, <https://www.realestate.com.au/sold/property-house-sa-mccracken-138783671>)*

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**NAME:** 1 Bridge Terrace, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c.1912

**LOCATION:** 1 Bridge Terrace, Victor Harbor

**LAND DESCRIPTION:** CT 5434/421, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*1 Bridge Terrace, Victor Harbor (GGA, 2023)*

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**NAME:** 1 Bridge Terrace, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Single storey timber construction cottage with later double storey addition to the south west. The cottage is clad in horizontal weather boards. The house is currently painted in a deep blue, with white windows, doors and trim. Multiple additions and alterations have been made to the original dwelling, particularly the double storey section of the dwelling and the removal of section of the building to the east, which can be seen in early images (refer Historic Images).

Roof form is varied, with evidence of alteration throughout the years. It appears that the roof to the original cottage was a gable roof, extending past the external walls to connect the verandahs, and to the east, over a main section of the dwelling that has since been removed (refer Historic Images). Later addition to the north east is a modified Dutch gable, and double storey addition to the south west is a gable roof. The roof is constructed of corrugated metal sheeting (appearing to be light grey colour coated finish), with later ornamental timber finials to the gable and Dutch ends.

A singular chimney to centre of the original cottage remains, constructed of brick with ornamental render banding to the top and in a later paint finish.

Verandahs extend from the original cottage roofline, with various infill and later corrugated metal sheeting added to various sections of the dwelling. A later timber deck extends over the original cottage verandah, off the second storey addition gable end. Fixed corrugated metal shade awnings extend over the windows to the north and north east.

Windows and doors are timber construction. Windows appear to be timber sash, with sashes divided into squares with timber glazing bars. Later doors and windows appear to be simple sliding windows.

Fencing is a later brush fence, and detached carport and shed to the western corner of the property.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. Whilst the dwelling has been altered, and section of original fabric demolished, the distinctive dutch gable form, presenting to Bridge Terrace and Hindmarsh Road, remains as an interpretable form within the area. The building is also associated with the Cudmore Family, who were prominent local identities significant to the period.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (2) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met.

- (c) it has played an important part in the lives of local residents; or

Criterion C does not apply.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling is associated with the Cudmore Family, who were prominent local identities significant to Victor Harbor.

(f) it is a notable landmark in the area; or

Criterion F does not apply.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.5 Dwellings and accommodation (1912-1918)

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## BRIEF HISTORICAL BACKGROUND

1 Bridge Terrace, Victor Harbor does not appear to have been identified or assessed by previous heritage surveys. Despite a lack of previous documentation, this building is now understood to be a significant surviving Victor Harbor dwelling of the district's early Inter-War development (c.1912-1918).

The earliest identified Lands Title records relating to 1 Bridge Terrace, Victor Harbor date to December 1908, when the site (Allotment 22 of Section 18 of the Hundred of Encounter Bay) was acquired Daniel ('Dan') Henry Cudmore, gentleman of Victor Harbor, who, at that time, resided at the nearby 'Adare' Mansion. The adjoining Allotment, 21, was also acquired by Cudmore's wife, Martha, in 1908. Allotment 22 was transferred to Martha's ownership in October 1913, shortly before Daniel Cudmore's death in December 1913.

It is understood that the residence was built to completion by c.1912. Historical photographs show an undeveloped site c.1910 with a completed residence photographed from approximately 1915 onwards (see Historical Images). As the Bridge Terrace foreshore appears to have been developed for residential usage from approximately 1912 onwards, it is presumed the residence was constructed around this time, most likely prior to Daniel Cudmore's death in 1913. An attributed architectural tender (discussed below) dated to May 1911 also suggests completion by c.1912. 1 Bridge Terrace was among the first dwellings (if not the first) of the Bridge Terrace foreshore, later a prestigious location for 'gentleman's dwellings' and first-class guest accommodation during the 'Inter-War' period.

It is unclear why the Cudmores constructed this residence, though attributed reasons could include additional nearby guest or family accommodation. The dwelling may have been constructed to provide retirement living options for the aging Daniel Cudmore, who was described to be in 'ill health' towards the end of his life; with his December 1913 death was also described as 'expected'.<sup>117</sup> The c.1912 dwelling is oriented on a diagonal axis towards impressive views of the nearby 'Adare' Mansion, the original grounds of which are now extensively subdivided.

The property remained in the hands of the Cudmore family until 1962; an association of approximately fifty years; several years longer than the family's association with the 'Adare' Mansion (1893-1941, an

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<sup>117</sup> *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 19 Dec 1913, p.3



association of forty eight years). Subsequent ownerships include Morton George Wollaston (1962-1967), and Margaret Francis Tilley (1967-1985>). Two-storey additions to the rear of the original dwelling have been undertaken in the late 20<sup>th</sup> to early 21<sup>st</sup> Centuries.

1 Bridge Terrace, Victor Harbor is attributed as the work of leading Adelaide architect F.W. Dancker (1852-1936). Dancker advertised tenders for “*building a wooden cottage at Victor Harbor*” in May 1911.<sup>118</sup> As the architect of the Cudmore’s ‘Adare’ Mansion, an established client/architect relationship was extant, in addition to a matching attributed construction date and construction material descriptions, would strongly suggest that Dancker’s tender relates to the Cudmores’ c.1912 building.

As the architect of ‘Adare’ Mansion (1893), reconstruction works to Mount Breckan (1913-4) and of several important early 20<sup>th</sup> Century dwellings at Victor Harbor, the work of F. W. Dancker is of high significance to the history of Victor Harbor in the late 19<sup>th</sup> to early 20<sup>th</sup> Centuries. Dancker’s designs at Victor Harbor prior to 1915 aided in establishing a precedent of high-quality, architecturally designed homes and accommodation in Victor Harbor by the ‘Inter-war’ period.

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## EXTENT OF LISTING

External form and materials, including:

- Distinctive dutch gable forms presenting to Bridge Terrace and Hindmarsh Road;
- Dutch gable roof forms, including finials; and section of dwelling facing Bridge Terrace, including the entry ‘porch’, and room behind;
- Unlined eaves and exposed timber rafter structure;
- Timber windows and door to the front section of the dwelling;
- Corrugated metal roof sheeting finish;
- Weatherboard cladding finish.

Excluded from listing:

- Additions to the rear;
- Colour scheme;
- Detached outbuilding to the rear;
- Fencing.

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## REFERENCES

- CT 796/99-100; 3127/6; 4017/550; etc.
  - Tender, The Advertiser, Tue 2 May 1911, p.2
  - The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 19 Dec 1913, p.3.
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<sup>118</sup> Tender, The Advertiser, Tue 2 May 1911, p.2

## SITE MAPPING



*1 Bridge Terrace, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*B 17151 View of Victor Harbor, approx. 1910, Victor Harbor Collection (SLSA, 1910) – 1 Bridge Terrace can be seen as an undeveloped parcel of land, beyond the bridge to the right hand side of the photograph.*



*B 17083 View of Victor Harbor, approx. 1920, Victor Harbor Collection (SLSA, 1920) – Zoomed image of 1 Bridge Terrace, seen as the single storey dwelling, right of centre of the photograph.*



*B 77553 Coastal view along Victor Harbor, approx. 1930, Victor Harbor Collection (SLSA, 1930) – Zoomed image of 1 Bridge Terrace, seen as the single storey dwelling, right hand side of the photograph.*



*B 63164 Panoramic view of Victor Harbor, approx. 1950, Victor Harbor Collection (SLSA, 1950) – Zoomed image of 1 Bridge Terrace, seen as the single storey dwelling, right hand side of the photograph.*



*B 48077 Members of the Cudmore Family who owned "Adare" at Victor Harbor. Back Row, l-r: Roland, Henry, Mary (Minnie), Paul. Front Row, l-r: Collier, Martha, Daniel H., Danny (on footstool), Milo., approx. 1900, Victor Harbor Collection (SLSA, 1900)*





*1 Bridge Terrace, Victor Harbor dutch gable end and section of original dwelling (GGA, 2023)*



*1 Bridge Terrace, Victor Harbor porch entry (GGA, 2023)*





*1 Bridge Terrace, Victor Harbor south eastern façade (GGA, 2023)*



*1 Bridge Terrace, Victor Harbor rear of dwelling (GGA, 2023)*





*1 Bridge Terrace, Victor Harbor western facade (GGA, 2023)*



*1 Bridge Terrace, Victor Harbor north western façade (GGA, 2023)*



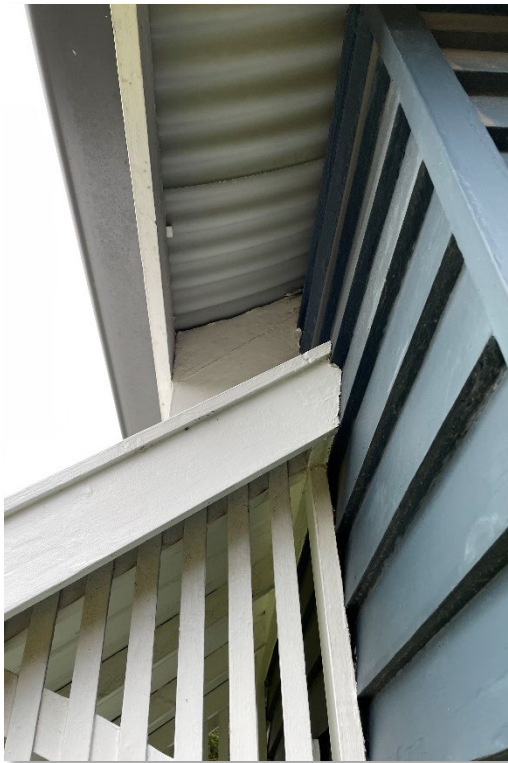


*1 Bridge Terrace, Victor Harbor later sections of dwelling are constructed on concrete slab or brick plinths (GGA, 2023)*



*1 Bridge Terrace, Victor Harbor bluestone footings to what is likely an original section of dwelling (GGA, 2023)*





*1 Bridge Terrace, Victor Harbor original section of dwelling timber rafters are finished with a curve, possibly indicating that the roofing finish was eyelash in profile and underside of porch (GGA, 2023)*



*1 Bridge Terrace, Victor Harbor original section of dwelling where eastern section of building has been removed and rafter appear to have been cut (GGA, 2023)*

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**NAME:** 11 Bridge Terrace, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. early 1920s

**LOCATION:** 11 Bridge Terrace, Victor Harbor

**LAND DESCRIPTION:** CT 5660/689, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*11 Bridge Terrace, Victor Harbor (GGA, 2023)*

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**NAME:** 11 Bridge Terrace, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

'Inter-War Californian Bungalow', with masonry rough cast rendered walls. The bungalow is currently painted in a light cream colour scheme.

The roof is typically bungalow in style, with the gable roof form of the main house accentuated by a centralised gable over the entry and verandah to the front facing façade (south east facing). The roof has been refinished in a grey/brown concrete tile, with photographic evidence and owner confirmation that the original finish was slate with terracotta cappings. The gable ends, above the ceiling line, are finished with timber detailing applied to the rendered wall finish.

There are three single, rendered masonry chimneys to the main dwelling, two to the south east roof, halfway up the pitch and positioned symmetrically and finished with later metal vent / raincap. The third chimney is positioned to the top of the rear facing roof plane, on the north east façade, and is finished with a clay pot.

The verandah to the front of the dwelling is supported by larger circular cast concrete columns, with rendered masonry balustrade. The eastern section of the verandah is infilled with glazed windows to form a sunroom.

Windows and doors are typically timber, with windows a-symmetrically divided to provide two smaller panes at the top, one of which is awning.

Fencing to the front of the property is a low brush, with timber paling to the east. A detached, three bay, rendered pier, gable roof garage fronts the boundary to Bridge Court.

The garden appears to be well maintained; however, it is unclear the extent to which this is original.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow' style in Victor Harbor, constructed as a holiday home for a leading Adelaide family, who have retained a long association with the property, over several generations.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, as a prominent foreshore dwelling constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

- (c) it has played an important part in the lives of local residents; or

Criterion C does not apply.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 2** – Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

11 Bridge Terrace, Victor Harbor does not appear to have been identified or assessed by previous heritage surveys.

The earliest identified Lands Title records relating to (previously 11-12) 11 Bridge Terrace, Victor Harbor date to February 1910 when the site (a portion of Section 19 of the Hundred of Encounter Bay) was acquired by Catherine Esther Sowton, wife of Frank Sowton, clerk of Port Pirie.<sup>119</sup> The allotment was retained by the Sowton family until 1916 when the property was transferred to Alice Maude Emma Wood, wife of Peter Wood.<sup>120</sup> The property remained in the hands of the Wood Family for the rest of the 20<sup>th</sup> Century.

While few records have been identified, it is understood that the residence at 11 Bridge Terrace was constructed for Mr and Mrs Peter Wood in the early 1920s. While the family acquired the allotment in 1916, records of the family staying at the Mount Breckan Estate over the following years suggest the dwelling was not yet constructed at this time<sup>121</sup>. The widowed Mrs Peter Wood attempted to sell the property in 1926, then described as a 'charming modern home' with every convenience and a good garage.<sup>122</sup> The description of established 'pretty' gardens in 1926 suggests construction of the dwelling would have been completed a few years prior to this date.

The 1926 real estate description of 11 Bridge Terrace, Victor Harbor is provided below:

*Delightfully situated on the sea front, opposite Mount Breckan. A particularly desirable modern Residence of pleasing bungalow design, with slate roof and spacious verandahs. Very attractive living and dining rooms, 3 masters' bedrooms, large sleep-out hut, maids' room, well appointed kitchen, complete modern conveniences, electric light, septic drainage, valuable corner block with right of way at rear...completely enclosed by brushwood fence, pretty garden. Garage with cement floor, and all appurtenances of a thoroughly up-to-date home. (Advertising, The Register, Thu 23 Dec 1926, p.5).*

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<sup>119</sup> CT 826/167

<sup>120</sup> CT 826/167

<sup>121</sup> *Society Gossip, Critic, Wed 28 Mar 1917, p.21.*

<sup>122</sup> *Victor Harbor Homes, News, Wed 22 Dec 1926, p. 10.*



The residence is most strongly associated with Mr and Mrs Peter Wood, who constructed the dwelling as a holiday home for their family. Peter Wood (1855-1921) was the son of Mr Gilbert Wood, a prominent Adelaide merchant. Peter Wood was chairman of directors of G. Wood, Son & Co. Ltd and was described as one of South Australia's best known commercial men, who was also a prominent philanthropist during his lifetime. His wife, Alice Maud Wood (nee Johnson) was a prominent Adelaide socialite and hostess during her lifetime. The Wood family resided at 'Linden Park' at Burnside, a large estate now subdivided into the suburb of Linden Park. The family were frequent visitors to Victor Harbor in the years prior to constructing their holiday residence and often stayed at the Mount Breckan Estate.<sup>123</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Rough cast render wall finish with brick plinth;
- Primary hipped roof form with verandah incorporated into main roof form and prominent projecting front gable, including timber detailing to gable ends. Three rough cast render chimneys with capping detail and remain terracotta clay pot to north eastern chimney;
- Timber framed windows, including sash windows with lead light detailing and rendered sills. The symmetry of the window and door configuration to the front façade is integral to the design aesthetic of the dwelling;
- Concrete columns, Doric style with simple horizontal banding capping, rough cast rendered balustrade with capping band and glazed brick step to eastern side;
- Timber lined soffits with exposed structure, fibrous sheet and batten lining to the undersides of the verandah.

Excluded from listing:

- Later concrete roof tiles;
- Glazed infill to eastern end of front verandah, and alteration of original external wall window at this location;
- Window frames and glazing suites to front façade;
- Lightweight infill glazing to rear 'sunroom';
- Infilled door openings to western façade, off bedrooms;
- Detached garage.

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## REFERENCES

- CT 826/167; 4285/939, etc.
  - Society Gossip, Critic, Wed 28 Mar 1917, p.21.
  - Victor Harbor Homes, News, Wed 22 Dec 1926, p.10.
  - Death of Mr Peter Wood, The Register, Thu 22 Dec 1921, p.7
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<sup>123</sup> *Death of Mr Peter Wood, The Register, Thu 22 Dec 1921, p.7*

## SITE MAPPING



*11 Bridge Terrace, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Owner supplied photograph of 11 Bridge Terrace, taken from the now demolished 'Aurora House' to the east. Date not known, pre-1970s.*





*11 Bridge Terrace, Victor Harbor front façade of dwelling (GGA, 2023)*



*11 Bridge Terrace, Victor Harbor north eastern façade (GGA, 2023)*





*11 Bridge Terrace, Victor Harbor north eastern façade (GGA, 2023)*



*11 Bridge Terrace, Victor Harbor rear façade (GGA, 2023)*





*11 Bridge Terrace, Victor Harbor south western façade, where the infill of two original doors off bedrooms can be seen (GGA, 2023)*



*11 Bridge Terrace, Victor Harbor opening made to balustrade and lightweight infill with glazed brick step up to verandah (GGA, 2023)*





*11 Bridge Terrace, Victor Harbor verandah soffit lining and eave linings (GGA, 2023)*



*11 Bridge Terrace, Victor Harbor later window and door suites (GGA, 2023)*



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**NAME:** 28 and 29 Bridge Terrace, Victor Harbor – ‘Sunrise’ and ‘Buena Vista’

**PLACE NO:**

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**CURRENT USE:** Semi-Detached Dwellings

**FORMER USE:** Semi-Detached Dwellings

**DATE(S) OF CONSTRUCTION:** c. 1929-34

**LOCATION:** 28 Bridge Terrace, Victor Harbor (Sunrise)  
29 Bridge Terrace, Victor Harbor (Buena Vista)

**LAND DESCRIPTION:** CT 6140/995 & CT 6140/996, Hundred of Encounter Bay

**OWNER:** Individually, Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*28 and 29 Bridge Terrace, Victor Harbor (GGA, 2023)*

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**NAME:** 28 and 29 Bridge Terrace, Victor Harbor – ‘Sunrise’ and ‘Buena Vista’

**PLACE NO:**

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## DESCRIPTION

Semi-Detached dwellings presenting as a single ‘Inter-War Californian Bungalow’, with masonry rendered walls. The bungalow is currently painted in a white colour scheme.

The roof presents as a singular dwelling, and is a combined style. The section of the main portion of the dwellings is hipped, extending out at a lower pitch past the external walls to, to form the verandahs. The south east façade is articulated by a centralised step out of the external wall, with the roof line accentuating the form in a jerkinhead style. The roof is finished in a grey/brown Spanish Tile profile roof tile concrete tile. The gable ends, above the ceiling line, are finished with timber detailing applied to the textured rendered wall finish.

There is one, brick painted chimney to the south east roof plane of the property, positioned just above the apex of the jerkinhead, and a later, circular metal chimney flu to the hipped roof stepout. two, brick painted chimneys. One, centrally to the apex of where the junction of the jerkinhead roof ridge meets the main roof, and the other to the south west hip of number 29. The chimney to number 29 is finished with a painted circular pot.

The verandahs are supported by larger circular timber posts. The verandahs wrap around the front of the dwellings, providing protection to the front doors, and around the side of the house.

Windows and doors are typically timber, with the windows to the south east facades presenting as symmetrical, 3-bay timber sashes. The windows to the very front façade are protected by a fabric retractable awning shade.

Fencing to the front of the property is a low brush, with metal chainmesh hinged gates across the driveways.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the ‘Inter-War Californian Bungalow’, with the semi-detached dwellings retaining a high degree of original fabric.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, as a prominent foreshore dwelling constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for leasing by guests to the town.

- (c) it has played an important part in the lives of local residents; or

Criterion C does not apply.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F does not apply.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 2** – Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

28-29 Bridge Terrace, Victor Harbor does not appear to have been identified or assessed by previous heritage surveys. Donovan & Associates' 1997 Survey identifies '29 Bridge Street (Terrace)' within its 'Summary of Heritage Places'<sup>124</sup> though no further historical details or assessment was provided.

The earliest identified Lands Title records relating to 28-29 Bridge Terrace, Victor Harbor date to May 1924 when the site (a portion of Section 17 of the Hundred of Encounter Bay) was acquired by Charles Hoffmann, contractor of Victor Harbor.<sup>125</sup> Consisting of a large 'wedge' shaped allotment, extending south-west to Grantley Avenue, the site was subdivided by Hoffmann in November 1924.<sup>126</sup> Hoffmann owned the site until his death in 1928.<sup>127</sup> The allotment was acquired in May 1929 by May Humberstone, an unmarried woman of Victor Harbor, who registered a mortgage at this time and a subsequent mortgage in September 1931.<sup>128</sup> The site was then acquired by Ruby Emeline Stock in December 1934, who also placed a mortgage at this time which was cleared by 1941.<sup>129</sup> Subsequent owners have included the Brook Family (1941-1958), June Elizabeth Nancarrow and Olive May Cheek (1958-1964), Edward George Williams (1964-1992) and Dorothy Patricia Williams (1992>).<sup>130</sup>

While records describing an exact construction date have not been identified, it is likely the two semi-detached dwellings at 28-29 Bridge Terrace were constructed between 1929 and 1934, most likely by either May Humberstone or by Ruby Emeline Stock for holiday rental purposes. A 1928 aerial photograph indicates that the site was vacant at this time.

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<sup>124</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.86.

<sup>125</sup> CT 1328/104

<sup>126</sup> CT 1353/32

<sup>127</sup> CT 1353/32

<sup>128</sup> CT 1353/32

<sup>129</sup> CT 1353/32

<sup>130</sup> CT 1353/32; 2552/87; 3225/6; etc.



The most significant owner of 28-29 Bridge Terrace is Ruby Emeline Stock (1876-1953), the owner and manager of the popular 'Summerlea' guest house, which was described as one of the leading guest homes at Victor Harbor during the Inter-War period.<sup>131</sup> Ruby was the daughter of Mr and Mrs J. A. Humberstone, the former proprietors of the Crown Hotel, who were also responsible for the construction of the Hotel Grosvenor, on Ocean Street, in 1896. A well-known Victor Harbor resident, Ruby Stock was described to have been an excellent horse rider and took an active role in patriotic and fundraising activities during both World Wars.<sup>132</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Rough cast render wall finish;
- Primary hipped roof form with verandah incorporated into main roof form and prominent projecting front jerkinhead gable, including timber detailing to gable ends. Two masonry chimneys capping detail and remaining terracotta clay pot to south western chimney;
- Timber framed sash windows, including triple bay configuration to the front facade. The symmetry of the window and door configuration is integral to the design aesthetic of the dwelling;
- Concrete columns, Doric style with simple horizontal banding capping;
- Timber exposed structure soffits.

Excluded from listing:

- Later concrete roof tiles;
  - Security screen doors and retractable fabric shade awnings;
  - Detached garage and lightweight pergola to the rear of number 28; and
  - Brush fencing to the front boundary.
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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.86.
  - CT 1328/104; 1353/32; 2552/87; 3225/6; etc.
  - Late Mrs. R. E. Stock, Victor Harbour Times, Fri 29 May 1953, p.3.
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<sup>131</sup> Late Mrs. R. E. Stock, Victor Harbour Times, Fri 29 May 1953, p.3.

<sup>132</sup> Late Mrs. R. E. Stock, Victor Harbour Times, Fri 29 May 1953, p.3.

## SITE MAPPING



*28-29 Bridge Terrace, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES



*28 Bridge Terrace, Victor Harbor – image taken from Bridge Terrace driveway (GGA, 2022)*



*29 Bridge Terrace, Victor Harbor – image taken from Bridge Terrace driveway (GGA, 2022)*



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**NAME:** 12-16 Burke Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Rectory

**FORMER USE:** Rectory

**DATE(S) OF CONSTRUCTION:** 1934

**LOCATION:** 12-16 Burke Street, Victor Harbor

**LAND DESCRIPTION:** CT 5415/740, Hundred of Encounter Bay

**OWNER:** Non-government Organisation

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*12-16 Burke Street, Victor Harbor (GGA, 2023)*

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**NAME:** 12-16 Burke Street, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Red brick, 'Inter-War Georgian Revival' influenced single residence, with 'Inter-War Mediterranean' and 'Inter-War Old English' style influences. The external masonry walls are unpainted, with corners articulated by indented single course brick quoins, and expressed horizontal brick courses at the eave lines. The existing colour scheme is light cream to the windows and eave trims.

The section of roof to the main portion of the dwelling presents as a cross hipped. The roofline extends past the setback back external wall of the north western façade, and, at a lower pitch, to the north eastern and southern facades to form the verandah roofs. A later addition to the rear has a hipped roof, that extends to the original roof of the dwelling. Original roofing material appears to have been Marseilles terracotta style tile finish, the brand of which can be seen to be 'Hallett Welland' to the underside of the exposed soffits. Other than the verandahs, there are no eaves.

There are three, single brick chimneys to the original dwelling. Two are located on the north eastern roof plane, and the other at the apex of the south western hip. The brick chimneys are detailed with three expressed brick courses at the top of the chimneys.

The verandahs are exposed to the underside of the roof tiles, with expressed timber structure. The verandahs are supported by single square timber columns to the sides and rear of the property, and double square timber posts to the front facade. The verandah to the north eastern façade appears to have had infill panelling removed from between the columns. The front verandah and entry porch are defined by fibrous sheet style infill walls, to the entry and south western end of the verandah, with leadlight glazed window detailing to the upper portion. The 'Inter-War Old English' style timber detailing, evident in earlier images, appears to have been removed. A later gable portico has been constructed to the entry door on the south western façade. The verandah floors are painted concrete.

Windows and doors are typically timber. The windows appear to be original, as single bay, Georgian unequal sash windows. The return wall to the front façade is defined by a three bay 'pop-out' window, with a protective awning over, which is a continuation of the roof, aesthetically supported by wrought iron wall brackets and fibrous style sheeting lined soffit. The window is a half width, full width, half width pattern. Window headers are header brick bond, with painted tiled window sills. The timber shutters to the front façade window have been removed. Doors are Georgian style glazed leafs. The milk delivery hatch remains to the north eastern façade, beside the fireplace to the kitchen.

Fencing to the front of the property is wire fence, which is non-original. A later single car carport has been constructed between the line of the north eastern verandah and the property boundary.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating modest stylistic influences of the 'Inter-War Georgian Revival' style with 'Inter-War Old English' and 'Inter-War Mediterranean' influences, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric.

The dwelling is associated with the Anglican Church adjacent, which has been a prominent gathering point for members of the Victor Harbor region and community.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (2) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates social themes, being associated with the Anglican Church, not only as a dwelling, but also hosting events and meetings for those of the Victor Harbor region and community.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – demonstrates ways of life, being associated with the Anglican Church, a prominent meeting place for those in the Victor Harbor region and community.

(c) it has played an important part in the lives of local residents; or

Criterion C does not apply.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 2 – Victor Harbor after the First World War (1919-1929)**

2.3 Society, religion and commerce (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

### **THEME 3 – Victor Harbor and the Depression Era (1929-1939)**

3.2 Society, religion and commerce (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## **BRIEF HISTORICAL BACKGROUND**

St Augustine's Anglican Church Rectory at 12-16 Burke Street, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '12-24 Burke Street' within its 'Summary of Heritage Places'<sup>133</sup> though no further historical details or assessment were provided.

Early Lands Title records specifically relating to the site of the St Augustine's Anglican Church Rectory at 12-16 Burke Street have not been identified, though the site and the Church of England's surrounding lands were amalgamated on a single title in June 1936.<sup>134</sup> However, newspaper records identify that Mrs

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<sup>133</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.86.

<sup>134</sup> CT 1662/17



Cudmore, widow of Daniel Cudmore of 'Adare', gave land to St Augustine's Anglican Church in approximately 1928, for the construction of a rectory in memory of her son, Milo Massey Cudmore, who was killed in the First World War.<sup>135</sup> Construction works appear to have been delayed until 1934, when £200 was raised as the 'nucleus' of a building fund.<sup>136</sup> Construction works commenced in April 1934; with the new rectory was described as 'rapidly nearing completion' by August 1934.<sup>137</sup> Various church fundraising events were held throughout this period to provide funds towards construction costs.<sup>138</sup> The new Rectory appears to have been completed and occupied by November 1934.<sup>139</sup>

St Augustine's Anglican Church Rectory has been identified as the work of architect Dean W. Berry, who advertised tenders for 'Building Rectory, Victor Harbor, for the Church of England' in April 1934.<sup>140</sup> A brief article and photograph of the building (see Historical Images) appeared in The Advertiser newspaper's 'Home Maker's Page' in August 1939, identifying the building as the work of Berry's practice (then Dean W. Berry & Gilbert). This article is given below as follows:

*Face brickwork forms an excellent medium for attractive house-building if adequate colour contrast is provided. In our illustration, which is the Rectory at Victor Harbor, this result has been obtained by the use of cream paint on the windows and the colour-washing of the panels between the half timber work of the entrance porch and the enclosure to the exposed end of the verandah. The tiled roof blended from dark tiles at the eaves to light at the ridges, completes the colour scheme. The illustration is also interesting in view of today's article as illustrating the sub-division of window sashes with wooden bars, except in smaller screened windows, where leaded bar are employed (Architects: Messrs. Dean W. Berry and Gilbert)*<sup>141</sup>

Dean Walter Berry (1904-1986) was a significant 20<sup>th</sup> Century architect in South Australian history. A president of the South Australian Institute of Architects (SAIA) and a member of the Council of the Royal Australian Institute of Architects (RAIA) and Executive of the National Trust, Berry was a noted advocate for the preservation of heritage in South Australia and was a member of the University of Adelaide's Faculty of Architecture and Town Planning. Notable designs by Berry included Centennial Hall, Wayville Showgrounds (1935-6, now demolished) and numerous church commissions for the Anglican Church in South Australia.<sup>142</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted red brick construction, including articulated coursed quoining and header courses;
- Hipped roof form, continuing past the line of the external walls to form the verandahs, Marseilles terracotta style tile finish, exposed eaves and verandah soffits and three brick chimneys;
- Square posts, equally spaced to support the verandahs, including double post language to the front verandah and single posts to the side;
- Front 'Inter-War Old English' style entry, including lead light glazing detail and decorative glazing pieces, and lightweight panelling with glazing to the end of the front verandah;
- Timber Georgian, unequal sash, vertical proportioned windows, including front bay window, awing, tiled sills and brick headers;
- Delivery hatch to the side of the kitchen fireplace;
- Front and side curtilage, including visual connection with the Anglican Church;

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<sup>135</sup> *Influence of the Church, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Jan 1928, p.3).*

<sup>136</sup> *New Rectory at Victor Harbor, The Advertiser, Tue 2 May 1933, p.9.*

<sup>137</sup> *News in Brief, Victor Harbour Times, Fri 24 Aug 1934, p.3.*

<sup>138</sup> *Bridge Evening for Rectory Funds, Victor Harbour Times, Fri 18 May 1934, p.2*

<sup>139</sup> *Corporation of Victor Harbor, Victor Harbour Times, Fri 2 Nov 1934, p.3.*

<sup>140</sup> *Tenders, Victor Harbour Times, Fri 27 Apr 1934, p.2.*

<sup>141</sup> *The Home Maker's Page, The Advertiser, Wed 2 Aug 1939, p.7.*

<sup>142</sup> *Lustri, Susan and Collins, Julie, 'Berry, Dean Walter', Architecture Museum, University of South Australia, 2008, Architects of South Australia: [http://www.architectsdatabase.unisa.edu.au/arch\_full.asp?Arch\_ID=8]*

- Open, low level, front fencing.

Excluded from listing:

- Rear addition;
- Side entry portico;
- Replacement sash window to the front façade;
- Side carport.

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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.86.
  - CT 1662/17
  - Influence of the Church, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Jan 1928, p.3).
  - New Rectory at Victor Harbor, The Advertiser, Tue 2 May 1933, p.9.
  - News in Brief, Victor Harbour Times, Fri 24 Aug 1934, p.3.
  - Bridge Evening for Rectory Funds, Victor Harbour Times, Fri 18 May 1934, p.2
  - Corporation of Victor Harbor, Victor Harbour Times, Fri 2 Nov 1934, p.3.
  - Tenders, Victor Harbour Times, Fri 27 Apr 1934, p.2.
  - The Home Maker's Page, The Advertiser, Wed 2 Aug 1939, p.7.
  - Lustri, Susan and Collins, Julie, 'Berry, Dean Walter', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=8](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=8)]
- 

## SITE MAPPING



*12-16 Burke Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



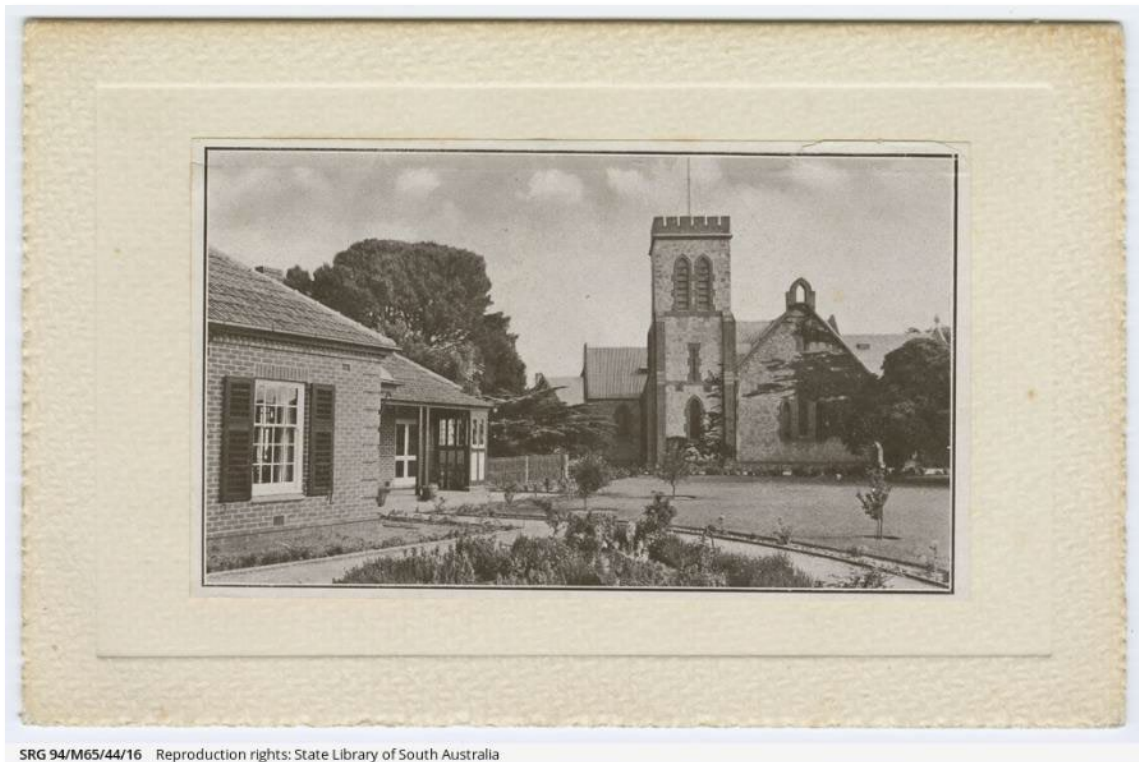
*Article from the Advertiser, with the Rectory used as an exemplar to illustrate that which was discussed in the following article. The Home Maker's Page, The Advertiser, Adelaide SA Wednesday 2<sup>nd</sup> August 1939, Page 7, accessed online Trove, 2023.*



PRG 287/1/2/53

*PRG 287/1/2/53 'Rectory and Church' Victor Harbor, approx. 1934, Rob Johns Collection (SLSA, 1934)*





SRG 94/M65/44/16 Reproduction rights: State Library of South Australia

*SRG 94/M65/44/16 Photograph on a card - St Augustine's Church, Victor Harbor, approx. 1950, St Augustine's Anglican Church Victor Harbor (SLSA, 1950)*



*12-16 Burke Street, Victor Harbor front façade (GGA, 2023)*





*12-16 Burke Street, Victor Harbor return to front façade (GGA, 2023)*



*12-16 Burke Street, Victor Harbor setback front façade (GGA, 2023)*





*12-16 Burke Street, Victor Harbor south western façade (GGA, 2023)*



*12-16 Burke Street, Victor Harbor south western addition (GGA, 2023)*





*12-16 Burke Street, Victor Harbor rear façade (GGA, 2023)*



*12-16 Burke Street, Victor Harbor northern side façade (GGA, 2023)*



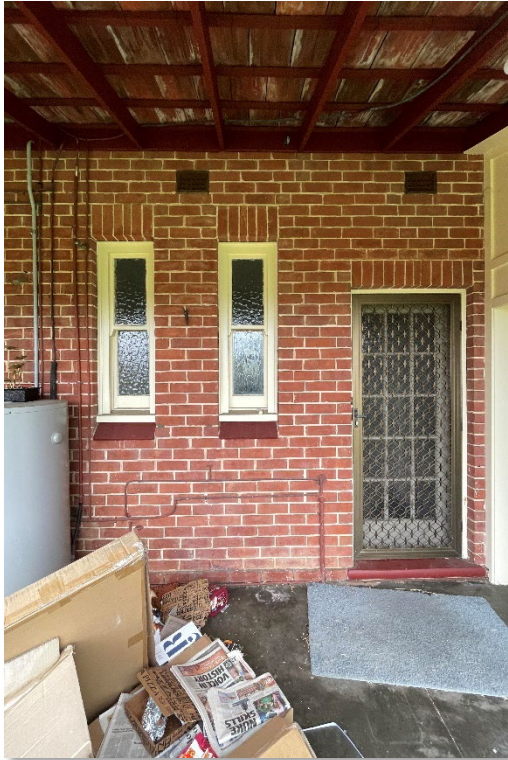


*12-16 Burke Street, Victor Harbor - bay window appears to be a later alteration (GGA, 2023)*



*12-16 Burke Street, Victor Harbor – what is thought to be a milk delivery hatch to the right of the kitchen fireplace and the underside of the verandah (GGA, 2023)*





*12-16 Burke Street, Victor Harbor – typical windows (GGA, 2023)*



*12-16 Burke Street, Victor Harbor – ‘Inter-War Old English’ style influenced panelling to the front verandah (GGA, 2023)*





*12-16 Burke Street, Victor Harbor – front door and front bay window detail (GGA, 2023)*

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**NAME:** 16 Cornhill Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1927-28

**LOCATION:** 16 Cornhill Road, Victor Harbor

**LAND DESCRIPTION:** CT 5290/656, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*16 Cornhill Road, Victor Harbor (GGA, 2023)*

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**NAME:** 16 Cornhill Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Red brick symmetrical, single storey 'Inter-War Californian Bungalow'. The brickwork is currently unpainted, with timber windows, gable ends and barge boards painted white and various details accented in a light blue colour scheme.

The section of roof to the main portion of the dwelling is hipped, extending past the external walls to, to form the verandahs, and presenting as a jerkinhead form to the south east and north west ends. The south west façade, and main entry is articulated by a centralised step out in the roof line accentuating the form in a jerkinhead style. The roof is finished in a corrugated metal roof sheeting, in a mid-grey zinc coated finish. The jerkinhead ends, above the ceiling line, are finished with v-notch weatherboards.

There are two, brick chimneys to the south east side of the house, evenly spaced either side of the main roof ridgeline. The rear chimney is capped with a metal vent/raincap.

The verandah extends across the full width of the front façade, and returns along the south east side of the house. The verandah is supported by red brick piers, finished at the top in a rendered cap, with a red brick balustrade extending between, capping in a render band. Concrete stairs, painted red, extend up from the front garden, onto the verandah, at the street facing south east most bay of the verandah.

Windows and doors are typically timber, with the windows to the south west and south east façade accentuated in a bay 'pop out', as two, a-symmetrical sash windows, presenting as symmetrical, 3-bay timber sashes. The front door is timber, with lead light textured glazing insert to the top third of the leaf, flanked either side by half height sidelights in a matching glazed detail.

Fencing to the front of the property is low brush fence, with painted paling hinged gates across the driveway.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', and is a good example of the style within the Mount Breckan Estate subdivision. The dwelling retains a high degree of original fabric.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

(1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, constructed in the Mt Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.



(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

16 Cornhill Road, Victor Harbor does not appear to have been assessed by any previous heritage surveys.

Identified Lands Title records relating to 16 Cornhill Road, Victor Harbor date to April 1919 when the site (comprising portions of Allotments 59 of the Mount Breckan Estate, Section 17, Hundred of Encounter Bay) was acquired by Bessie Sharp, wife of Kenneth Charles Adams Sharp, foreman of Henley Beach.<sup>143</sup> The allotment was soon transferred to Kenneth David Anderson in 1919, with a subsequent sale to Joan Glynn in 1922, who owned the allotment until 1927.<sup>144</sup> It is likely that the allotment remained undeveloped during this period.

In February 1927, the allotment was acquired by Leslie Roy Easter, carpenter of Victor Harbor.<sup>145</sup> A mortgage placed by Easter in July 1927 is likely to relate to construction works. A newly completed residence on the site is evident in 1928 aerial photography (see Historical Images) suggesting that the residence was completed in 1927. Easter retained the residence until 1940, when it was transferred to Bernhard Adolf Arndt, who owned the property until his death in 1967.<sup>146</sup> The dwelling was subsequently owned by the O'Toole Family (1967-1984), the Taylor Family (1984-1993) and the Retz Family (1993>). Additions were undertaken to the property in the late 20<sup>th</sup> Century, reflected in several mortgages during this period.<sup>147</sup>

16 Cornhill Road, Victor Harbor is most strongly associated with Leslie Roy Easter (1893-1941), a local carpenter and contractor. While relatively little is known of Easter's life, he was described as a well-known and highly respected resident of Victor Harbor; a skilled craftsman whose services were always much in demand.<sup>148</sup> Easter married Ide E. Ryan, youngest daughter of Mr and Mrs J. G. Ryan of 'Seymour', Victor Harbor, in December 1924.<sup>149</sup> It is likely that Easter was responsible for the construction (probably also the design) of his 'Inter-War Californian Bungalow' residence.

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<sup>143</sup> CT 1088/118

<sup>144</sup> CT 1088/118

<sup>145</sup> CT 1088/118

<sup>146</sup> CT 1088/118

<sup>147</sup> CT 1088/118

<sup>148</sup> *Late Mr. L. R. Easter, Victor Harbour Times, Fri 5 Sep 1941, p.3.*

<sup>149</sup> *Wedding, News, Wed 24 Dec 1924, p.8.*

## EXTENT OF LISTING

External form and materials, including:

- Unpainted brick finish to walls, columns and verandah balustrade;
- Gable and jerkinhead roof forms, including wide gable spanning front verandah, and two brick chimneys;
- Vertical timber unequal sash windows, with Georgian style lead detailing to upper sash, and timber entry door with half height sidelights and side door, with leadlight detailing;
- Rendered header bands and window sills;
- Verandahs, including v-notch weatherboard finish to gables;
- Verandah brick piers and balustrade, including rendered cappings, and painted concrete verandah steps and floor finish.

Excluded from listing:

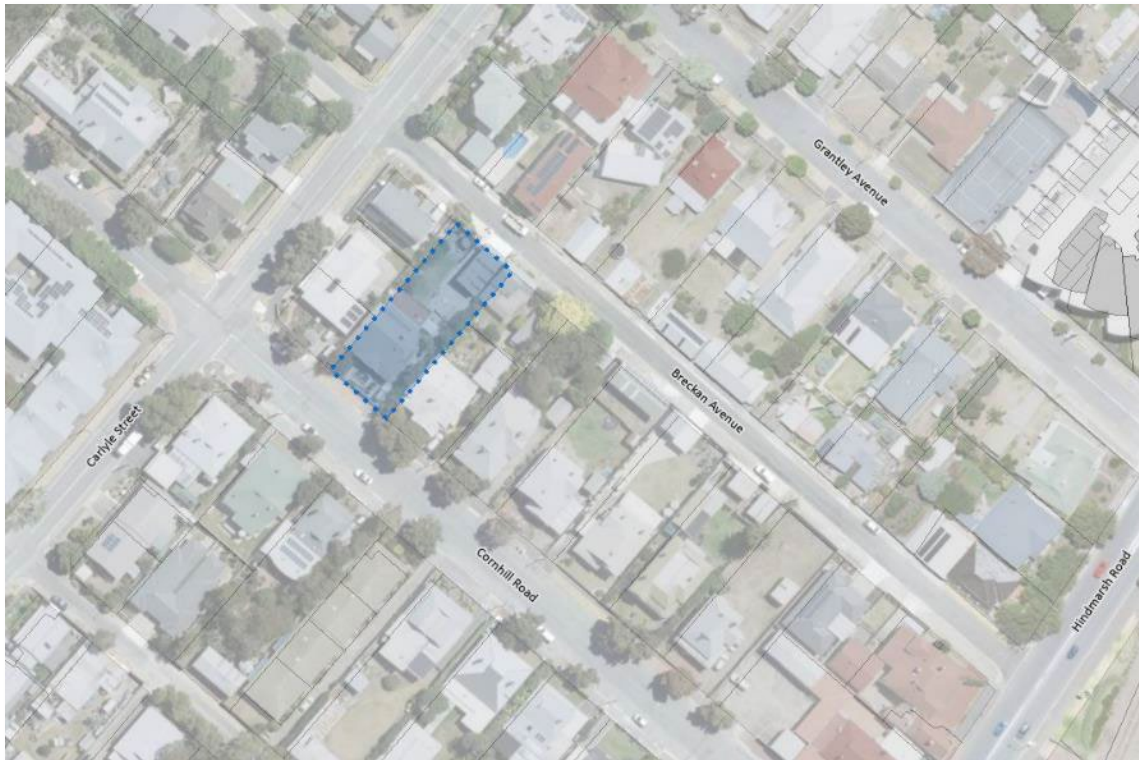
- Colour coated corrugated roof sheeting;
- Paint finish colour scheme
- Rear addition and detached structures;
- Front masonry fence and landscaping.

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## REFERENCES

- CT 1088/118; etc.
  - Late Mr. L. R. Easter, Victor Harbour Times, Fri 5 Sep 1941, p.3.
  - Wedding, News, Wed 24 Dec 1924, p.8.
-

## SITE MAPPING



16 Cornhill Road, Victor Harbor (SAPPA, 2023)

## HISTORICAL AND RELEVANT IMAGES



*B 4960 Aerial view of Victor Harbor, approx 1928, Victor Harbor Collection (SLSA, 1928) – zoomed image of 16 Cornhill Road, seen as a singly storey dwelling to upper centre of the photograph, looking at the south west façade.*





*Additions to the rear of the dwelling, north east façade. (GGA, 2023)*



*Jerkinhead gable end to the side of the dwelling, south east façade. (GGA, 2023)*





*Entry to front verandah and side door. (GGA, 2023)*



*Front façade, looking east. (GGA, 2023)*



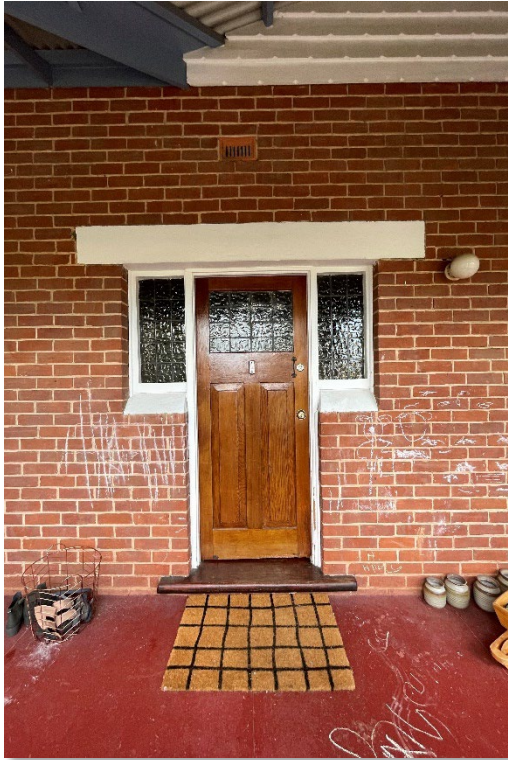


*Front façade, west side. (GGA, 2023)*



*Façade articulation under front verandah. (GGA, 2023)*





*Entry door and underside of verandah. (GGA, 2023)*

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**NAME:** 20 Cornhill Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1919

**LOCATION:** 20 Cornhill Road, Victor Harbor

**LAND DESCRIPTION:** CT 6066/637, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*20 Cornhill Road, Victor Harbor (GGA, 2023)*

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**NAME:** 20 Cornhill Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

'Inter-War Spanish Mission' influenced single storey masonry dwelling with 'Inter-War Old English' and 'Inter-War Californian Bungalow' style influences. The lower half of the masonry walls are finished in a pebble dash styled stucco render, with brick wall above. A painted finish to the brick and render is likely not original. The masonry is currently painted cream, with timber elements and trims in a 'Indian Red'.

The section of roof to the main portion of the dwelling presents as a gable to both the north western and south eastern facades. To the south western façade, the roofline presents as a symmetrical gable, with a lower gable overlapping a-symmetrically to form the roofline 'step out' in the floor plan and entry porch. The gable ends, above ceiling level, are finished with timber detailing applied to pebble dashed style textured render. The roof is finished in asbestos style roof tiles, which are unlikely to be original material, however, it is unclear what the original material may have been. The soffits are lined fibrous style painted sheeting.

There are three pebble dash styled stucco render finished chimneys to the dwelling. These are capped with a painted horizontal expressed band and vertical detail. Once chimney is located to the south western pane of the main roof, to the gable end facing Carlyle Street. The second is located to the middle of the ridge of the gable facing Cornhill Road, and the third is located along the south western facade, at the valley junctions of the gable roofs.

The lower gable roof extends past the side wall of the 'step out' in the plan to form the entry porch, which appears to be formed with a slightly lower pitch, forming a catslide style roof. The entry porch is defined by a painted brick arch opening to Cornhill Road facing façade. The roof extends past the rear wall of the main dwelling, at a lower pitch, to form a lean-to type extension to the dwelling, which has been further extended to form a lightweight lean-to addition. A tiled awning protects the bay window to the 'step-out' section of façade facing Cornhill Road, and a hipped verandah, extends the length of the stepped back section of façade (it is unclear if this verandah is original fabric). The entry porch is painted concrete finish.

Windows are typically timber, and vary between sash and hinged, shapes and configurations. The bay window to the Cornhill Road façade and the windows along the south eastern façade are typical lead detailed windows. Sills are finished with tiles, which appear to have been painted with terracotta tiles sills.

The front boundary of the property remains unfenced.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Spanish Mission', with 'Inter-War Californian Bungalow' and 'Inter-War Old English' elements, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is an example of an 'Inter-War' dwelling on the Mount Brecken Estate subdivision.

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## RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:
  - (a) it displays historical, economic or social themes that are of importance to the local area; or



Criterion A applies – demonstrates development of Inter-War dwellings, constructed in the Mt Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E does not apply.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 2** – Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

---

## BRIEF HISTORICAL BACKGROUND

20 Cornhill Road, Victor Harbor does not appear to have been assessed by any previous heritage surveys. Donovan & Associates' 1997 Survey identifies '22 Cornhill Road' (a vacant site, possibly intended as number 20) within its 'Summary of Heritage Places'<sup>150</sup> though no further historical details or assessments were provided.

Identified Lands Title records relating to 20 Cornhill Road, Victor Harbor date to April 1919 when the site (comprising portions of Allotments 93 and 94 of the Mount Breckan Estate, Section 17, Hundred of Encounter Bay) was acquired by Lewis John Tardrew, draper's assistant of Victor Harbor.<sup>151</sup> The property was transferred to John Joseph Maloney, retired farmer in May 1919, with the Maloney Family owning the property until 1964.<sup>152</sup> Subsequent 20<sup>th</sup> Century owners have included the Weinert Family (1964-1975), the Hinge Family (1975-1981), the Jones Family (1981-1983), the Donovan Family (1983-1985), Steven Roy Temple and Gail Margaret Bennett (1985-1988), Brian Garfield Williss and Winifred Oonagh Robinson (1988-1991) and the MacKenzie Family (1991>).<sup>153</sup>

An attractive early residence for the Mount Breckan Estate, it is likely that 20 Cornhill Road was designed and constructed by L. T. & H. J. Tardrew, local carpenters and contractors (see Historical Images)<sup>154</sup> around the same time that the adjoining property at 24-26 Cornhill Road (also owned by Tardrew) was built. It is suggested that the residential allotment was likely acquired by L. T. Tardrew for the purpose of

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<sup>150</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.87.

<sup>151</sup> CT 1116/130

<sup>152</sup> CT 1116/130

<sup>153</sup> CT 1116/130; CT 4244/638; etc.

<sup>154</sup> Advertising, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 26 Sep 1919, p.2.

construction and subsequent resale. Prior to leaving Victor Harbor in 1926,<sup>155</sup> L. J. Tardrew was a prominent local citizen who served as Councillor of the Corporation of Victor Harbor,<sup>156</sup> often standing in for the absentee Mayor at various municipal functions during the 1920s.<sup>157</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Pebble dash style stucco render finish to the external walls, with brick finish above;
- Gable roof form, including projecting gable and catslide over porch, and timber detailing to roof gable ends;
- Three chimneys with pebble dash style stucco finish and expressed capping detail;
- Proportioned window suites, including diamond leadlight and stained glass detailing, and stained glass timber front door;
- Awning roof structure to the bay window;
- Unenclosed entry porch, archway and painted concrete floor.

Excluded from listing:

- Concrete roofing tiles;
- Paint finish to the brickwork of the external walls above the pebble dash style stucco finish;
- Lean-to lightweight addition to the rear of the dwelling (past the line of the masonry walls).

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## REFERENCES

- CT 1116/30; CT 4244/638; etc.
- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.87.
- Advertising, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 26 Sep 1919, p.2.
- Farewell at Victor, News, Thu 23 Dec 1926, p.8.
- Corporation of Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 3 Nov 1922, p.3.
- Allocations of Victor Harbour Day, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 17 Oct 1924, p.3.

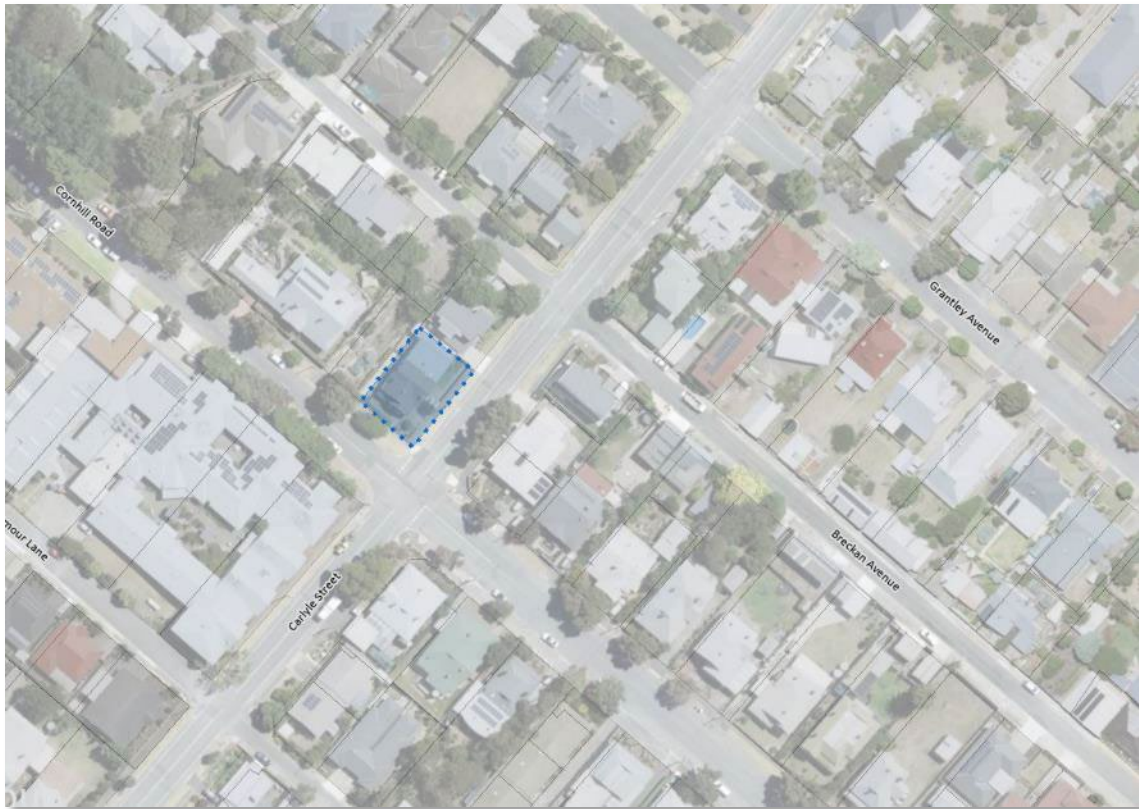
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<sup>155</sup> Farewell at Victor, News, Thu 23 Dec 1926, p.8.

<sup>156</sup> Corporation of Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 3 Nov 1922, p.3.

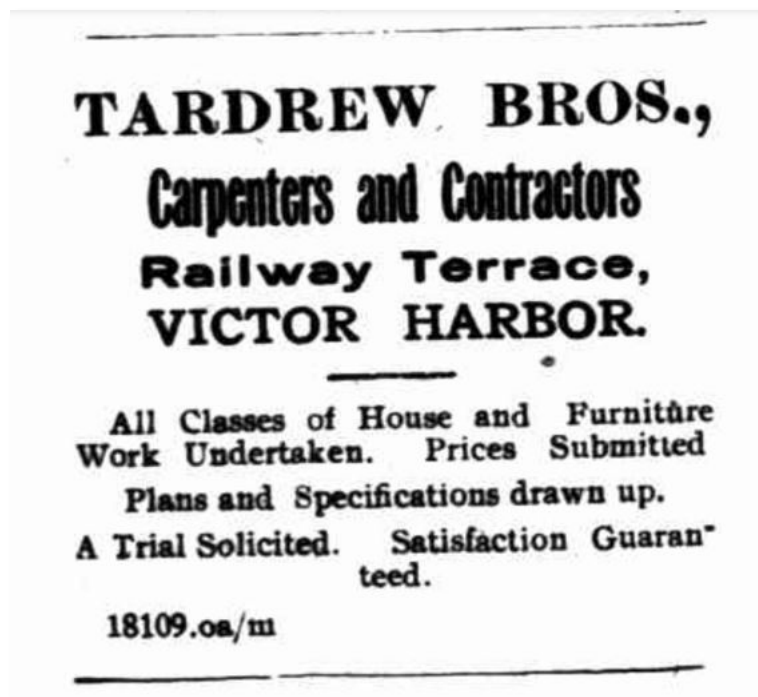
<sup>157</sup> Allocations of Victor Harbour Day, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 17 Oct 1924, p.3.

## SITE MAPPING



20 Cornhill Road, Victor Harbor (SAPPA, 2023)

## HISTORICAL AND RELEVANT IMAGES



1919 advertisement for the services of Tardrew Bros., carpenters and contractors  
(Advertisement, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 26 Sept. 1919, pg.2)





*South western corner of dwelling, showing likely later verandah. (GGA, 2023)*



*Bay window to the front façade protruding portico and entry archway to the porch under the catslide style roof. (GGA, 2023)*



*South eastern façade of dwelling, chimneys and rear addition. (GGA, 2023)*



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**NAME:** 22-26 Cornhill Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1919

**LOCATION:** 22-26 Cornhill Road, Victor Harbor

**LAND DESCRIPTION:** CT 6167/892, Hundred of Encounter Bay  
CT 6167/893, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*22-26 Cornhill Road, Victor Harbor (GGA, 2023)*



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**NAME:** 22-26 Cornhill Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Limestone construction with red brick quoining and window surrounds, early 'Inter-War Californian Bungalow' influenced in style, double storey residence, presenting as single storey to Cornhill Road. The external masonry walls are unpainted, with timber detail and trims painted white.

The section of roof to the main portion of the dwelling presents as a gable to both the south eastern and north western facades. The roofline extends past the south west facing external wall to form the verandah roof, which returns along the south eastern façade. A 'step-out' in the floorplan to the Cornhill Road façade is articulated by a gable roof form. A later addition to the rear is gable roofed and connects into the roof of the original dwelling. The roof is finished in what appears to be galvanised corrugated metal roof sheeting, which is likely to have been the original roofing finish. The gable ends are finished in painted weatherboard, and the eaves are typically exposed to the underside of the roof sheeting, with expressed structure, with birdboards to the road facing gable. The gables are capped with a goose-neck/scroll style timber finial.

There are three, brick chimneys to the dwelling. A double chimney is located to the at the northern side of the south western dutch gable apex, approximately located above the kitchen. A single brick chimney is located at lowest point of the southern valley to the main roof form. The brick chimneys are finished with an expressed brick capping, with the double chimney finished with two metal vents/raincap.

The verandah warps continuously around the dwelling, breached at the front facing façade by the able 'step-out'. The verandahs to the rear of the property have been reconstructed and enclosed. The verandahs at the front and side of the dwelling are concrete finish, supported by limestone walls with brick quoining under. Concrete stairs lead from the Cornhill Road entry point up to the front door. The verandah roof is supported by square timber columns, evenly spaced, with minimal ornamentation.

Windows and doors are typically timber. The windows appear to be original, as triple bay hinged un-equal windows, or single bay sash windows. A single, half height lead light window is located under the verandah beside the entry door. The entry door is single hinge timber leaf, with upper lead light pane, side lights either side and transom over. The transom is leadlight and sidelights lead light with solid panel lower half. Side entry doors are typically single hinge timber door with glazed transom over.

The boundary to the front of the property is lined with low level hedging and climbers, however, it is unclear if this is covering a built fence.

A large carport has been added to the property through extension of the verandah to the north west.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating early stylistic influences of the 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, maintains a grand presentation to the street, and is one of the early dwellings constructed on the Mount Breckan Estate subdivision.

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## RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, constructed in the Mt Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

22-26 Cornhill Road, Victor Harbor does not appear to have been assessed by any previous heritage surveys.

Identified Lands Title records relating to 22-26 Cornhill Road, Victor Harbor date to May 1919 when the site (comprising portions of Allotments 93 and 94 of the Mount Breckan Estate, Section 17, Hundred of Encounter Bay) was acquired by Lewis John Tardrew, draper's assistant, and Herbert James Tardrew, pattern maker, both of Victor Harbor.<sup>158</sup> Several mortgages were registered on the property in June and December 1919,<sup>159</sup> most likely in relation to construction works as *The Journal* newspaper reported in August 1919, "Mr L. J. Tardrew is having a fine house built on the Mount Breckan Estate..."<sup>160</sup> The residence was likely completed by the end of 1919 and was sold to Frederick Edwin Vickery in June 1920.<sup>161</sup> The house was leased by Alice Maud LeDan in 1921 who subsequently bought the property in 1923.<sup>162</sup> Subsequent 20<sup>th</sup> Century owners have included Francis John Douglas (1931-1945), the Reed

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<sup>158</sup> CT 1120/160.

<sup>159</sup> CT 1120/160.

<sup>160</sup> *Growth of Victor Harbour, The Journal, Wed 6 Aug 1919, p.1.*

<sup>161</sup> CT 1120/160.

<sup>162</sup> CT 1120/160.

Family (1945-1946), the Beath Family (1946-1965), the Morgan Family (1965-1967), the McNamara Family (1967-1985) and the Wight Family (1994>).

As local carpenters and contractors (see Historical Images)<sup>163</sup> it is likely that 24-26 Cornhill Road was designed and constructed by L. T. & H. J. Tardrew for the purpose of subsequent resale, as evidenced in the previous paragraph. Prior to leaving Victor Harbor in 1926,<sup>164</sup> L. J. Tardrew was a prominent local citizen who served as Councillor of the Corporation of Victor Harbor,<sup>165</sup> often standing in for the absentee Mayor at various municipal functions during the 1920s.<sup>166</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone wall finish with red brick quoining, window surrounds and headers and sills;
- Gable roof form, including extension of main roof to the front of dwelling to include the verandah, wrapping verandah structure and galvanised corrugated roof sheeting finish;
- Three unpainted brick chimneys with expressed brick detailing;
- Vertically proportion, triple bay, timber hinge windows, single timber sash windows and single stained-glass window to front facade;
- Timber front and side doors, including sidelights, transoms and stained-glass detailing;
- Simply detailed timber post verandah to the front, south east and north west facades, with concrete floor finish and stone and red brick quoin plinth;
- Timber birdboard eave lining, gable weatherboard finish and gable brackets.

Excluded from listing:

- Rear additions and reconstructed rear verandah;
- Lightweight infill to the south west verandah form;
- Carport and garage extension to the south west side of the property.

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## REFERENCES

- CT 1120/160; 3508/109; etc.
- Growth of Victor Harbour, *The Journal*, Wed 6 Aug 1919, p.1.
- Advertising, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 26 Sep 1919, p.2.
- Farewell at Victor, *News*, Thu 23 Dec 1926, p.8.
- Corporation of Victor Harbor, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 3 Nov 1922, p.3.
- Allocations of Victor Harbour Day, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 17 Oct 1924, p.3.

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<sup>163</sup> Advertising, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 26 Sep 1919, p.2.

<sup>164</sup> Farewell at Victor, *News*, Thu 23 Dec 1926, p.8.

<sup>165</sup> Corporation of Victor Harbor, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 3 Nov 1922, p.3.

<sup>166</sup> Allocations of Victor Harbour Day, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 17 Oct 1924, p.3.



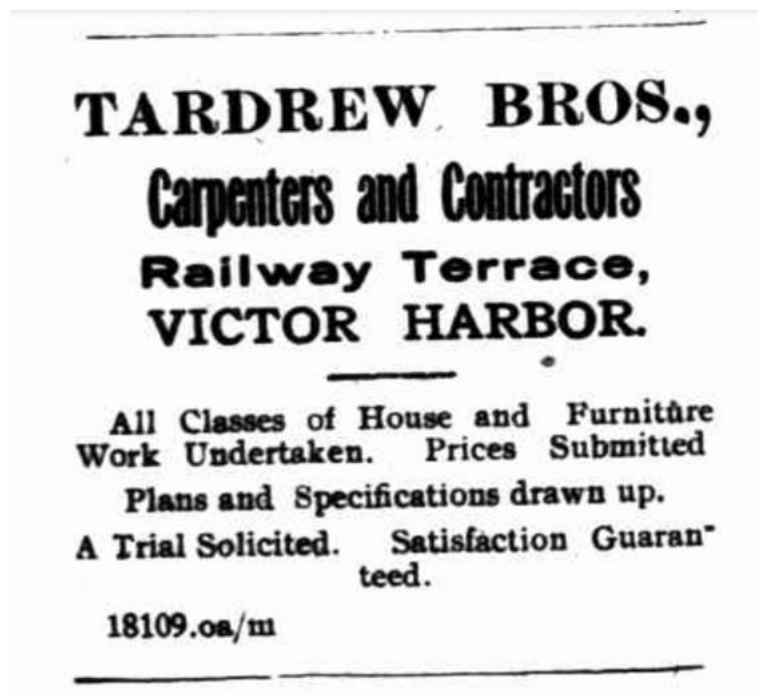
## SITE MAPPING



22-26 Cornhill Road, Victor Harbor (SAPPA, 2023)

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## HISTORICAL AND RELEVANT IMAGES



1919 advertisement for the services of Tardrew Bros., carpenters and contractors  
(Advertisement, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 26 Sept. 1919, pg.2)





*Western side of front façade, showing protruding gable form, extension of main roof past external walls to form verandah and brick chimney. (GGA, 2023)*



*Western protruding gable form showing timber birdboard soffit lining and weatherboard gable end finish. (GGA, 2023)*





*Non-original rear addition, infill and reconstruction of verandah (owner noted rear original rear verandah was replaced, within original footprint, due to structural concerns). (GGA, 2023)*



*Non-original rear addition. (GGA, 2023)*





*South eastern main roof gable end, showing weatherboard gable end finish, timber bracket and scroll detailing. (GGA, 2023)*

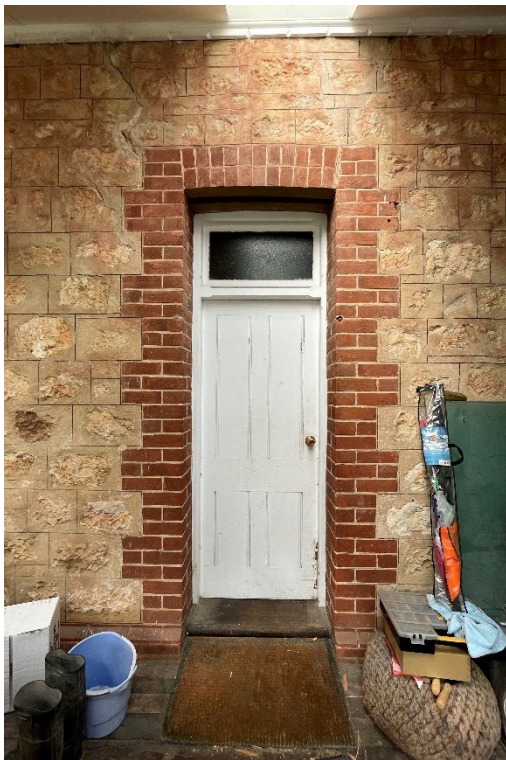


*Typical window suite (GGA, 2023)*





*Lower level masonry walls of original dwelling, to the rear, below the line of the verandah (GGA, 2023)*



*South western façade side door, now concealed by lightweight infill to the verandah and side door entry off the main entry porch. (GGA, 2023)*





*Front door entry, leading up the stair to the verandah, and sidelight stain glass detailing. (GGA, 2023)*



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**NAME:** 36-38 Cornhill Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** mid-1920s

**LOCATION:** 36-38 Cornhill Road, Victor Harbor

**LAND DESCRIPTION:** CT 5464/819, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*36-38 Cornhill Road, Victor Harbor (GGA, 2023)*

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**NAME:** 36-38 Cornhill Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

'Inter-War Californian Bungalow', with masonry 'lace' style finish stucco walls. The bungalow is currently painted white.

The roof is typically bungalow in style, with the gable roof form of the main house accentuated by a small centralised gable over the front verandah. The roof has been refinished in a contemporary colour coated concealed fixed metal profile roof sheeting. The gable ends, above the ceiling line, are finished with timber detailing applied to fibrous sheet type cladding.

There are two double, 'lace' style finish stucco masonry chimneys, with expressed capping band, located symmetrically along the ridge line of the main dwelling. These are finished with two clay pots.

The verandah to the front of the dwelling is supported by larger tapered masonry piers, finished 'lace' style finish stucco masonry chimneys, with expressed capping band. A short timber post extends from the piers to support the verandah. A masonry balustrade with capping spans between the piers, finished to match the finish of the piers. The front verandah extends past the width of the main dwelling façade, to create a wrapping verandah, which is accentuated at either end with a gable form roof finish. The wrap in the verandah to the south east façade has been enclosed, in a manner to match the original construction. The wrapping verandah at the north west end has been altered, with the balustrade between the piers removed, and an extension to the gable form added to create an outdoor covered patio type area.

Openings to the original dwelling are typically glazed double hinged doors, with a 2 x 3 glazing pane pattern. These doors open out and provide direct access onto the verandah. The door sills are a concrete step, painted in red.

Later additions have been added to the rear of the dwelling, as well as detached shade structures.

The front curtilage of the dwelling is significantly setback off the Cornhill Road frontage, allowing for the creek that runs through the property, and creating a secluded garden setting for the dwelling.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is an example of an 'Inter-War' dwelling on the Mount Brecken Estate subdivision.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

(c) it has played an important part in the lives of local residents; or

Criterion C does not meet.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F does not apply.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

36-38 Cornhill Road, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 36-38 Cornhill Road, Victor Harbor date to December 1923, when the site (comprising a portion of Section 17 of the Hundred of Encounter Bay) was acquired by Henry Edward Hardy, builder of Adelaide.<sup>167</sup> An earlier mortgage placed by Hardy in August 1923 indicates that acquisition arrangements prior to formalisation of the Certificate of Title had been undertaken.<sup>168</sup> Originally forming a large allotment stretching north-west along Cornhill Road, further subdivisions quickly occurred, resulting in a square-shaped allotment by February 1924.<sup>169</sup> A subsequent mortgage was registered by Hardy in December 1923. In December 1924 the property was transferred to Ada Gwendoline Potter and various members of the Hussey Family, who would transfer ownership to the Ferguson Family in 1927. The Fergusons registered two mortgages in January 1927, which were discharged by 1946.<sup>170</sup> Subsequent owners of 36-38 Cornhill Road, Victor Harbor in the 20<sup>th</sup> Century include the Manuel Family (1950), Hugh Bowen James (1950-54), Robert Benjamin Bysouth (1954-1960), Mary Grace Brock (1960-1983) and the Barnes Family (1983>).<sup>171</sup>

While historical records have not been identified, the dwelling appears to date from the mid-1920s and was most likely constructed by the Ferguson Family from 1927; the Family's lengthy 1927 mortgages likely relating to construction works. Alternatively, the residence may have been constructed by builder Henry Edward Hardy, before being sold by December 1924. The most significant owner association with 36-38 Cornhill Road, Victor Harbor is that of the Ferguson Family; namely Lindsay McFarlan Ferguson, grazier of Victor Harbor, and his wife Madeline Elsie Ferguson, however, little is known of the Ferguson's lives.

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<sup>167</sup> CT 1311/76

<sup>168</sup> CT 1311/76

<sup>169</sup> CT 1316/158

<sup>170</sup> CT 1316/158

<sup>171</sup> CT 1316/158; CT 4279/601; etc.



## EXTENT OF LISTING

External form and materials, including:

- 'Lace' style finish stucco masonry walls;
- Primary gable roof form, with verandah incorporated into main roof form and central projecting front gable, including timber detailing to gable ends;
- Two 'lace' style finish stucco double chimneys, positioned symmetrically along ridgeline and finish with clay pots;
- Timber framed glazed doors off external rooms to verandah;
- 'Lace' style finish stucco masonry tapered piers supporting the verandah, including matching balustrade with capping;
- Front verandah extending past dwelling external wall to return, and gable end finish to the verandah roof form;
- Front setback and curtilage of the dwelling from Cornhill Road.

Excluded from listing:

- Non original metal roof sheeting and profile;
- Infill to the south eastern return of the verandah;
- Extension of the verandah end gable to the north western façade;
- Rear additions;
- Detached structures.

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## REFERENCES

- CT 1311/76; 1316/158; CT 4279/601; etc.
  - Family Notices, Thu 13 Apr 1950, p.39.
  - <https://www.realestate.com.au/property/36-38-cornhill-rd-victor-harbor-sa-5211>, accessed 6/6/2023.
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## SITE MAPPING



*36-38 Cornhill Road, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*South eastern façade, original gable end extension of verandah, which has been infilled to match the style of the original dwelling (GGA, 2023)*





*South eastern façade, original gable end extension of verandah, which has been infilled to match the style of the original dwelling (GGA, 2023)*



*South western façade, showing protruding gable, centralised on the original verandah, 'lace' finish style stucco tapered piers, with matching balustrade infill and glazed double hinge double doors providing access to the verandah for all rooms. (GGA, 2023)*





*North western façade, showing non-original protruding gable addition to original gable and glazed double hinge double doors providing access to the verandah for all rooms. (GGA, 2023)*



*North western façade verandah pier, showing evidence of original masonry balustrade between piers having been removed to this façade. (GGA, 2023)*





*Image taken from the verandah, showing the extensive front garden, large curtilage and setback of the dwelling from the Cornhill Road frontage, a non-typical setback withing the Road. (GGA, 2023)*



*Creek running through the front of the property, along the Cornhill Road frontage. (GGA, 2023)*



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**NAME:** 55 Crozier Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Commercial Tenancy

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1923-25

**LOCATION:** 55 Crozier Road, Victor Harbor

**LAND DESCRIPTION:** CT 5702/30, Hundred of Encounter Bay

**OWNER:** Non-government Organisation

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*55 Crozier Road, Victor Harbor (GGA, 2023)*



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**NAME:**           **55 Crozier Road, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

Red brick construction, 'Inter-War Californian Bungalow' influenced single storey residence. The external masonry walls are unpainted. Part of the length of the dwelling is built to the boundary on the south eastern façade. The existing colour scheme is light cream, with 'Heritage Red' to the gutters, facias and barge boards.

The section of roof to the main portion of the dwelling presents as hipped, and is punctuated by gable forms over the front entry and side portico. The gable ends are finished in timber detailing, applied to fibrous type sheeting, to the lower half of the gable, and shingle style fibrous sheets to the upper half of the gable. The roof is finished in Marseilles terracotta style tiles, which appears to be the original finish. The soffits are exposed to the underside of the roof tiles, with expressed structure.

There are two red brick double chimneys to the dwelling, detailed at the top with an expressed horizontal brick course band. The chimney to the front of the dwelling is located on the hipped plane of the roof, and is finished with two clay pots. The second chimney is located to the rear of the north western roof plane, and is finished with two metal vents.

The front verandah and side entry porch are positioned a-symmetrically on the respective facades. The corners of the verandah gables are supported by full height blue-purple toned brick piers. The verandah is enclosed by red brick masonry balustrade, spanning between the piers, with blue-purple toned brick single course capping. The entry verandah has been enclosed with later timber window infill glazing.

Windows and doors are typically timber. The windows appear to be original, as single bay, half Georgian unequal sash windows. Lintels are painted concrete, and sills are painted brick. The windows to the façade along Lindsay Street are protected with a Georgian Revival influenced painted concrete awning, with simplified corbels. Entry and side doors are single hinged solid timber doors with glazed panel upper panels, half height glazed sidelights and glazed transoms.

The front and side boundary of the properties is enclosed by a half height masonry fence, with blue-purple toned brick piers to match the verandahs, masonry render infill sections with painted red capping.

There is a later detached carport and brush fence to the rear of the property, as well as a later rendered extension with lightweight pergola structure to the rear of the dwelling.

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## **STATEMENT OF SIGNIFICANCE**

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', with 'Federation Arts and Crafts' elements, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings.

It is also of significance for associations with Roy Milton, who designed and built the dwelling. Roy Milton designed and constructed numerous private dwellings throughout the district, including 25-27 Heggerton Street, McCracken (c.1930), 121 Hindmarsh Road (1926-7), 163 Hindmarsh Road (1938) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 2 – Victor Harbor after the First World War (1919-1929)**

#### **2.5 Dwellings and accommodation (1919-1929)**

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## **BRIEF HISTORICAL BACKGROUND**

55 Crozier Road, Victor Harbor does not appear to have been assessed by any previous heritage survey.

Identified Lands Title records relating to 55 Crozier Road, Victor Harbor date to October 1922 when the site (comprising Allotment 119 of Section 15 laid out as Victor Harbor West, Hundred of Encounter Bay) was acquired by Roy Milton, building contractor of Victor Harbor.<sup>172</sup> Milton retained ownership until 1925 when the property was transferred to Harriette Emma Sawers, married woman.<sup>173</sup> As the residence is evident in 1928 aerial photography (see Historical Images), it is presumed that Milton, a prominent local builder and architectural draftsman, constructed (and probably designed) the residence shortly before selling the property to Sawers in 1925.

The property was later transferred to Harris Morgan Lewis, grazier of Inman Valley, in 1930, who placed an initial mortgage in 1930 and second lengthy mortgage in November 1932, cleared in 1956.<sup>174</sup> The property was retained by the Lewis Family until 1978 when the dwelling was purchased by the Baldwin Family.<sup>175</sup>

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<sup>172</sup> CT 1254/149

<sup>173</sup> CT 1254/149

<sup>174</sup> CT 1254/149

<sup>175</sup> CT 1254/149

Subsequent owners have included the Schofield Family (1983-1987), the Thomas Family (1987), the Strongman Family (1987-1991) and the Ferguson Family (1991>).<sup>176</sup>

55 Crozier Road, Victor Harbor is likely the work of noted Victor Harbor builder and architectural draftsman Roy Milton (1891-1959). Born in Windsor, Victoria, Milton emigrated to South Australia where his first job was as foreman-builder at the Victor Harbor post office which was erected in 1920 (now demolished).<sup>177</sup> From this period, Milton commenced a successful local building and design business, constructing important Victor Harbor buildings including 'The Central' guest house (now demolished) and the English, Scottish & Australian Bank and the Savings Bank of Ocean Street in the 1920s.<sup>178</sup> On his retirement from contracting, Milton was appointed building inspector by the Victor Harbor council, a position he held for nine years.<sup>179</sup>

Milton designed and constructed numerous private dwellings throughout the district, including 121 Hindmarsh Road (c.1926), 163 Hindmarsh Road (1938)<sup>180</sup> and 57-59 Crozier Road (c.1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted brick finish to walls, columns and fence;
- Gable and hipped roof forms, including Marseilles terracotta roof tile finish, central brick chimney with clay pots and western brick chimney;
- Vertical timber unequal sash windows, with glazing bars to upper sash, and timber door with sidelight and transom;
- Verandahs, including timber batten detailing to gables;
- Brick fence, with rendered masonry infill and brick capping.

Excluded from listing:

- Lightweight and glazing infill to front verandah;
- Rear additions, lightweight shade structure, detached structure and carport to rear;
- Brush fence.

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## REFERENCES

- CT 1254/149; 4217/143, etc.
- Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.
- New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.

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<sup>176</sup> CT 4217/143

<sup>177</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>178</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>179</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>180</sup> New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.



## SITE MAPPING



*55 Crozier Road, Victor Harbor (SAPPA, 2023)*

## HISTORICAL AND RELEVANT IMAGES



*B 4968 Aerial view of Victor Harbor, approx. 1928, Victor Harbor Collection (SLSA, 1928) – zoomed image of 55 Crozier Road, seen as a singly storey dwelling to right of centre of the photograph, looking at the north west façade.*





*Lindsay Street façade. (GGA, 2023)*



*Lindsay Street entry and projecting gable, showing intricate gable end detailing. (GGA, 2023)*





*Infill glazing suites to the front verandah (GGA, 2023)*



*Window detail, along Lindsay Street, with concrete awning over (GGA, 2023)*



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**NAME:** 57-59 Crozier Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1938

**LOCATION:** 57-59 Crozier Road, Victor Harbor

**LAND DESCRIPTION:** CT 5414/530, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*57-59 Crozier Road, Victor Harbor (GGA, 2023)*

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**NAME:** 57-59 Crozier Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Rendered masonry, asymmetric, 'Inter-War Mediterranean' influenced single storey residence. The external masonry walls 'lace' style rendered stucco finish, and are painted white, with white gutters, fascias and barge boards. The plinth of the walls is constructed of ashlar bluestone. A detached single car garage is located to the south of the main dwelling, with entry off Lindsay Street, and is constructed to match. The garage is dated at the parapet with 1939 and can be seen on the 1949 aerial image, indication the structure is likely to be original to the dwelling.

The roof is hipped form, with a lower hipped roof extending over the entry portico, with lower eave height than the main roof. The roof is finished in Marseilles terracotta style tiles, which is likely to have been the original finish, although appear to have been recently painted red. The eaves are lined soffits. A lean-to section of the original dwelling to the rear appears to have been removed, and replaced with a skillion roofed addition with covered patio.

There are three single 'lace' style rendered stucco finish chimneys to the dwelling, all of which are capped with two courses of glazed brown brick. The chimney to the south east façade of the house is expressed as the fireplace to the external face of the wall, and is finished with a metal vent. Another chimney is to the rear, eastern end of the dwelling, likely above the kitchen and another to the north west, both of which are topped with a terracotta clay pot.

The portico is open to either side with large rectangular openings, supported by rendered masonry corner piers, to match the stucco render of the main dwelling. The front rectangular opening is articulated by Tuscan style columns to either side of the opening. The sides of the portico are enclosed by low level rendered masonry balustrade. Concrete stairs lead from the front entry, up to the stone paved portico and entry.

Windows and doors are typically timber. The windows appear to be original, as single bay, sash windows with centrebars. The window headers are pseudo four-centred arches, and has glazed brown brick sills. Later metal security screens have been installed to the lower sash of the windows.

The property is fenced with a later, high, metal fencing to Crozier Road and Lindsay Street frontages. It is unclear if the property was original fenced with a (likely low level) rendered masonry fence, such as that to 60 Crozier Road, or if the property boundary was lined only with hedging.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area; being an 'Inter-War Mediterranean' style dwelling, which is uncommon in the area, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric., which is one of Encounter Bay's most distinctive 'Inter-War' period dwellings and retains a high degree of original fabric.

It is also of significance for associations with Roy Milton, who designed and built the dwelling. Roy Milton designed and constructed numerous private dwellings throughout the district, including 25-27 Heggerton Street, McCracken (c.1930), 121 Hindmarsh Road (1926-7), 163 Hindmarsh Road (1938) and 55 Crozier Road (c. 1925-25) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 3 – Victor Harbor and the Depression Era (1929-1939)**

#### **3.4 Dwellings and accommodation (1929-1939)**

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## **BRIEF HISTORICAL BACKGROUND**

57-59 Crozier Road, Victor Harbor does not appear to have been assessed by any previous heritage survey.

Identified Lands Title records relating to 57-59 Crozier Road, Victor Harbor date to April 1925 when the site (comprising Allotments 31 and 32 of Section 15 laid out as Victor Harbor West, Hundred of Encounter Bay) was acquired by Charles Robert Pearse, grazier of Queensland.<sup>181</sup> Pearse transferred the allotment to Roy Milton, builder of Victor Harbor in March 1928.<sup>182</sup> Aerial photography dating to c.1928 and c.1937 demonstrate that the site remained a vacant allotment during this period (See Historical Images). In May 1940, Milton registered a mortgage; most likely in relation to construction works. It is understood that a residence was completed by 1940, and the property transferred to Muriel Ada Fraser in September

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<sup>181</sup> CT 1370/134

<sup>182</sup> CT 1370/134



1940.<sup>183</sup> Fraser owned the dwelling until 1951, when it transferred to Louie Ruth James. The James Family retained the dwelling until 1980.<sup>184</sup> Subsequent owners have included Marjorie Ruth Lord (1980>).

57-59 Crozier Road, Victor Harbor is attributed as the work of noted Victor Harbor builder and architectural draftsman Roy Milton (1891-1959). Born in Windsor, Victoria, Milton emigrated to South Australia where his first job was as foreman-builder at the Victor Harbor post office, which was erected in 1920 (now demolished).<sup>185</sup> Milton commenced a successful local building and design business, constructing important Victor Harbor buildings including 'The Central' guest house (now demolished) and the English, Scottish & Australian Bank and the Savings Bank of Ocean Street, in the 1920s.<sup>186</sup> On his retirement from contracting, Milton was appointed building inspector by the Victor Harbor council, a position he held for nine years.<sup>187</sup>

Milton designed and constructed numerous private dwellings throughout the district, including 55 Crozier Road (c.1922-25), 121 Hindmarsh Road (c.1926) and 163 Hindmarsh Road (1938)<sup>188</sup> among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## EXTENT OF LISTING

External form and materials, including:

- Stucco wall finish and bluestone plinth;
- Hipped roof form, Marseilles terracotta roof tile finish, three (two to the western façade, one to the eastern facade) stucco rendered chimneys, finish with glazed brown brick capping and with clay pots;
- Vertical timber sash windows with centrebars, pseudo four-centred arch headers, glazed brown brick sills and glazed double entry doors;
- Entry portico, including Doric columns and concrete steps up, floor and soffit lining finishes;
- Detached garage external form and materials consistent with the main dwelling.

Excluded from listing:

- Paint finish to roof tiles;
- Security screens windows;
- Skillion roof addition to rear of dwelling, including shade structure;
- Detached lightweight garage structure to rear of property;
- Fencing.

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## REFERENCES

- CT 1254/149; 4217/143, etc.
- Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.
- New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.

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<sup>183</sup> CT 1370/134

<sup>184</sup> CT 1370/134

<sup>185</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>186</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>187</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>188</sup> New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3

## SITE MAPPING



*57-59 Crozier Road, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES



*Lindsay Street façade. (GGA, 2023)*





*North eastern corner of dwelling. (GGA, 2023)*

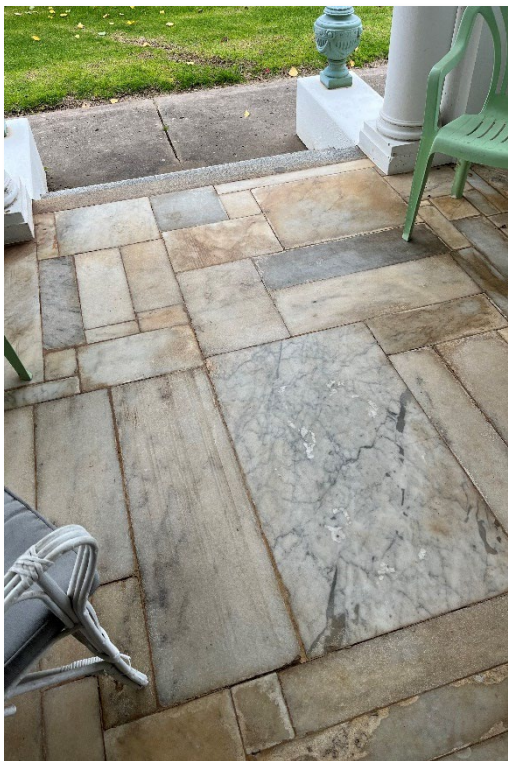


*Northern façade. (GGA, 2023)*





*Terrazzo finish entry steps. (GGA, 2023)*



*Portico floor finish and soffit lining detailing and finish (GGA, 2023)*





*Glazed double entry doors behind non-original security screen doors and terrazzo finish sill (GGA, 2023)*



*Front and rear façade of the detached single car garage. (GGA, 2023)*



*Etched date to the upper parapet of the detached single garage. (GGA, 2023)*



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**NAME:** 60 Crozier Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1940

**LOCATION:** 60 Crozier Road, Victor Harbor

**LAND DESCRIPTION:** CT 5822/164, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*60 Crozier Road, Victor Harbor (GGA, 2023)*

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**NAME:** 60 Crozier Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Rendered masonry, symmetric, 'Inter-War Mediterranean' style with 'Inter-War Spanish Mission' influences single residence. The external masonry walls plain render finish, and are currently painted beige, with red gutters, and white fascias and barge boards. The plinth of the walls is rendered, although this is envisaged to be a later finish, possibly covering bluestone, with red brick header bond capping course. A detached gable roofed out building can be seen to the rear boundary of the property and can be seen on the 1949 aerial image, indication the structure is likely to be original to the dwelling.

The roof is hipped form, with a hipped 'pop-out' extending over the 'arcaded loggia', positioned symmetrically to the main dwelling. At the rear external wall, the roof extend, at a lower pitch, to form a 'lean-to' space. The roof is finished in Marseilles terracotta style tiles, which appear likely to be the original fabric. The eaves are lined soffits. An original detached single car garage outbuilding to the rear of the dwelling appears to have been removed, and a lightweight covered patio constructed to the width of the facade.

There are two single rendered masonry chimneys to the dwelling, capped with a single header course of red bricks brick. One chimney is positioned on the external wall of the north west façade and the other to west of the centre along to top ridgeline of the main roof, both of which are finished with metal vents.

The 'arcaded loggia' is supported by three symmetrical rendered masonry arches, facing the front of the dwelling, and a single rendered arch to either end. The rendered masonry arches facing the road are supported by solid masonry piers at either corner, with the red brick header bond capping course at the base, and 3 twisted chevron columns to the middle. The 'arcaded loggia' is enclosed with low wrought iron decorative balustrade, however, it is unclear if this is an original detail. A semi-circular painted concrete step leads from the south east side of the dwelling, up to the 'arcaded loggia' entry.

Windows and doors are typically timber. The windows appear to be original, and, to the front façade are a centralised unequal sash window with half width unequal sash Georgian windows either side. These sit symmetrically on either side of the 'arcaded loggia' within the external wall to the main dwelling, and one to the south west side under the 'arcaded loggia'. The entry doors are double door hinged, with triple pane obscured glazing panels, broken with a-symmetrically design glazing bars as single bay. There are metal security screen doors installed to the front of the entry doors, which are unlikely to be original. To the rear of the property, the centre section of the lean-to has been infilled with later Georgian style windows. Windows to the originally enclosed north east section of the lean-to (evident by the location of sub-floor vents within the plinth masonry) are 3 bay glazed sliding windows.

The property is fenced with a low rendered masonry pier fence, with lower level rendered masonry infill panels between. Above the infill panels, wrought iron decorative infill panels to match the balustrade span between the piers, however, it is unclear if these are original.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area; an example of the 'Inter-War Mediterranean' style, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric., which is one of Encounter Bay's most distinctive 'Inter-War' period dwellings and retains a high degree of original fabric.

It is also of significance for associations with Roy Milton, who designed and built the dwelling. Roy Milton designed and constructed numerous private dwellings throughout the district, including 25-27 Heggerton Street, McCracken (c.1930), 121 Hindmarsh Road (1926-7), 163 Hindmarsh Road (1938) and 55 Crozier

Road (c. 1925-25) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings being constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

- (e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

- (f) it is a notable landmark in the area; or

Criterion F is not met.

- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 4 – Victor Harbor and the Second World War (1939-1949)**

#### **4.5 Dwellings and accommodation (1939-1949)**

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## **BRIEF HISTORICAL BACKGROUND**

60 Crozier Road, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 60 Crozier Road, Victor Harbor date to September 1903, when the site (a portion of Section 16 of the Hundred of Encounter Bay) was acquired by Thomas Parsons, farmer of Victor Harbor.<sup>189</sup> Parsons' 1902 allotment included land now associated with 58 and 60 Crozier Road, 29 Acraman Street and 1 Graham Street. It is understood that Parsons was likely

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<sup>189</sup> CT 708/173



responsible for the construction of the early 20<sup>th</sup> Century dwelling located at 58 Crozier Road. Parsons retained the property until his death in 1914, the trustees of his estate leased the property until 1937.<sup>190</sup>

In 1937 Parson's property was acquired by Thomas Gregory and Margaret Mary Lane, retired residents of Victor Harbor.<sup>191</sup> A mortgage was registered on the property in 1939, the mortgage being discharged by 1948.<sup>192</sup> The larger site, originally comprising the dwellings of both 58 and 60 Crozier Road, was subdivided in 1951 by the Lane Family, selling 58 Crozier Road and retaining the surrounding property. The Lanes had further subdivided their property by 1954, forming the allotments of 29 Acraman Street and 1 Graham Street.<sup>193</sup> The residence at number 60 was retained by the Lane Family until 1965.<sup>194</sup> Subsequent owners in the 20<sup>th</sup> Century include William Thomas Allen (1965-1991).<sup>195</sup>

It is understood that the Lane Family was responsible for constructing the residence in approximately 1940; the 1939 mortgage with its lengthy discharge timeframe most likely related to construction works. The dwelling appears on the 1949 aerial photograph, surrounded by mature landscaping. The dwelling's distinctive 'Inter-War' appearance is also similar to known works by prominent local contractor Roy Milton, who also designed and built adjoining residences at 55 and 57-59 Crozier Road.

60 Crozier Road, Victor Harbor is most strongly associated with the Lane Family who constructed the dwelling in c.1940. While little is known of other family members, Thomas Gregory Lane (1883-1959) was a former butcher who initially moved to Broken Hill and later resided in the Adelaide Hills, retiring to Victor Harbor by approximately 1936. In retirement he was associated with the Victor Harbor Lodge of Peace and was a prominent member of the local bowling club.<sup>196</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Symmetrical design of façade,
- Stucco wall finish and red brick header course plinth;
- Hipped roof form, Marseilles terracotta roof tile finish, including 'lean-to' section of roof to rear, two (two to the western façade, one to middle of the roof form) stucco rendered chimneys, finish with red brick cappings;
- Three bay timber unequal sash window suites, with larger centre bay, and half size bays either side, as unequal Georgian sashes, triple bay high level window to the bathroom, and decorative glazed double entry doors;
- Entry 'arcaded loggia', including chevron twisted columns, painted concrete floor and steps up;
- Gable roofed detached structure, to rear of property, external form and materials consistent with the main dwelling;
- Stucco finish low level masonry pier fence, with stucco masonry infill;
- Ornamental wrought iron infill balustrading and panels.

Excluded from listing:

- Lightweight infill and window suites to 'lean-to' section at rear of dwelling;
- Detached lightweight garage structure to rear of property.

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## REFERENCES

- CT 708/173; 2135/58; 2339/59; etc.
- Obituary, Victor Harbour Times, Fri 10 Apr 1959, p.3.

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<sup>190</sup> CT 708/173

<sup>191</sup> CT 708/173

<sup>192</sup> CT 708/173

<sup>193</sup> CT 2135/58

<sup>194</sup> CT 2339/59

<sup>195</sup> CT 2339/59

<sup>196</sup> Obituary, Victor Harbour Times, Fri 10 Apr 1959, p.3.

## SITE MAPPING



60 Crozier Road, Victor Harbor (SAPPA, 2023)

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## RELEVANT IMAGES



South eastern corner of dwelling (GGA, 2023)





*Front fence detailing (GGA, 2023)*



*Front gate detailing (GGA, 2023)*





*Plinth brick detailing (GGA, 2023)*



*Typical window suite (GGA, 2023)*





*'Arcaded loggia' fibrous plaster and batten style soffit lining and painted concrete floor finish. (GGA, 2023)*



*'Arcaded loggia' iron balustrade connection with column detail and entry glazed double door threshold. (GGA, 2023)*

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**NAME:** 26 Esplanade, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1923

**LOCATION:** 26 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5549/572 and CT 5549/573, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*26 Esplanade, Victor Harbor (GGA, 2023)*



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**NAME:**           **26 Esplanade, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

The dwelling is a single storey, 'Inter-War Californian Bungalow', with masonry rendered walls. The bungalow is currently painted in a white colour scheme.

The roof presents as hipped, to the main portion of the dwelling, extending out at a lower pitch past the external walls to, to form the verandahs to the north east, south east and south west façade, and continuing at the same pitch over the rear lean-to (which appears to be a later infill to the verandah, when compared to the 1928 aerial image). The south east façade is articulated by a centralised jerkinhead, which align with the face of the external wall below. A step-out in the floorplan to the north east façade creates a smaller hipper roof back to the main roof. The roof is finished in a white tone colour coated corrugated metal roof sheeting, which has likely replaced either galvanised corrugated metal short sheeting or terracotta Marseilles tile style finish. The jerkinhead face is a rendered finish.

There is one, brick painted chimney to the south east roof plane of the property, positioned just above the apex of the jerkinhead, and a later, circular metal chimney flu to the hipped roof stepout.

The verandah wraps the front and sides of the dwelling, covered by the extension of the main roof. The verandah is supported by square, rendered masonry piers, with capping at the top, and enclosed at the corners by a rendered masonry balustrade with capping, spanning between the piers at the corners.

Windows are 2 or 3 bay, timber half Georgian sash windows, with slim rendered angled sills. The entry door is to the north east, with a slim, half height sidelight styles to match the windows.

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## **STATEMENT OF SIGNIFICANCE**

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow' style. The dwelling is easily identifiable as a modular bungalow 'archetype'; one of Victor Harbor's most distinctive 'Inter-War' period holiday home styles and retains a high degree of original fabric.

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## **RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)**

(1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, as a prominent foreshore dwelling constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of South Australia.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

26 Esplanade, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '26 Esplanade' within its 'Summary of Heritage Places'<sup>197</sup> though no further historical details or assessment were provided.

Identified Lands Title records relating to 26 Esplanade, Victor Harbor date to July 1922 when the site (comprising a portion of Section 15, Hundred of Encounter Bay) was acquired by Albert George Gottlieb Gebhardt, sheep farmer and pastoralist of Mount Bryan.<sup>198</sup> Gebhardt was a member of the Gebhardt Family of 'Mackerode Station', Mount Bryan, prominent pastoralists who initially arrived in South Australia from Germany in the early 1860s.<sup>199</sup> Residing in Mount Bryan at this time,<sup>200</sup> it would appear that Gebhardt constructed 26 Esplanade as a family holiday house. The residence transferred to his wife Annie in July 1923, suggesting construction of the dwelling had been completed by this time. The Gebhardts retained the residence until 1953, frequently visiting their 'seaside' home with guests throughout this period.<sup>201</sup> The residence would then transfer to the Gebhardt's married daughters Margaret Sangster Smeaton and Christel Gosse<sup>202</sup> in 1953, with the family retaining the house until 1971;<sup>203</sup> a significant association of nearly fifty years. Subsequent owners include Graham Bruce Lang (1971>).<sup>204</sup>

26 Esplanade, Victor Harbor is likely to be the work of architect Eric Habershon McMichael (1884-1945), a leading South Australian architect of the early 20<sup>th</sup> Century. McMichael advertised construction tenders for 'Building residence, Victor Harbor' in June 1922.<sup>205</sup> McMichael was also responsible for further additions to the Mount Breckan Estate at this time.<sup>206</sup> A former President of the South Australian Institute of Architects (SAIA), McMichael is best remembered today for his prominent city buildings, including the Verco Building, North Terrace (1911), the Darling Building, Franklin Street (1916) and the Savings Bank of South Australia (1938-1943, by McMichael & Harris). Residential works by McMichael include 40 East Terrace, Kensington

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<sup>197</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.85.

<sup>198</sup> CT 1241/195

<sup>199</sup> <https://mokota.com.au/our-history-1>, accessed 21/03/2023

<sup>200</sup> Sands & McDougall Directory, 1923, p.950.

<sup>201</sup> *Victor's Season is Beginning*, News, Tue 24 Dec 1940, p.6.

<sup>202</sup> *About People*, The Advertiser, Fri 10 Jan 1947, p.14.

<sup>203</sup> CT 1241/195

<sup>204</sup> CT 1241/195

<sup>205</sup> *Tender*, The Advertiser, Thu 1 Jun 1922, p.5.

<sup>206</sup> 'Building additions to Mount Breckan, Victor Harbor', Advertising, The Register, Thu 15 Jun 1922, p.1.

Park (1911), 40 Wood Street, Unley Park (1912), and his own residence at 24 Giles Street, Toorak Gardens (c.1920) among numerous others.<sup>207</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Rough cast render wall finish;
- Primary hipped roof form with verandah incorporated into main roof form, at a lower pitch, and prominent jerkinhead gable to front façade, projecting hip to side façade and 'lean-to' extension of main roof to the rear. Masonry chimney to eastern side of front facing roof;
- Eave soffits exposed to the underside of the roof finish, with expressed batten structure;
- Timber framed windows, including double and triple bay half Georgian sash windows with lead light detailing and masonry sills. Timber entry door with half height sidelight, to match windows, and screen door;
- Square, rough cast render masonry columns with capping band and rough cast rendered balustrade with capping band at corner bays of the verandah;

Excluded from listing:

- Lightweight infill glazing to rear 'sunroom';
  - Later solid masonry extension under original 'lean-to' roof form;
  - Lightweight carport off King Street.
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## REFERENCES

- CT 1241/195
  - Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.85.
  - Sands & McDougall Directory, 1923, p.950.
  - Victor's Season is Beginning, News, Tue 24 Dec 1940, p.6.
  - About People, The Advertiser, Fri 10 Jan 1947, p.14.
  - <https://mokota.com.au/our-history-1>, accessed 21/03/2023
  - Tender, The Advertiser, Thu 1 Jun 1922, p.5.
  - 'Building additions to Mount Breckan, Victor Harbor', Advertising, The Register, Thu 15 Jun 1922, p.1.
  - Collins, Julie, 'McMichael, Eric Habershon', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=47](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=47)]
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<sup>207</sup> [https://architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=47](https://architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=47), accessed 21/03/2023.



## SITE MAPPING



*26 Esplanade, Victor Harbor (SAPPA, 2023)*

## HISTORICAL AND RELEVANT IMAGES



*B 4964 Panoramic aerial view of Victor Harbor, approx 1928, Victor Harbor Collection (SLSA, 1928) – zoomed image of 26 Esplanade, seen as a singly storey dwelling to the right hand corner of the photograph, looking at the north west façade.*



*King Street façade. (GGA, 2023)*



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**NAME:** 28 Esplanade, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1935

**LOCATION:** 28 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5768/32, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*28 Esplanade, Victor Harbor (GGA, 2023)*



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**NAME:** 28 Esplanade, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Double storey, rendered masonry 'Inter-War Art Deco' style dwelling, believed to have been constructed with terracotta hollow blocks, filled with concrete. The tops of the walls are capped with an expressed render band. A plinth is constructed in glazed red brick, with an early sketch illuding to a vertical finish to the external wall, inside the balconies, and to the upper section of walls below the main flat roof. The painted colour scheme has been altered from the original, currently finished in a scheme of pale purple and blue.

The roof is a flat slim roof, constructed of concrete. At the first floor, the roof is concealed by a parapet, a secondary, 'false roof' wrapping the upper north east section of the dwelling.

A singular rendered finish chimney extends past the top of the north east wall of the dwelling, breaking the capping of the wall. The top of the chimney is finished in an expressed in a horizontal capping to match the top of the walls.

A flat slim concrete roof extends over the upper balcony at to the north west façade. The upper and lower balconies of the north west façade have been altered, with the original rendered masonry balustrades being removed for later glass and metal post infill balustrade. The roof of the balcony is supported at each corner by a square masonry pier, which appear to have originally been brick, however are now rendered. The previous central pier support has been removed and replaced with a metal post. The upper floor balcony to the rear of the dwelling is uncovered, with the flat slim concrete floor extending past the external walls to create an overhang. The tubular, horizontal metal balustrading appears to be original and still remains. Windows to the south west façade are protected by a flat slim concrete awning, which is positioned at the top of the window headers and extends just past the edge of the windows at both sides.

The original windows have been replaced with later suites; however, the original appears to been thin framed steel, broken into 4 horizontal panes and in bays of 3 or 1.

Later additions to the rear of the building are singles storey, and are clearly identifiable past the back wall of the original dwelling.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Art Deco' style, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a good degree of original fabric, retaining key detail elements of the style, with later alterations reversible, and is one of the few remaining clearly recognisable examples of an 'Inter-War Art Deco' dwelling in the region

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

(1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, as a prominent foreshore dwelling constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of Adelaide.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 4** – Victor Harbor and the Second World War (1939-1949)

4.5 Dwellings and accommodation (1939-1949)

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## BRIEF HISTORICAL BACKGROUND

28 Esplanade, Victor Harbor does not appear to have been assessed by any previous heritage survey.

Identified Lands Title records relating to 28 Esplanade, Victor Harbor date to September 1920 when the site (comprising a large portion of Section 15, Hundred of Encounter Bay) was acquired by Betana Caroline Leworthy Salom, widow of North Adelaide.<sup>208</sup> This large vacant allotment, stretching to King and Victoria Streets, was subdivided in the coming years, forming the allotments for nearby holidays homes including the Gebhardt residence at 26 Esplanade and Henry Dutton's residence at 32 Esplanade.<sup>209</sup> The site of 28 Esplanade was acquired in November 1934 by Jessie Verco, wife of Claude Maythorn Verco of Blackwood.<sup>210</sup> Newspaper documentation indicates that construction of the residence was completed by 1935<sup>211</sup> and was retained by Jessie Verco until her death in 1976.<sup>212</sup> The dwelling was subsequently owned by the Caldicott Family (1971>).

28 Esplanade, Victor Harbor has been identified as the work of architects McMichael & Harris. A May 1935 newspaper article, providing both an illustration (see Historical Images) and discussion of the residence's features, identifies the house as the work of these architects.<sup>213</sup> Designed in the 'Inter-War Art Deco' style, the dwelling was constructed with a 'flat roof'; a feature which the architects claimed to believe was the first in South Australia.<sup>214</sup> Relevant text from this article is provided below as follows:

*Advantages of a Home without a Visible Roof, Modern Touch to Residence at Victor Harbor – Resists Ravages of Weather.*

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<sup>208</sup> CT 1171/191

<sup>209</sup> CT 1171/191

<sup>210</sup> CT 1635/15

<sup>211</sup> *Real Estate and Building, News, Wed 22 May 1935, p.7*

<sup>212</sup> CT 4096/741

<sup>213</sup> *Real Estate and Building, News, Wed 22 May 1935, p.7*

<sup>214</sup> *Real Estate and Building, News, Wed 22 May 1935, p.7*

*A house without a visible roof is a style of architecture gaining a firm hold overseas. The designs of these homes have been partly followed in the erection of a flat-roofed residence at Victor Harbor, only a little distance from the shores of Encounter Bay.*

*These types of homes, built mostly in concrete, have the advantages of resisting all weather conditions and have a very low upkeep so far as exterior work is concerned. In Europe the homes are most popular, but the structure at Victor Harbor is believed to be the only of the new style so far erected in South Australia, according to the architects, E. H. McMichael & Harris, who built the home for Mr. C. M. Verco, of Victor Harbor...*

*One of the features of the Victor Harbor residence – and the feature of all flat-roofed homes-is the sun roof which is enclosed by metal railings, and can be seen in the accompanying perspective at the rear of the house. Overlapping concrete eaves afford additional protection against the weather... (Real Estate and Building, News, Wed 22 May 1935, p.7)*

Throughout the early 20<sup>th</sup> Century, E. H. McMichael's practice enjoyed the patronage of the prominent Verco Family, his wife Constance being a member.<sup>215</sup> In addition to prominent city buildings such as the Verco Building, North Terrace (1911), the Darling Building, Franklin Street (1916), architects McMichael & Harris were also responsible for the Savings Bank of South Australia, King William Street (1938-1943, by McMichael & Harris) among numerous other important buildings in Adelaide.<sup>216</sup> As a sole practitioner, McMichael was also responsible for the earlier design of nearby 26 Esplanade (1922) and 1922 additions to the Mount Breckan Estate.

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## EXTENT OF LISTING

External form and materials, including:

- Render finish masonry walls, including horizontal capping band and detail elements;
- Unpainted brick plinth and painted concrete entry stairs and verandah flooring finish;
- Flat roof form, concrete awnings and rendered chimney matching the finish style of the main dwelling;
- Window opening proportions and terracotta tile finish sills;
- Rear first floor balcony, including horizontal metal balustrading.

Excluded from listing:

- Purple and blue colour scheme;
- Later aluminium window suites and window suite style/functional form;
- Later square columns to centre of ground floor and first floor front balconies and later glazed balustrade to the first floor;
- Rear additions.

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## REFERENCES

- CT 1171/191; CT 1635/15; CT 4096/741; etc.
- Real Estate and Building, News, Wed 22 May 1935, p.7
- Family Notices, Evening Journal, Fri 29 Oct 1909, p.1.
- Collins, Julie, 'McMichael, Eric Habershon', Architecture Museum, University of South Australia, 2008, Architects of South Australia: [http://www.architectsdatabase.unisa.edu.au/arch\_full.asp?Arch\_ID=47]

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<sup>215</sup> Family Notices, Evening Journal, Fri 29 Oct 1909, p. 1.

<sup>216</sup> Collins, Julie, 'McMichael, Eric Habershon', Architecture Museum, University of South Australia, 2008, Architects of South Australia: [http://www.architectsdatabase.unisa.edu.au/arch\_full.asp?Arch\_ID=47]



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## SITE MAPPING



28 Esplanade, Victor Harbor (SAPPA, 2023)

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## HISTORICAL AND RELEVANT IMAGES



Article from the Advertiser, expressing the advantages of construction using a flat roof. *Real Estate and Building*, The Advertiser, Adelaide SA Wednesday 22<sup>nd</sup> May 1935, Page 7, accessed online Trove, 2023.



28 Esplanade, Victor Harbor external image showing verandah, concrete awnings, window opening proportions and brick plinth detailing. (RealEstate.com, 2021 <https://www.realestate.com.au/sold/property-house-sa-victor+harbor-134756526>)



28 Esplanade, Victor Harbor external image taken from the east, showing the first floor balcony to the rear. (RealEstate.com, 2021 <https://www.realestate.com.au/sold/property-house-sa-victor+harbor-134756526>)





28 Esplanade, Victor Harbor ground floor entry verandah, showing red painted concrete floor and masonry balustrade. (RealEstate.com, 2021 <https://www.realestate.com.au/sold/property-house-sa-victor+harbor-134756526>)



28 Esplanade, Victor Harbor first floor entry verandah, showing red painted concrete floor and later glazed balustrade and steel column intervention. (RealEstate.com, 2021 <https://www.realestate.com.au/sold/property-house-sa-victor+harbor-134756526>)



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**NAME:** 32 Esplanade, Units 1 & 2, 33 Esplanade Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Semi-Detached Dwelling

**FORMER USE:** Singular Holiday Guest Home

**DATE(S) OF CONSTRUCTION:** c. 1910 – early 1930s

**LOCATION:** 32 Esplanade, Units 1 & 2 33 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5847/290, Hundred of Encounter Bay

CT 5029/868, Hundred of Encounter Bay

CT 5029/869, Hundred of Encounter Bay

CT 5029/870, Hundred of Encounter Bay

**OWNER:** Individually Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*32 Esplanade, Units 1 & 2, 33 Esplanade, Victor Harbor (GGA, 2023)*

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**NAME:** 32 Esplanade, Units 1 & 2, 33 Esplanade Victor Harbor

**PLACE NO:**

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## **DESCRIPTION**

The dwelling was originally constructed as a single storey, simplified style, with masonry pebble dash style render finish to the walls, presenting as a singular dwelling. The 'Inter-War Californian Bungalow' style influenced dwelling is currently painted in a white colour scheme. A dividing block unit masonry wall has since been added to the centre of the dwelling, to create two separate 'units'. There are two detached outbuildings to the side and rear of the dwelling on the western side of the main dwelling, constructed to match the style of the main dwelling.

The roof is a as gable style to length of the main portion of the dwelling, extending out at a flatter pitch, past the external walls, to form the verandah to the south east façade. The property extends in two wings to the rear of the dwelling, on both the eastern and western sides of the property, and are also formed by gable roofs. The 'wing' to the north of number 32 is positioned centrally on the back wall of the main section of dwelling, with the ridge of the roofline meeting to original almost at the apex. The 'wing' to the north of 33 is smaller, positioned a-symmetrically with a single smaller width gable, with a larger gable intersecting perpendicularly. A separate double storey Coach House, with detailing similar to the original dwelling is positioned on south west boundary, behind the front face of the dwelling, although this appears to have been altered. The single storey detached structure to the rear of the property, constructed to match the dwelling, appears to be largely unaltered.

There are four painted brick, double chimneys with red brick cappings, to the dwellings. One is located on the front roof plane, to the north east wall of number 32. Another is similarly placed to mirror, on the south west wall of number 33. The second chimney to 33 is located toward to north east and is topped with two clay pots. Another chimney, matching the latter, is located at the apex of the gable addition to number 33.

The verandah extends the front façade of the dwelling, starting slightly inside of the external walls, and is an extension of the main roof. The verandah roof is supported by square, timber columns, which extend up from the masonry balustrade, which masonry 'lace' finish style stucco render to match the main dwelling, with brick capping.

Windows are three bay or double, timber full Georgian sash windows, with slim rendered angled sills. The entry door is to the north east, with a slim, half height sidelight styles to match the windows.

There appears to be no evidence of the detailed decorative fencing and extensive landscaped gardens as mentioned in the Historical Background below.

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## **STATEMENT OF SIGNIFICANCE**

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', with various eras of development, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is one of few remaining examples of a large holiday guest house constructed on the Esplanade for established South Australian families.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, as a prominent foreshore dwelling constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of South Australia.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.5 Dwellings and accommodation (1912-1918)

**THEME 2 –** Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

**THEME 3 –** Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## **BRIEF HISTORICAL BACKGROUND**

32-33 Esplanade, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '32-33 Esplanade' within its 'Summary of Heritage Places'<sup>217</sup> though no further historical details or assessment were provided

The earliest identified Lands Title records relating to 32-33 Esplanade, Victor Harbor date to March 1910 when the site (comprising a portion of Block M of portions of Section 15, Hundred of Encounter Bay) was acquired by Emily Dutton, wife of Henry Hampden Dutton, grazier of Anlaby Station, near Kapunda.<sup>218</sup> The

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<sup>217</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.87.

<sup>218</sup> CT 827/83.



son of the 'Squire of Anlaby', Henry Dutton, the family of H. H. Dutton had undertaken regular summer visits to Victor Harbor over the previous decades.<sup>219</sup> The earliest portions of the residence were constructed in 1910; with the Central Board of Health recording that architects English & Soward submitted plans for septic tanks for H. H. Dutton's Victor Harbor residence in September 1910, suggesting that construction works were undertaken around this time.<sup>220</sup> English & Soward also advertised tenders for the 'Erection of a residence at Victor Harbor' in April 1910,<sup>221</sup> most likely in relation to 32-33 Esplanade. It is likely that the dwelling's former 'coach house' at 33 Esplanade was also constructed around this time.

The Dutton Family's original allotment, extending north to Victoria Street along Island Street, included extensive landscaped gardens, now subdivided and developed. The current appearance of the dwelling is the result of later reconstruction works, as indicated by a detailed description of the 1910 residence given in May 1911:

*Over 40 houses and shops have been erected in the last three years, and several more are to be built. These include the fine summer residence of Mr. H. Dutton, of Kapunda, on the beach site towards the Inman River. It is of the Elizabethan style, with tiled roof and chimney-pots, but with deep drainage, &c. A 6 ft. brush fence encloses the house and grounds, thus giving privacy and a picturesque finish. The thatched lych gates are in keeping with the building, and the whole is an ornament to the beach.*<sup>222</sup>

While no further records relating to additions or alterations have been identified, a 1934 photograph indicates that external alterations to the residence had occurred prior to that time (refer Historical Images).<sup>223</sup> The Dutton Family frequently hosted many prominent Adelaide citizens at the dwelling, including Sir Henry Galway, Governor of South Australia<sup>224</sup>. The residence remained in the hands of the Dutton Family until 1947.<sup>225</sup> The residence appears to have been subdivided into flats by approximately 1970,<sup>226</sup> with numerous owners since this time.

32-33 Esplanade, Victor Harbor is most strongly associated with Henry 'Harry' Hampden Dutton (1879-1932) and his wife Emily Dutton (nee Martin) (1884-1962), a prominent South Australian pastoralist during his lifetime.

Born in North Adelaide, H. H. Dutton attended St Peters College and Magdalen College, Oxford. Dutton was known as a keen motorist and made the first automobile journey from Adelaide to Port Darwin in 1908. Dutton inherited the family's 'Anlaby' Estate near Kapunda in 1914.<sup>227</sup>

Emily Dutton was born in Gawler and was described as an accomplished musician. Emily married H. H. Dutton in 1905 and became a well-known member of South Australian high society. Dutton was a founding member of the South Australian Symphony Orchestra in 1920 and exhibited regularly with the Royal South Australian Society of Arts. Emily often accompanied her husband on his motoring expeditions. In 1927, she helped establish a division of the Girl Guide's association in the mid-North of South Australia. Following her husband's death, Emily took over management of Anlaby Station, with partners John H. Dutton, Geoffrey P. Dutton, Helen Blackburn and Leonie Dutton. Emily Dutton's civic and charitable interests included district officer for the St John Ambulance Brigade and a long involvement with the Australian Red Cross Society. In 1946, Emily Dutton was awarded the Red Cross Society's commandant-in-chief's card.<sup>228</sup>

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<sup>219</sup> *Death of Miss Dutton, The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, Fri 12 Feb 1892, p.3*

<sup>220</sup> *Central Board of Health, Daily Herald, Sat 24 Sep 1910, p.10.*

<sup>221</sup> *Tender, The Advertiser, Wed 6 Apr 1910, p2*

<sup>222</sup> *Prosperous Holiday Resort, Chronicle, Sat 20 May 1911, p.12.*

<sup>223</sup> *Beach Houses open for Christmas, The Mail, Sat 8 Dec 1934, p.7.*

<sup>224</sup> *Personal, Daily Herald, Mon 12 Mar 1917, p.4.*

<sup>225</sup> *CT 1706/178*

<sup>226</sup> *CT 1706/178*

<sup>227</sup> *'Dutton, Henry Hampden (1879-1932)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/dutton-henry-hampden-1211/text1196>, accessed 25 March 2023.*

<sup>228</sup> *<https://adelaideaz.com/articles/emily-dutton-enhances-style-of-south-australia-s-anlaby-as-socialite--musician--artist-with-civic-causes>, accessed 25/03/2023.*

## EXTENT OF LISTING

External form and materials, including:

- Pebble dash style render wall finish with expressed plinth (noting that removal of an addition to the rear of Unit 1, 33 Esplanade shows that the plinth may have originally been expressed finished bluestone);
- Primary gable roof form, with verandah incorporated into main roof form, and timber batten eave lining finish. Four painted brick, double chimneys with red brick cappings, including clay pots;
- Timber framed Georgian sash windows, including sash windows with lead light detailing and rendered sills;
- Square, equally spaced columns, pebble sash style render finish balustrade with unpainted brick capping band and timber board soffit lining finish to the underside of the verandah;
- Side entry, including brick step and floor finish and timber detailed doors;
- Rear side entry doors, including circular unpainted brick steps;
- Detached outbuilding to Unit 1, 33 Esplanade.

Excluded from listing:

- Contemporary colour coated corrugated metal roof sheeting;
- Dividing concrete block unit wall between 32 Esplanade and Unit 1, 33 Esplanade;
- Rear light weight 'lean-to' addition to the rear of Unit 1, 33 Esplanade;
- Unit 2, 33 Esplanade, CT 5029/869 – the fabric has been significantly altered and is considered to be of low integrity;
- Front fencing.

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## REFERENCES

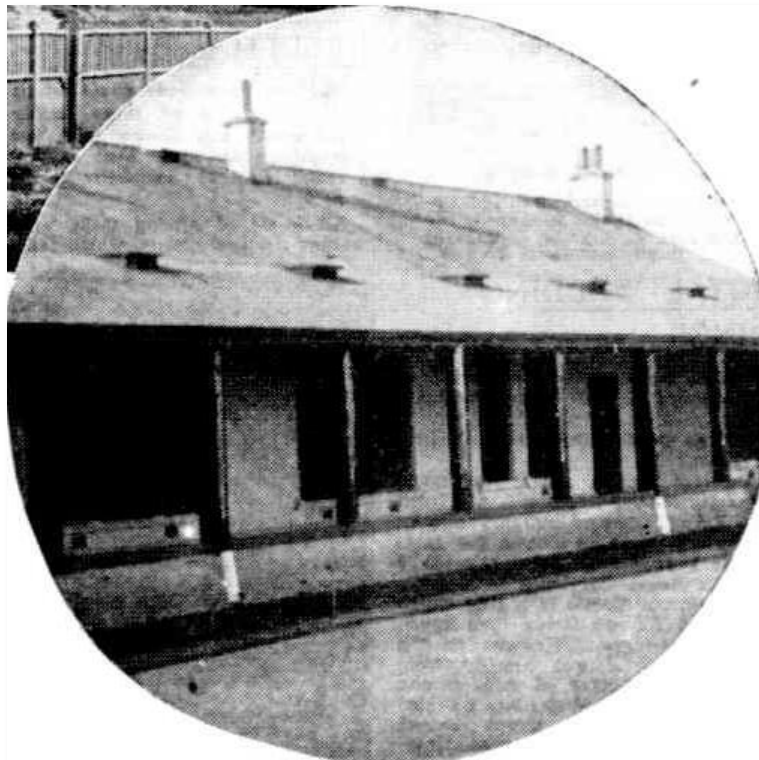
- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.87.
  - CT 827/83; CT 1706/178; etc.
  - Death of Miss Dutton, The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, Fri 12 Feb 1892, p.3
  - Central Board of Health, Daily Herald, Sat 24 Sep 1910, p.10.
  - Tender, The Advertiser, Wed 6 Apr 1910, p2
  - Prosperous Holiday Resort, Chronicle, Sat 20 May 1911, p.12.
  - Beach Houses open for Christmas, The Mail, Sat 8 Dec 1934, p.7.
  - Personal, Daily Herald, Mon 12 Mar 1917, p.4.
  - 'Dutton, Henry Hampden (1879–1932)', Obituaries Australia, National Centre of Biography, Australian National University, <https://oa.anu.edu.au/obituary/dutton-henry-hampden-1211/text1196>, accessed 25 March 2023.
  - <https://adelaideaz.com/articles/emily-dutton-enhances-style-of-south-australia-s-anlaby-as-socialite--musician--artist-with-civic-causes>, accessed 25/03/2023.
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## SITE MAPPING



32 Esplanade, Units 1 & 2, 33 Esplanade, Victor Harbor (SAPPA, 2023)

## HISTORICAL AND RELEVANT IMAGES



*Article from the Mail, outlining various beach houses that would be open for the Christmas Period, including Sir and Lady Dutton's home. Beach Houses Opened for Christmas, The Mail, Adelaide SA Sunday the 8th of December 1949, Page 7, accessed online Trove, 2023.*





*32 Esplanade, Victor Harbor eastern façade, showing façade detailing, later alterations to window and arched entry. (GGA, 2023)*



*32 Esplanade, Victor Harbor side entry. (GGA, 2023)*





*32 Esplanade, Victor Harbor eastern façade, showing façade detailing and windows. (GGA, 2023)*



*32 Esplanade, Victor Harbor northern rear façade. (GGA, 2023)*





*32 Esplanade, Victor Harbor rear façade. (GGA, 2023)*



*32 Esplanade, Victor Harbor southern façade, showing front verandah and windows. (GGA, 2023)*





*32 Esplanade, Victor Harbor photos under the front verandah showing the window configurations and lining finish to the soffit. (GGA, 2023)*



*Unit 1, 33 Esplanade, Victor Harbor western façade, showing façade detailing, later alterations to window and arched entry. (GGA, 2023)*





*Unit 1, 33 Esplanade, Victor Harbor side entry. (GGA, 2023)*



*Unit 1, 33 Esplanade, Victor Harbor western façade, showing façade detailing and windows. (GGA, 2023)*





*Unit 1, 33 Esplanade, Victor Harbor northern rear façade (a small section of finished bluestone to the plinth can be seen). (GGA, 2023)*



*Unit 1, 33 Esplanade, Victor Harbor rear façade. (GGA, 2023)*





*Unit 1, 33 Esplanade, Victor Harbor southern façade, showing front verandah and windows. (GGA, 2023)*



*Unit 1, 33 Esplanade, Victor Harbor photos under the front verandah showing the window configurations and lining finish to the soffit. (GGA, 2023)*





*Photos taken to the rear, showing an infilled door opening at the location of the new dividing wall. (GGA, 2023)*



*Evidence remains, indicating shutters were originally installed to the windows. (GGA, 2023)*





*Thin timber batten linings remain to the eaves at the rear of 32 Esplanade. (GGA, 2023)*



*Detached outbuilding to the rear of Unit 1, 33 Esplanade, Victor Harbor. (GGA, 2023)*





*Detached outbuilding to the rear of Unit 1, 33 Esplanade, Victor Harbor. (GGA, 2023)*



*Unit 2, 33 Esplanade, Victor Harbor. (GGA, 2023)*



*Unit 2, 33 Esplanade, Victor Harbor. (GGA, 2023)*



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**NAME:** 19-21 Grantley Avenue, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c.1920

**LOCATION:** 19-21 Grantley Avenue, Victor Harbor

**LAND DESCRIPTION:** CT 5306/92, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*19-21 Grantley Avenue, Victor Harbor (GGA, 2023)*



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**NAME:** 19-21 Grantley Avenue, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

The dwelling is a single storey, 'Inter-War Californian Bungalow' in style with 'Inter-War Old English' influences, the dwelling is constructed of masonry textured stucco style rendered walls. The render is currently painted in a light cream colour, with deep blue windows and gutters.

The roof presents as gable to the south east façade, and jerkinhead to the north east and north west facades. The roof extends, as a continuation of the main roof form, at a slightly lower pitch, at the line of the external walls. The roof is finished in a dark grey contemporary concrete roof tile, which is not original to the dwelling. A later gable addition joining into the main roof at the south west façade of the house. The pitching point corners of the gable ends are articulated with a bluestone coursing detail, which has since been painted. As noted below, the original roof finish was slate. The jerkinhead and gable wall face, above the line of the verandah roof, is a stucco style rendered finish to match the external walls.

There are four, masonry stucco style rendered chimneys to the dwelling, which are articulated with a squared base, and rounded flus, detailed with horizontal bands of slim glazed bricks. Two single chimneys are located to the north east external façade, along the external wall. A double chimney is located to the south east facade external wall, toward the ridge of the gable roof and another single to the original external wall of the south west façade, toward the Carlyle Street frontage.

The verandah wraps the south east and north east facades of the dwelling, formed by an extension of the main roof. The verandah is supported by round piers, finished in the same textured stucco finish to match the external walls. A smooth rendered masonry balustrade, with rendered capping course, spans around the balcony, with it unclear if this is original fabric, given the differing render finish type. Steps lead from the Carlyle Street frontage, at the eastern end of the verandah, up to the verandah, which is finished in a likely later terracotta style tile finish.

Windows are typically three bay, slim timber windows, divided with glazing bars in a 2x3 configuration. Sills appear to be a terracotta tile finish, which have since been painted. Doors are similar in style to the windows, with a solid infill panel below sill level. It is unclear if the doors and windows are original, however it is considered likely.

The verandah to the northern side of the dwelling appears to have been infilled with lightweight walls and windows. A later lightweight verandah addition has been added to the north east and north west facades, and a detached carport and patio area have been added to the rear of the property. The boundary of the property is fenced with open metal tubular fencing, which is non-original, with the property originally being unfenced.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences 'Inter-War Californian Bungalow' and 'Inter-War Old English' architectural styles. It is also of significance for associations with Simpson Newland, gentleman of Adelaide, who commissioned the design and construction of the dwelling.

Simpson Newland was a notable local personality, pastoralist, elected Member for Encounter Bay in the House of Assembly in 1881-87, in addition to becoming Treasurer during the Downer ministry between 1885-86. The Newland Family is also strongly associated with the development of the Encounter Bay area, with Simpson Newland's father, Reverend Ridgway Newland, a primary figure in the foundation of the Yilki settlement at Encounter Bay in 1839.

The Newland Family is among the district's oldest and most prominent families, were responsible for the construction of some of Victor Harbor's most impressive 'Inter-War' period homes.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed on the Mount Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of South Australia.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was commissioned by Simpson Newland, a notable local personality, pastoralist, elected Member for Encounter Bay in the House of Assembly. The Newland Family district's oldest and most prominent families, were responsible for the construction of some of Victor Harbor's most impressive 'Inter-War' period homes.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

19-21 Grantley Avenue, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey does identify '19 Grantley Avenue' within its 'Summary of Heritage Places'<sup>229</sup> though no further historical details or assessment was provided.

Despite a lack of previous documentation, this building is now understood to be a significant surviving dwelling of the district's significant post-WWI development (c.1919-1929). The earliest identified Lands Title records relating to 19-21 Grantley Avenue, Victor Harbor date to October 1920, when the site

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<sup>229</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.87.

(comprising allotments 95 and 96 of Section 17, Hundred of Encounter Bay) was acquired by Simpson Newland, gentleman of Adelaide.<sup>230</sup>

Simpson Newland (1835-1925) was the son of Reverend Ridgway Newland, a primary figure in the foundation of the Yilki settlement at Encounter Bay in 1839. The Newland Family is among the district's oldest and most prominent families. Simpson Newland was notable during his lifetime as a prominent politician, pastoralist and author. Newland was elected Member for Encounter Bay in the House of Assembly in 1881-87, in addition to becoming Treasurer during the Downer ministry between 1885-86. Newland was also a founder and president of the River Murray League and was instrumental in the formulation and development of locks and barrages that regulated the Murrays' flow. Newland was president of the South Australian branch of the Royal Geographical Society of Australasia and the president of the South Australian Zoological and Acclimatisation Society. Newland was also a prominent author; his 1893 novel *Paving the Way* has been described as a major document of Australian colonial history.<sup>231</sup>

The Newland Family, including Newland's son Dr. Henry Simpson Newland, were responsible for the construction of some of Victor Harbor's most impressive 'Inter-War' period homes. In addition to 19-21 Grantley Avenue, other Newland homes included Dr. H Simpson Newland's 'Colomberie', 35 Esplanade (c.1922, now demolished).<sup>232</sup> 19-21 Grantley Avenue was first documented in a 1922 newspaper article regarding Victor Harbor's 'architectural types' (see Historical Images).<sup>233</sup> Built on land previously forming part of the Mount Breckan Estate, it is likely that Newland may have made arrangements with estate owner W. F. Connell for the residence to be constructed on the site, before acquiring the title in October 1920. An architectural tender (discussed below), likely associated with this dwelling, dating to August 1919 also suggests completion by approximately c.1920.

Historical real estate advertisements described the home as "...specifically designed by a leading architect with a view to maximum ease in running".<sup>234</sup> The residence was also described as being "most artistic in every way..." and a "...reproduction of a typical Westmoreland cottage"<sup>235</sup> (relating to Westmoreland County in north west England). Further historical descriptions of the dwelling's early features are provided as follows:

*It is massively constructed of stuccoed brick with slate roof and deep, cool, parapeted verandahs...It contains (a) charming living room, three pretty bedrooms, good maid's room, well-appointed bathroom and conveniently equipped domestic offices...special features include attractive open fireplaces, deep window seats, doors from principal rooms to the verandahs, built-in furniture in most of the rooms...electric light and septic drainage...the land measures 120 x 170 ft., with frontage to three roads...a delightfully pretty little garden, lawns, flowers, shrubs, roses, fruits and vegetables. Out-offices include an excellent garage, boxroom, gardener's room, capacious tanks, &c., and there is a private bathing box on the beach. (The Register, Thu 10 Sep 1925, p.5)*

Following Simpson Newland's death in 1925, the property was briefly owned by pastoralist Joseph Melville Shannon of Bagot's Well and Albert Alfred Pinchbeck of Unley Park (1927). Subsequent owners have included the Jackett Family (1928-1935), the Scarfe Family (1935-1943), the Bush Family (1943-1952), the Rowley Family (1952-1965) the Legoe Family (1965-1986), the Dicker Family (1987) and the Golding Family (1988>).<sup>236</sup>

Described as the work of a 'leading architect'<sup>237</sup>, 19-21 Grantley Avenue, Victor Harbor is likely to be the work of architects F. W. Dancker & Son; most likely of F. W. Dancker's son Eric Phillipps Dancker (1889-1953). The Danckers advertised tenders for a 'Residence at Victor Harbor' in August 1919.<sup>238</sup> As a

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230 CT 1173/182

231 G. K. Jenkin, 'Newland, Simpson (Sim) (1835-1925)', *Australian Dictionary of Biography, National Centre of Biography, Australian National University*, <https://adb.anu.edu.au/biography/newland-simpson-sim-7828/text13591>, published first in hardcopy 1988, accessed online 20 March 2023.

232 CT 1179/46; Advertising, *The Mail*, Sat 22 Aug 1953, p.42.

233 Architectural Types at Victor Harbour, *The Register*, Thu 6 Apr 1922, p.4.

234 *The Register*, Thu 10 Sep 1925, p.5

235 *The Register*, 1925, p.5

236 CTs 1173/182; 4310/75.

237 *The Register*, Thu 10 Sep 1925, p.5

238 *Tender, The Advertiser*, At 2 Aug 1919, p14



previous client of the Danckers' practice,<sup>239</sup> Dr. H. Newland's c.1922 'Colomberie' residence may have also been the work of these architects. It is also possible the Danckers' 1919 tender relates to 'Colomberie', with Dr. Newland's father later commissioning 19-21 Grantley Avenue from the same architects during 'Colomberie's' construction.

The 1925 description of 19-21 Grantley Avenue's 'Westmoreland' British vernacular appearance is typical of descriptions provided by Eric Phillipps Dancker that illustrate the various British regional influences within his 'Old English' commissions. Stylistically, 19-21 Grantley Avenue also matches other homes designed by the architect. Two subsequent owners J. M. Shannon and A. A. Pinchbeck were prominent clients of E. P. Dancker's practice; the Shannon and Pinchbeck families having commissioned several residences from F. W. Dancker & Son in the early 20<sup>th</sup> Century. When changing residence, the Dancker's clients often moved into other comfortable and artistic homes designed by these architects; a practice which further supports attribution to F. W. Dancker & Son.

While the work of architect F. W. Dancker is primarily associated with the development of Victor Harbor prior to the First World War (including 'Adare' (1893) and the reconstruction of Mount Breckan in 1913-14), the Danckers' finely-crafted dwellings also contributed to Victor Harbor's 'Inter-War' architectural catalogue; of which the attributed design of 19-21 Grantley Avenue is an important (and possibly sole-surviving) example.

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## EXTENT OF LISTING

External form and materials, including:

- Textured stucco style render wall finish;
- Primary roof form with verandah incorporated into main roof form, at a lower pitch, and prominent jerkinhead gable to Grantley Avenue and rear façades, projecting gable to Carlyle Street façade and 'lean-to' extension of main roof to the rear. Four textured stucco style rendered masonry chimneys, with articulated flus; double chimneys to the north and south east side of the main roof, and single chimneys to the north 'lean-to' roof and southern façade;
- Proportions and bay patterns of the vertical timber framed windows, including triple and single bay with masonry sills. Timber entry doors in similar style to the windows;
- Large round textured rendered piers to verandah, including entry steps up.

Excluded from listing:

- Later gable roofed addition to the south west of the dwelling;
- Concrete roof tiles and verandah tiled flooring finish;
- Lightweight infill glazing to rear 'lean-to' section of roof, extending from the main dwelling roof from;
- Later rear lightweight shade structures, carport off Grantley Avenue and detached entertaining structure to rear;
- Masonry pier and brush fence to Grantley Avenue.

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## REFERENCES

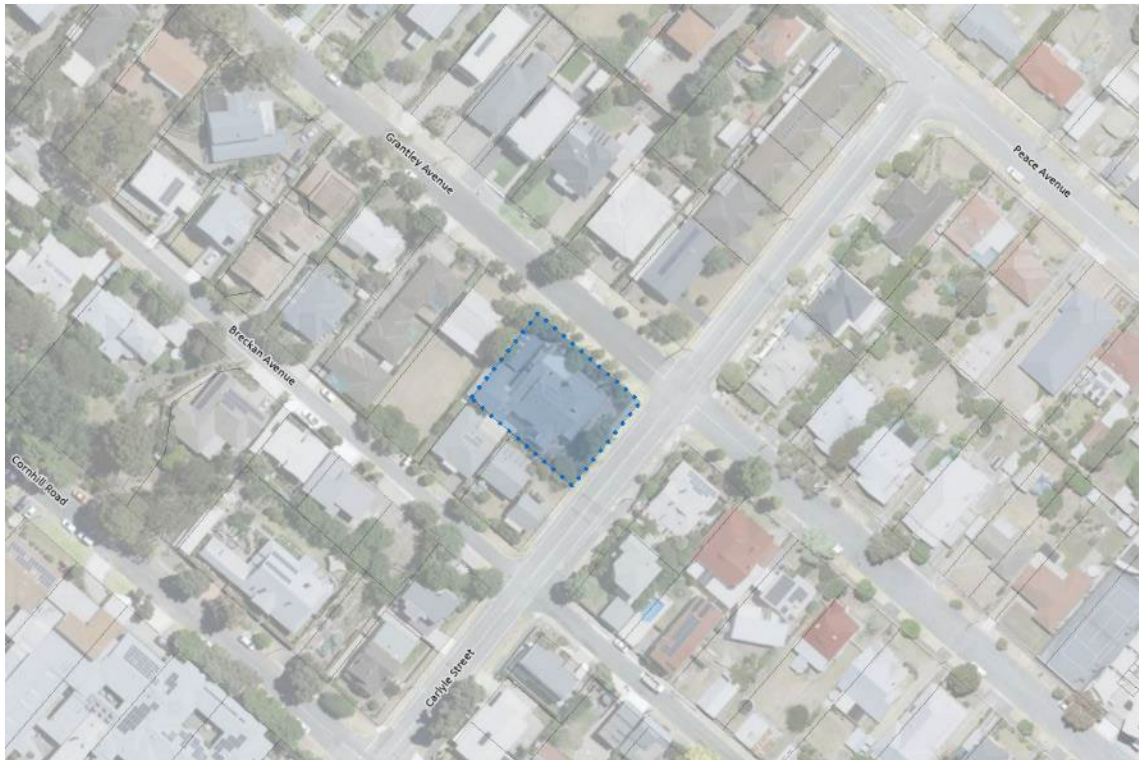
- The Register, Thu 10 Sep 1925, p.5
- Tender, The Advertiser, At 2 Aug 1919, p14
- G. K. Jenkin, 'Newland, Simpson (Sim) (1835–1925)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/newland-simpson-sim-7828/text13591>, published first in hardcopy 1988, accessed online 20 March 2023.

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*239 Dr H. Newland was one of the founding members of the 'Ru Rua Hospital', Barton Terrace West, North Adelaide, a site comprising six dwellings designed by F. W. Dancker in 1902. Dancker & Son were responsible for modifying the dwellings into the private 'Ru Rua' Hospital in 1919, around the same that the Newland family commissioned their Victor Harbor residences*

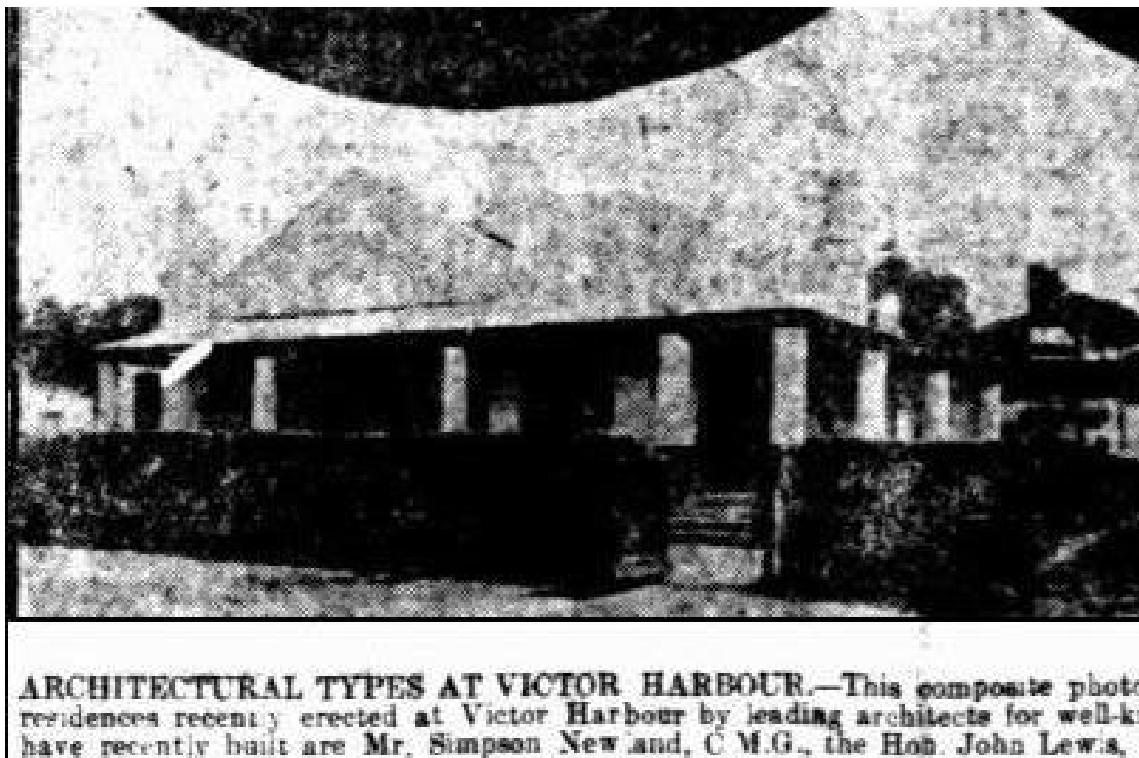
- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.87.
  - CTs 1173/182; 4310/75.
  - Architectural Types at Victor Harbour, The Register, Thu 6 Apr 1922, p.4.
  - Advertising, The Mail, Sat 22 Aug 1953, p.42.
-

## SITE MAPPING



19-21 Grantley Avenue, Victor Harbor (SAPPA, 2023)

## HISTORICAL AND RELEVANT IMAGES



Photograph of 19 -21 Grantley Avenue from an article in *The Register* outlining examples of 'beautiful residences' recently constructed in Victor Harbor. *The Register*, Adelaide SA Thursday the 6<sup>th</sup> of April 1922, page 4, accessed online Trove, 2023.





*Photograph of 19 -21 Grantley Avenue from an article promoting the sale of the property. The Register, Adelaide SA Thursday the 10<sup>th</sup> of November 1927, page 5, accessed online Trove, 2023.*



*19 -21 Grantley Avenue, Victor Harbor south eastern façade (GGA, 2023).*





*19 -21 Grantley Avenue, Victor Harbor typical window suite (GGA, 2023).*



*19 -21 Grantley Avenue, Victor Harbor chimney example and bluestone (later paint finish) coursing detail at gable pitching point (GGA, 2023).*





*19 -21 Grantley Avenue, Victor Harbor rear jerkinhead roof form (GGA, 2023).*



*19 -21 Grantley Avenue, Victor Harbor typical chimney and pier columns to verandah (GGA, 2023).*



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**NAME:** 39 Grantley Avenue, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1930

**LOCATION:** 39 Grantley Avenue, Victor Harbor

**LAND DESCRIPTION:** CT 6038/256, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*39 Grantley Avenue, Victor Harbor (GGA, 2023)*

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**NAME:** 39 Grantley Avenue, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Limestone a-symmetrical, single storey 'Inter-War Californian Bungalow', with brown brick, with blue/purple tones, quoins. The brickwork is unpainted, with timber windows, gable ends and render elements painted cream and various details accented in a light sky blue colour scheme.

The section of roof to the main portion of the dwelling is dutch gable to the front facade, extending past the external walls, to form the verandah, and presenting as a gable form to the south east. A wide gable front is position a-symmetrically on the façade, also covering the front and side verandah. The gable ends and dutch gable ends, above the ceiling line, are finished with timber detailing applied to fibrous sheet style finish, and the underside of the gable end is exposed to the underside of the roof sheeting with expressed battens. The roof is finished in a colour coated corrugated metal roof sheeting, which is not original to the house, although the likely roofing material may have been galvanised corrugated metal short sheeting. Later, double storey addition to the rear of the house has altered the original 'lean-to' style extension of the roof to the rear.

There are three, single red brick chimneys to the dwelling, which are detailed to the top with a rendered band and horizontal capping. The chimneys are located to the south east external wall, toward the front of the dwelling, the central rear of the dwelling, in front of the dutch gable, and the north west external wall, toward the rear of the dwelling. The chimneys are finished with a terracotta clay pot.

The verandah extends across the full width of the front façade, and returns along the south east side of the house. The verandah is supported by brown (with blue and purple tone) tapered brick piers, finished at the top in a rendered cap, with a matching brick balustrade extending between, capped with match bullnose bricks. The brick balustrade is rendered on the internal face, between the piers and below the brick capping.

Windows and doors are typically timber, with the windows to the north east façade accentuated in a bay 'pop out', as two, a-symmetrical sash windows. presenting as symmetrical, 3-bay timber sashes. The bay 'pop out' are constructed of brick below the sill level. The front door is a glazed hinge double door, with lead light detailing and matching side lights and transom.

The front boundary of the property remains unfenced.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is a highly intact example of an 'Inter-War Californian Bungalow' within the region.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:
  - (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the Mount Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 3 – Victor Harbor and the Depression Era (1929-1939)

#### 3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

39 Grantley Avenue, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 39 Grantley Avenue, Victor Harbor date to August 1927, when the site (Allotment 316 of the Mount Breckan Estate, comprising a portion of Section 17, Hundred of Encounter Bay) was acquired by William Frederick Connell, gentleman of Victor Harbor.<sup>240</sup> Owner and proprietor of the adjoining Mount Breckan Estate, William Connell undertook various periods of residential subdivisions of the Estate's grounds during the 1910s and 1920s. The allotment of 39 Grantley Avenue had initially formed part of the Estate's grounds, which were first subdivided by Connell in 1924.<sup>241</sup>

In January 1930 a portion of Allotment 316 was transferred to Thomas Brown, bank manager of Victor Harbor and his wife Marion Brown.<sup>242</sup> The Brown Family constructed the residence between January and June 1930, as evidenced by local newspaper articles during this period. An April 1930 article described that "Mr & Mrs Brown... are having built on the Mount Breckan Estate";<sup>243</sup> by June 1930 the residence was described as having been completed.<sup>244</sup> Following Thomas Brown's death in 1933, Marion Brown became the sole owner of the residence, selling the property in 1934 to Mabel Beatrice Victoria Elizabeth Clayer.<sup>245</sup> In 1936, the dwelling was acquired by Edward John Bird, who would retain the property until 1953.

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<sup>240</sup> CT 1477/65

<sup>241</sup> CT 1352/115

<sup>242</sup> CT 1477/65

<sup>243</sup> *Here and There, The Register News-Pictorial*, Fri 11 Apr 1930, p.24.

<sup>244</sup> *Retiring Bank Manager, Times Victor Harbor and Encounter Bay and Lower Murray Pilot*, Fri 6 Jun 1930, p.2.

<sup>245</sup> CT 1477/65



Subsequent owners during the 20<sup>th</sup> Century included Leslie Herman Blenkiron (1953-1955) the Reed Family (1955-1983) and the Hutchinson Family (1983>).<sup>246</sup>

39 Grantley Avenue, Victor Harbor is most strongly associated with the life of Thomas Brown (1868-1933) for whom the residence was constructed. A prominent local Victor Harbor resident during his lifetime, Brown was manager of the local branch of the Union Bank for over sixteen years, retiring from this role in 1930. A keen sportsman, Brown was a vice-president and committee member of the Victor Harbor Golf Club and was also a prominent member of the Victor Harbor Bowling Club.<sup>247</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone walls, brick quoins, piers, reveals, sills, balustrade and capings;
- Dutch gable roof forms and wide projecting gable, extending past external walls to form the verandah, including corrugated metal roof sheeting finish, timber detailing finished to the gable ends, exposed soffits and three unpainted brick chimneys and clay pots;
- Vertical timber sash windows, bay windows, timber doors with sidelight and transom and leadlight glazing details;
- Return verandahs, including timber batten detailing to gables.

Excluded from listing:

- Rear additions, shade structure and detached structure to the rear;
- Skillion carport to the side.

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## REFERENCES

- CT 1352/115; 1477/65; 1566/28; 1831/100; 2258/169; 4017/651; 4145/399; etc.
- Here and There, The Register News-Pictorial, Fri 11 Apr 1930, p.24.
- Retiring Bank Manager, Times Victor Harbor and Encounter Bay and Lower Murray Pilot, Fri 6 Jun 1930, p.2.
- Sudden Death of Mr. Thomas Brown, Victor Harbour Times, Fri 13 Jan 1933, p.3.

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<sup>246</sup> CTs 1566/28; 1831/100; 2258/169; 4017/651; 4145/399; etc.

<sup>247</sup> Sudden Death of Mr. Thomas Brown, Victor Harbour Times, Fri 13 Jan 1933, p.3.

## SITE MAPPING



*39 Grantley Avenue, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES

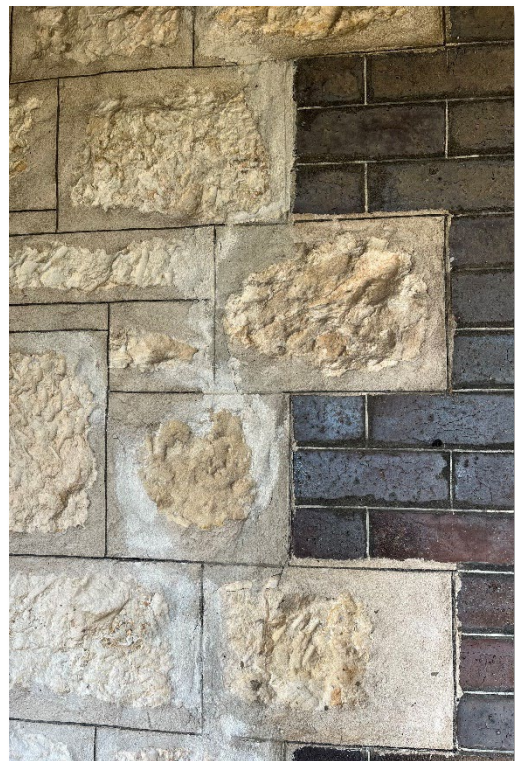


*39 Grantley Avenue, Victor Harbor eastern verandah end and bay window (GGA, 2023)*





*39 Grantley Avenue, Victor Harbor entry doors and bay window (GGA, 2023)*



*39 Grantley Avenue, Victor Harbor side entry and quoining detail (GGA, 2023)*





*39 Grantley Avenue, Victor Harbor western façade and typical chimney (GGA, 2023)*

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**NAME:** 19 Hill Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1949

**LOCATION:** 19 Hill Street, Victor Harbor

**LAND DESCRIPTION:** CT 5162/299, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*19 Hill Street, Victor Harbor (GGA, 2023)*

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**NAME:** 19 Hill Street, Victor Harbor

**PLACE NO:**

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## **DESCRIPTION**

The dwelling presents as stripped 'Inter-War Art Deco' style influenced dwelling, with 'lace' finish style stucco render to the walls, glazed red brick plinth and red brick horizontal band detailing to the tops of the portico and former, later garage. The rendered façade and plinths bricks have since been painted in a white and dark grey colour scheme.

The roof presents as a hipped, tiled roof, which has been refinished with paint. The portico entry and lounge pop-out are articulated by a curved, brick capped parapet, which sits below the line of the main roof eaves.

There are two, rendered chimneys, with horizontal brick banding detailing, to match the detailing of the dwelling. A double chimney is positioned on the south east wall to the rear of the dwelling, above the location of the original stove, and the single chimney sits on the south east plane of the hipped roof to the front of the dwelling, above the fireplace to the lounge.

The windows to the north east and south east facades are protected by a slim concrete horizontal awning, which are positioned above the window headers (spaced above to match the height of the sills). At the corners, the projects are curved. These have also been painted. The front entry portico is articulated with a curved wall, with a top height to match the window sills. The entry opening is defined by a twisted, tapering column, which spans from the end of the curved wall, to support the curved parapet of the entry portico and lounge pop-out. The flooring to the entry portico is small mosaic tiles, which have since been painted.

Windows are typically double bay, timber sash windows, with the window to the curved wall of the lounge pop-out presenting as a sash, fixed pane, sash configuration around the curve. Windows are finished with an angled, square tiled sill, which were originally terracotta in colour, however, have since been painted. curved window to the lounge. There is an eye-height porthole window that looks into the lounge pop-out, from the portico entry, and the front door is a single, solid timber hinge with full height sidelight. The later garage addition has since had its roller door replaced with a double door with two sidelights.

The front fence is detailed to match the dwelling, with glazed red brick plinth, with 'lace' finish style stucco render and a single red brick capping finish. The fence is low level, articulated by square pillars at the ends, and has a hinged, iron pedestrian entry gate, styled in an Art Deco manner. The fence has also been painted.

The garage, rooms to the north west boundary, rear garage, covered outdoor area and addition to the south west of the dwelling are all later additions.

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## **STATEMENT OF SIGNIFICANCE**

It displays historic and aesthetic themes that are of importance to the local area, demonstrating restrained stylistic influences of the 'Inter-War Art Deco' style, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, including internal detailing, as well as external and is an example of 'Inter-War Art Deco' of aesthetic merit within the region.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 4 – Victor Harbor and the Second World War (1939-1949)**

#### **4.5 Dwellings and accommodation (1939-1949)**

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## **BRIEF HISTORICAL BACKGROUND**

19 Hill Street, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 19 Hill Street, Victor Harbor date to December 1904 when the site (a portion of Section 16 of the Hundred of Encounter Bay, laid out as Mount Breckan Estate) was acquired by Albert Battye, storekeeper of Port Victor.<sup>248</sup> Comprising the current sites of 19 and 21 Hill Street and 17 Acraman Street, this allotment was sold in 1910 and 1911 and was subdivided in 1913.<sup>249</sup> Acquired by Jonas Watson, farmer of Victor Harbor, this reduced allotment was retained by the Watson Family until 1927 when the property was again subdivided, resulting in the allotment of the adjoining residence at 21 Hill Street.<sup>250</sup> The allotment specifically relating to 19 Hill Street was retained by the Watson Family until 1938 when it was transferred to William Wilfred Jenkins until 1945. Ownership transferred to the Irvine Family (1945-1949), and following this, the allotment was acquired by Harold Carl

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<sup>248</sup> CT 727/117

<sup>249</sup> CT 727/117

<sup>250</sup> CT 967/43

Vorwerk, contractor of Victor Harbor.<sup>251</sup> It is unknown if the site remained vacant or was occupied during this period.

As the 1949 aerial photograph shows 19 Hill Street, Victor Harbor under construction at this time (refer Historical Images below), it is understood that the residence was constructed for H. C. Vorwerk in 1949. As a contractor, Vorwerk may have been responsible for its construction and possibly the dwelling's design. Subsequent owners in the 20<sup>th</sup> Century included the Elliott Family (1956-1983), Brian Frederick Congerton (1983-1987), High George Street Nominees Pty. Ltd (1987-1991) and Lorna Miriam O'Connell (1991>).<sup>252</sup>

The residence is associated with local contractor Harold Carl Vorwerk (1912-1967), a well-known and respected Victor Harbor contractor and builder during the mid-20<sup>th</sup> Century. Vorwerk was likely responsible for constructing (and likely designing) the dwelling in 1949. Born in Tanunda, Vorwerk moved with his parents to Port Elliot. As a young man Vorwerk was apprenticed to prominent local contractor and builder Roy Milton and established his own career as a successful local building contractor known for his integrity and quality of workmanship.<sup>253</sup>

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## EXTENT OF LISTING

External form and materials, including:

- 'Lace' finish style stucco render wall finish and unpainted glazed brick plinth and horizontal detailing;
- Hipped roof form, roof tile finish and three rendered chimneys, with horizontal brick banding detailing;
- Vertical timber sash windows, as well as the curved front window and porthole, and tile finish sills;
- Entry door and sidelight;
- Slim horizontal concrete awnings and entry portico with parapet detail;
- Tapered twisted columns to entry portico, masonry balustrade and small mosaic tile floor finish
- Low level masonry pier fence and infill panels and with iron gate; and
- Cupboard style doors to the southern side of the south eastern chimney.

Excluded from listing:

- Paint finish and colour scheme to roof tiles, render, brick and sills, including the front fence masonry;
- Garage addition;
- Rear additions beyond the kitchen and dining room rear wall.

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## REFERENCES

- CT 727/117; 867/43; 1475/107; 4227/858; 4297/846; etc.
- Obituary, Victor Harbour Times, Fri 2 Jun 1967, p.4.

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<sup>251</sup> CT 1475/107

<sup>252</sup> CT 1475/107; 4227/858; 4297/846; etc.

<sup>253</sup> Obituary, Victor Harbour Times, Fri 2 Jun 1967, p.4.

## SITE MAPPING



*19 Hill Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Victor Harbor 1949 Aerial – 19 Hill Street can be seen under construction at the south west corner of the crossroads. (1949, courtesy of City of Victor Harbor)*





*Front façade of the dwelling prior to being painted. (RealEstate.com, 2009  
<https://www.realestate.com.au/property/19-hill-st-victor-harbor-sa-5211/>)*



*19 Hill Street, Victor Harbor north western façade, along later garage addition (GGA, 2023)*





*19 Hill Street, Victor Harbor south western façade, later addition (GGA, 2023)*



*19 Hill Street, Victor Harbor south eastern façade, showing two chimneys, concrete awning detail and rear additions to far left side, behind face of external wall (GGA, 2023)*





*19 Hill Street, Victor Harbor eastern corner (GGA, 2023)*

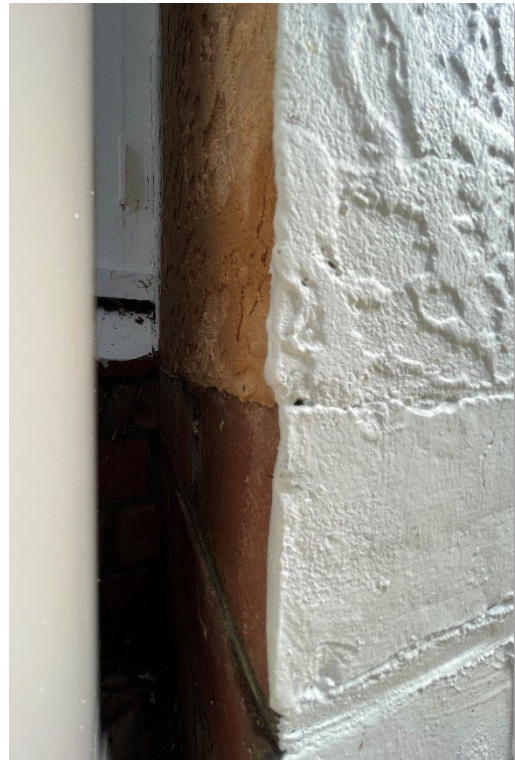


*19 Hill Street, Victor Harbor curved front window suite (GGA, 2023)*



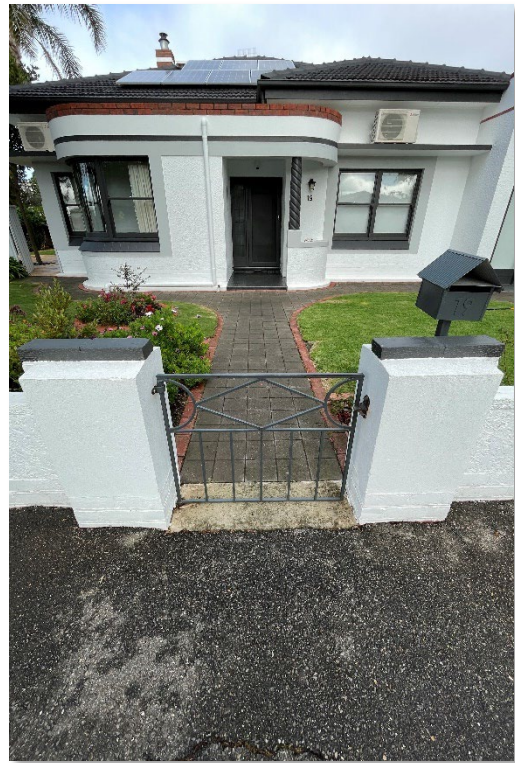


*19 Hill Street, Victor Harbor later garage addition (GGA, 2023)*



*19 Hill Street, Victor Harbor door concealed behind hot water, to south side of kitchen chimney and evidence of previously unpainted facade (GGA, 2023)*





*19 Hill Street, Victor Harbor chimneys and front fence and entry gate detail (GGA, 2023)*



*19 Hill Street, Victor Harbor entry portico detailing and small mosaic tile floor finish (with later paint finish) (GGA, 2023)*



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**NAME:** 121 Hindmarsh Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1926-27

**LOCATION:** 121 Hindmarsh Road, Victor Harbor

**LAND DESCRIPTION:** CT 5453/267, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*121 Hindmarsh Road, Victor Harbor (GGA, 2023)*



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**NAME:** 121 Hindmarsh Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

'Inter-War Old English' influenced, symmetrical double gable frontage with gable portico a-symmetrically positioned to the front façade. The south west, south east and north east facades are constructed of pick faced ashlar sandstone, with rock face granite plinth course. The rear of the dwelling is constructed from bluestone with red brick quoins and reveals. A later, flatter pitch gable roofed fibrous plaster sheet addition has been added to the north west of the dwelling. The dwelling is currently finished in a cream and deep red paint scheme, with timber window frames finished in cream, and upper gable timber details finished in deep red.

The roof is currently finished in a brown aluminium pressed tile, although this is unlikely to be original, and there is evidence of corrugated metal sheeting in place, below the tiles, seen through the soffits. The two gable of the main section of the house, to the front of the dwelling, above the ceiling line, are finished with timber detailing applied to the rendered wall finish. The portico gable, and gables to the rear of the dwelling are finished in the stone which constructs the wall.

There are four singular rendered chimneys to the dwelling, with two to the front pitch of the roof, to the north east and south west, topped with a terracotta pot and rendered band. There is another to the rear pitch, along the north east wall, and one centrally, to the rear of the dwelling, both of which are topped with a rendered band and finished with a metal vent/raincap.

The front portico is accessed via two concrete steps, up to the portico floor, which is finished in a tessellated tile. The internal walls of the portico are finished as per the external, and the ceiling is finished in a batten finished fibrous ceiling. There is a triple bay, sash windows to the south west wall and the entry double doors to north west. A later infill verandah spans between the gable and fibrous plaster sheeting addition to the rear of the dwelling.

Doors and windows to the front of the dwelling appear to be original, constructed of timber. Windows to the main house at the front of the dwelling, are rectangular, triple bay sash windows, with rendered masonry reveals. The portico entry archway has been constructed with a pseudo four centred rendered arch, a detail which carries through in the square glazing-bar timber double entry doors and window. Windows to the rear of the dwelling appear to also be original, timber sash, which have been fitted with later security mesh screens and external roller blinds.

The front boundary of the dwelling is fenced with a tall manicured hedge.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Old English' styles, representative of the reoccurring trait of 'eclectic' style Inter-War dwellings. The dwelling retains a high degree of original fabric. It is also of significance for associations with Roy Milton, who designed and built the dwelling, a prominent local identity significant to the period.

Roy Milton designed and constructed numerous private dwellings throughout the district, including 25-27 Heggerton Street, McCracken (c.1930), 163 Hindmarsh Road (1938), 55 Crozier Road (c.1922-25) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the Mount Breckan Estate subdivision.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 2 – Victor Harbor after the First World War (1919-1929)**

#### **2.5 Dwellings and accommodation (1919-1929)**

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## **BRIEF HISTORICAL BACKGROUND**

121 Hindmarsh Road, Victor Harbor does not appear to have been assessed by any previous heritage surveys.

Identified Lands Title records relating to 121 Hindmarsh Road, Victor Harbor date to April 1925 when the site (comprising Allotment 199 of the Mount Breckan Estate, Sections 17 and 18, Hundred of Encounter Bay) was acquired by Charles Moore, hotel employee of Victor Harbor.<sup>254</sup> The allotment was quickly transferred to Roy Milton, builder of Victor Harbor in September 1926.<sup>255</sup> It is understood that the residence was constructed by Milton (likely to his own design) between 1926-27, before transferring the completed dwelling to William Gilbert, vigneron of Williamstown, in January 1928.<sup>256</sup> The residence was subsequently acquired by Marion Jane Lawrence in 1939, owning the property until her death in 1958.<sup>257</sup>

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<sup>254</sup> CT 1417/66

<sup>255</sup> CT 1417/66

<sup>256</sup> CT 1417/66

<sup>257</sup> CT 1417/66

Subsequent owners have included the Nott Family (1958-1959), Hurtle William Graham Symes (1959-1971) and the Dent Family (1971>).<sup>258</sup>

121 Hindmarsh Road, Victor Harbor is likely to be the work of noted Victor Harbor builder and architectural draftsman Roy Milton (1891-1959). Born in Windsor, Victoria, Milton emigrated to South Australia where his first job was as foreman-builder at the Victor Harbor post office, which was erected in 1920 (now demolished).<sup>259</sup> From this period, Milton commenced a successful local building and design business, constructing important Victor Harbor buildings including 'The Central' Guest House (now demolished) and the English, Scottish & Australian Bank and the Savings Bank of Ocean Street in the 1920s.<sup>260</sup> On his retirement from contracting, Milton was appointed building inspector by the Victor Harbor Council, a position he held for nine years.<sup>261</sup>

Milton designed and constructed numerous private dwellings throughout the district, including 55 Crozier Road (c.1922-25), 163 Hindmarsh Road (1938)<sup>262</sup> and 57-59 Crozier Road (1940), among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' dwellings.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted stone wall construction, plinth and unpainted red brick quoins and window surrounds;
- Steep roof pitch gable roof forms, including timber batten detailing and eave soffits exposed to the underside of the roofing material with expressed batten structure. Galvanised metal corrugated roof sheeting below existing roofing tiles;
- Three rendered masonry chimneys with ornamental capping render detail and clay pot; two to the north east façade, one to the central rear façade and another to the south west façade;
- Triple and single bay vertical timber sash windows, and double hinged door Georgian style entry doors;
- Gable entry portico, including fibrous sheet and batten ceiling finish, 6-pane glazed openings and steps up.

Excluded from listing:

- Roof tile finish above galvanised metal corrugated roof sheeting;
- Pergola to the rear, and gable roofed, lightweight addition;
- Lightweight detached garage to the rear of the property;
- Metal security screens to rear windows and doors.

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## REFERENCES

- CT 121417/66; 2838/68; 3832/172; etc.
- Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.
- New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.

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<sup>258</sup> CT 1417/66; 2838/68; 3832/172; etc.

<sup>259</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>260</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>261</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>262</sup> New Modern Residence for Victor Harbor, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.



## SITE MAPPING



*121 Hindmarsh Road, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES



*121 Hindmarsh Road, Victor Harbor front facade (RealEstate.com, 2018  
<https://www.realestate.com.au/property/121-hindmarsh-rd-victor-harbor-sa-5211/>)*





121 Hindmarsh Road, Victor Harbor eastern corner (RealEstate.com, 2018  
<https://www.realestate.com.au/property/121-hindmarsh-rd-victor-harbor-sa-5211/>)



121 Hindmarsh Road, Victor Harbor northern corner (RealEstate.com, 2018  
<https://www.realestate.com.au/property/121-hindmarsh-rd-victor-harbor-sa-5211/>)





121 Hindmarsh Road, Victor Harbor rear facade (RealEstate.com, 2018  
<https://www.realestate.com.au/property/121-hindmarsh-rd-victor-harbor-sa-5211/>)



121 Hindmarsh Road, Victor Harbor entry portico (RealEstate.com, 2018  
<https://www.realestate.com.au/property/121-hindmarsh-rd-victor-harbor-sa-5211/>)



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**NAME:** 163 Hindmarsh Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Commercial Tenancies

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c.1938

**LOCATION:** 163 Hindmarsh Road, Victor Harbor

**LAND DESCRIPTION:** CT 5398/311, Hundred of Encounter Bay

**OWNER:** Non-government Organisation

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*163 Hindmarsh Road, Victor Harbor (GGA, 2023)*

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**NAME:**           **163 Hindmarsh Road, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

'Inter-War Old English' influenced, symmetrical cruciform gable ended dwelling with gable portico a-symmetrically positioned to the front façade, and double storey gable to the centre of the front façade. The dwelling is double storey, however presents as single storey from the front. Masonry construction, with textured stucco style render sand/apricot colour finish, which remains unpainted. To the front section of the dwelling, and brick construction to the rear perpendicular addition, which is now painted.

The roof is currently finished in a dark grey zinc coated corrugated metal roof sheeting, with the previous painted galvanised corrugated short sheeting having been removed. The soffits are exposed to the underside of the roof sheeting, with batten exposed. There are two dormer windows to the roof line of the rear gable, along the south west façade, although these appear to be a later addition.

There are three brick chimneys to the dwelling, which have been painted, but are capped with three courses of brown brick. One chimney is located to the south side of the centralised front gable, a second toward the centre of the south west pitch of the rear gable and the third to the external wall of the rear north east façade.

The front portico is located to the eastern side of the front facing façade. The portico entry is defined by a pseudo four-centred arch, and the rendered gable is covered by climbing flora.

Doors and windows to the front of the dwelling appear to be original, constructed of timber. Windows to the main house at the front of the dwelling, are rectangular, triple bay sash windows, with diamond lead detailing. Later external roller blinds have been fitted to some of the windows. Windows to the rear of the dwelling appear to also be original, but are smaller timber sashes, typical of utility rooms.

The front fence is a low masonry fence, constructed of red brick piers, which are articulated with 3, stepped brown brick courses. The piers are infilled between, with matching red brick, articulated by an angled header bond, below three course brick capping.

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## **STATEMENT OF SIGNIFICANCE**

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences 'Inter-War Old English' architectural style. The dwelling retains a high degree of original fabric. It is also of significance for associations with Roy Milton, who designed and built the dwelling, a prominent local identity significant to the period.

Roy Milton designed and constructed numerous private dwellings throughout the district, including 55 Crozier Road (c.1922-25) 121 Hindmarsh Road (1926-7) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' building fabric.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings, being one of the early dwellings constructed in the Encounter Bay area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local families.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

**THEME 4** – Victor Harbor and the Second World War (1939-1949)

4.5 Dwellings and accommodation (1939-1949)

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## **BRIEF HISTORICAL BACKGROUND**

163 Hindmarsh Road, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '163 Hindmarsh Road' within its 'Summary of Heritage Places'<sup>263</sup> though no further historical details or assessment was provided.

The earliest identified Lands Title records relating to 163 Hindmarsh Road, Victor Harbor date to October 1921, when the site (a portion of Section 17 of the Hundred of Encounter Bay) was acquired by Leon Edmond Mazure, vigneron of Magill.<sup>264</sup> Housing an earlier dwelling on the site, newspaper articles of the time indicate that Mazure had acquired the property as a semi-retirement dwelling, having also purchased

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<sup>263</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.88.

<sup>264</sup> CT 1213/149



'Whiting's Stores', on the Esplanade, as a business venture.<sup>265</sup> Two mortgages registered in 1930 and 1937 may relate to further construction works to the property.<sup>266</sup> In February 1938 the site was sold to Mary Goodhart, wife of Joseph Christian Goodhart of Broken Hill.<sup>267</sup>

It is understood that the Goodharts were responsible for constructing the present dwelling in approximately 1938. A newspaper article dating to this time records the following:

*Mr. J. C. Goodhart, a Broken Hill business man, who is making his home in Victor Harbour, has completed arranged for the erection of a large two-storied residence on the site recently occupied by Mr. E. Mazure, in Hindmarsh Road. The building will be constructed in the Elizabethan style, and will be replete with all modern conveniences. The cost of the structure will be in the vicinity of £3,000 and Mr Roy Milton is the successful contractor. Mr Goodhart is a well-known artist, and many of his etchings are hung in the world's leading art galleries.*<sup>268</sup>

The Goodhart Family owned the property until 1955.<sup>269</sup> Subsequent owners during the 20<sup>th</sup> Century include the Brandt and Graham Families (1955-1963) and the Dutton Family (1963>).

The residence was also constructed (and likely designed) by Roy Milton (1891-1959), a prominent local builder and architectural draftsman in Victor Harbor's history.

Born in Windsor, Victoria, Milton emigrated to South Australia where his first job was as foreman-builder at the Victor Harbor post office, which was erected in 1920 (now demolished).<sup>270</sup> Milton commenced a successful local building and design business, constructing important Victor Harbor buildings including 'The Central' guest house (now demolished) and the English, Scottish & Australian Bank and the Savings Bank of Ocean Street, in the 1920s.<sup>271</sup> On his retirement from contracting, Milton was appointed building inspector by the Victor Harbor council, a position he held for nine years.<sup>272</sup>

Milton designed and constructed numerous private dwellings throughout the district, including 55 Crozier Road (c.1922-25) 121 Hindmarsh Road (1926-7) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' buildings.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted textured stucco style render finish, plinth and unpainted red brick quoins and window surrounds;
- Rear, brick addition, which has since been painted;
- Steep pitch gable roof forms and corrugated metal roof sheeting finish;
- Three brick chimneys with unpainted brown brick cappings; one to the south, one to the south west and a third to the north east;
- Triple and single bay vertical timber hinge windows, with diamond leadlight detailing and timber entry door;
- Gable entry portico and steps up;
- Unpainted low brick pier front fence with infill brick panels and articulated brick detailing.

Excluded from listing:

- Colour coated corrugated roof sheeting is non-original fabric (originally finished in galvanized corrugated metal roof sheeting);

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<sup>265</sup> A Great Acquisition, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 16 Dec 1921, p.6.

<sup>266</sup> CT 1213/149

<sup>267</sup> CT 1213/149

<sup>268</sup> New, Modern Residence for Victor Harbour, *Victor Harbour Times*, Fri 3 Jun 1938, p.3.

<sup>269</sup> CT 1213/149

<sup>270</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>271</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

<sup>272</sup> Late Mr. Roy Milton, *Victor Harbour Times*, Fri 12 Jun 1959, p.5.

- Paint finish to bricks of rear cruciform section of dwelling;
- Paint finish to brick chimneys;
- External electronic roller shutters.

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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.88.
  - CT 1213/149; 3531/173; etc.
  - A Great Acquisition, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 16 Dec 1921, p.6.
  - New, Modern Residence for Victor Harbour, Victor Harbour Times, Fri 3 Jun 1938, p.3.
  - Late Mr. Roy Milton, Victor Harbour Times, Fri 12 Jun 1959, p.5.
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## SITE MAPPING



*163 Hindmarsh Road, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES



*163 Hindmarsh Road, Victor Harbor showing unpainted brick low level front fence (GGA, 2023)*



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**NAME:** 15 O'Leary Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1926

**LOCATION:** 15 O'Leary Street, Victor Harbor

**LAND DESCRIPTION:** CT 5535/406, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*15 O'Leary Street, Victor Harbor (GGA, 2023)*

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**NAME:** 15 O'Leary Street, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Single storey, with undercroft, limestone dwelling 'Inter-War Californian Bungalow' and 'Inter-War Mediterranean' influences, rendered quoins, plinth, window and door reveals. The stonework remains unpainted, with gutters and timber trims, such as windows and barge boards, currently painted in white and rendered elements painted in a warm yellow.

The dwelling as a gable ended roof, which extends past the front external wall to create a verandah to both the south eastern and north western facades. At the front of the dwelling (facing the ocean) there is a gable to the southern corner of the dwelling, which extends back to the main room form. The south western façade of the dwelling is stepped, with the roof form presenting as a stepped, gable end. The roof is finished in Marseilles terracotta roof tiles style aluminium roofing; it can be seen to have originally been finished in corrugated metal sheeting, which may still be located under the later roofing (refer owner supplied photograph). The underside of the gable soffits are lined in a fibrous style sheeting, which is likely non-original, and the verandah is exposed to the underside of corrugated metal roof sheeting, with battens and rafter structures expressed, suggesting that this may have been the original roofing finish. The gables, above the ceiling line, are finished in a textured stucco render finish, which is painted, and detailed at the apex with a vertical slot gable ventilator which is expressed with rendered reveal detailing. Decorative, timber brackets to the underside of the soffits have been removed (refer owner supplied images).

There are three, rendered chimneys to the dwelling, detailed with rendered horizontal and vertical detail bands. There are two double chimneys located to the north eastern side of the dwelling, one toward the ridgeline of the gable roof, on the eastern side, and the other to the original external wall, and the verandah line, to the west side. A single chimney is located on the external wall of the south west façade, to the fireplace within the kitchen.

The front and rear verandahs are an extension of the main roof, with the front verandah supported by four evenly spaced off the protruding gable, large round concrete columns, which have been detailed at the top to match that of the chimneys detailed. It is likely that the rear verandah was supported by columns of the same detail, however, this has since been altered and enclosed with later infill walls and double doors out. round steel columns, which are a later alteration. The front verandah has been enclosed with later lightweight glazed infill, above a rendered masonry balustrade, with glazed brown brick capping detail; the masonry balustrade is likely to be original. Masonry stairs sweep up from the front lawn, to the front verandah. There is a timber deck off the southern corner of the house, however this is later, replacing a set of stairs and small landing, which was sheltered by an extension of the gable roof. The concrete supporting column remains under the later deck. It appears that the exposed windows were protected with a corrugated metal roof sheeting fixed awning, however these have since been removed.

Windows and doors are timber, with windows are typically single bay half Georgian sash windows. The bay window to the southern gable projection appears to be a later alteration. A single window to the southern corner of the south western façade has been lowered at a later date, evident from markings in the render surrounds. Double doors of the later southern deck are non-original, with the sash window from this location being relocated to the perpendicular wall, where there was originally a single door with transom.

Later additions to the dwelling include a rear extension and pergola to the western corner of the dwelling, connection into the later alterations to the rear verandah. A later detached shed has been constructed in the western corner of the property, and a carport connects to the gable roofed garage. It is unclear the era of construction of the garage, however this was originally detached, and is likely to be early; evident on the 1949 aerial image.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow' and 'Inter-War Mediterranean' styles, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is a prominent early dwelling overlooking the ocean and township

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

- (e) it is associated with a notable local personality or event; or

Criterion E is not met.

- (f) it is a notable landmark in the area; or

Criterion F is not met.

- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 2** – Victor Harbor after the First World War (1919-1929)

2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

15 O'Leary Street, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '15 O'Leary Street' within its 'Summary of Heritage Places'<sup>273</sup> though no further historical details or assessment were provided.

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<sup>273</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.88.



Identified Lands Title records relating to 15 O'Leary Street, Victor Harbor date to February 1926, when the site (comprising portions of Allotments 25 and 26, Hundred of Encounter Bay) was acquired by David Joseph Low, gentleman of Victor Harbor.<sup>274</sup> An additional allotment was acquired by Low in March 1926, completing a large site over three separate allotments.<sup>275</sup> Low's residence was described as in the 'course of erection'<sup>276</sup> by July 1926 and was likely finished by the end of the year. The house was owned by Low until 1940, when the property was transferred to Arthur Laughton Black, who died in 1941.<sup>277</sup> The property was subsequently acquired by the Hobbs Family in 1946, and was transferred to the Solly family in 1955.<sup>278</sup> Subsequent 20<sup>th</sup> Century owners include the Bayly Family (1973-1984) and the Houlihan Family (1984>).

The dwelling is most strongly associated with the life and work of David Joseph Low, who commissioned construction of the residence in 1926. While little detail relating to Low's life could be identified, D. J. Low was strongly involved in local municipal matters as a Councillor of the Corporation of Victor Harbor during the 'Inter-War' period.<sup>279</sup>

15 O'Leary Street, Victor Harbor may be the work of architects Cowell & Cowell, who advertised tenders for 'Victor Harbor – Erection of residence in Hill Street' in March 1926.<sup>280</sup> O'Leary Street was not yet a full formed thoroughfare; aerial photography suggests that this road, then little more than a dirt track, can be interpreted to be an extension of Hill Street.<sup>281</sup> While the tender may relate to another unidentified dwelling, the impressive size and detailing of 15 O'Leary Street suggests architectural supervision and the known construction period of the residence aligns closely with the firm's tender.

The architecture firm of Cowell & Cowell, then consisting of brothers Walter David Cowell (1885-1963) and Hubert Henry Cowell (1881-1974) was established by their father H. J. Cowell, a former builder and timber merchant in the early 1890s. The partnership of Cowell & Cowell would last until 1932. Hubert would later become President of the South Australian Institute of Architects (SAIA). While few residential works by this firm have been identified, Cowell & Cowell are best remembered today for the entrance and scoreboard at Thebarton Recreational Park (1922) the Savings Bank at Jetty Road, Glenelg (1922) and the Memorial Block of classrooms at Prince Alfred College (1922) among other works.<sup>282</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone walls, rendered quoins, piers, reveals, sills, balustrade and plinth;
- Gable roof forms, extending past external walls to form the front and rear verandahs (since enclosed), and projecting gable, including timber detailing and stucco render finishes to the gable ends and three rendered chimneys with vertical detailing;
- Circular concrete piers to front verandah, evenly spaced and with upper detailing, masonry infill balustrade with unpainted brick capping, and steps leading up to the verandah;
- Vertical timber half Georgian sash windows and timber entry doors of similar style;
- Detached single car garage structure, detailed to match dwelling.

Excluded from listing:

- Rear addition, altered balcony to the south western corner of the dwelling and later lightweight infill to the front and rear verandahs, including double doors;

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<sup>274</sup> CT 1409/142

<sup>275</sup> CT 1413/129

<sup>276</sup> *Many Buildings for Victor Harbour, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 30 Jul 1926, p.2*

<sup>277</sup> CT 1413/129.

<sup>278</sup> CT 1413/129.

<sup>279</sup> *Corporation of Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 30 Jul 1926, p.2*

<sup>280</sup> *Tenders, The Advertiser, Wed 17 Mar 1926, p.11.*

<sup>281</sup> SLISA B 7250;

<sup>282</sup> Citation: Collins, Julie, 'Cowell, Hubert Henry, Architecture Museum, University of South Australia, 2008, Architects of South Australia: [[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=61](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=61)]; Citation: Collins, Julie, 'Cowell, Walter David, Architecture Museum, University of South Australia, 2008, Architects of South Australia: [[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=59](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=59)]

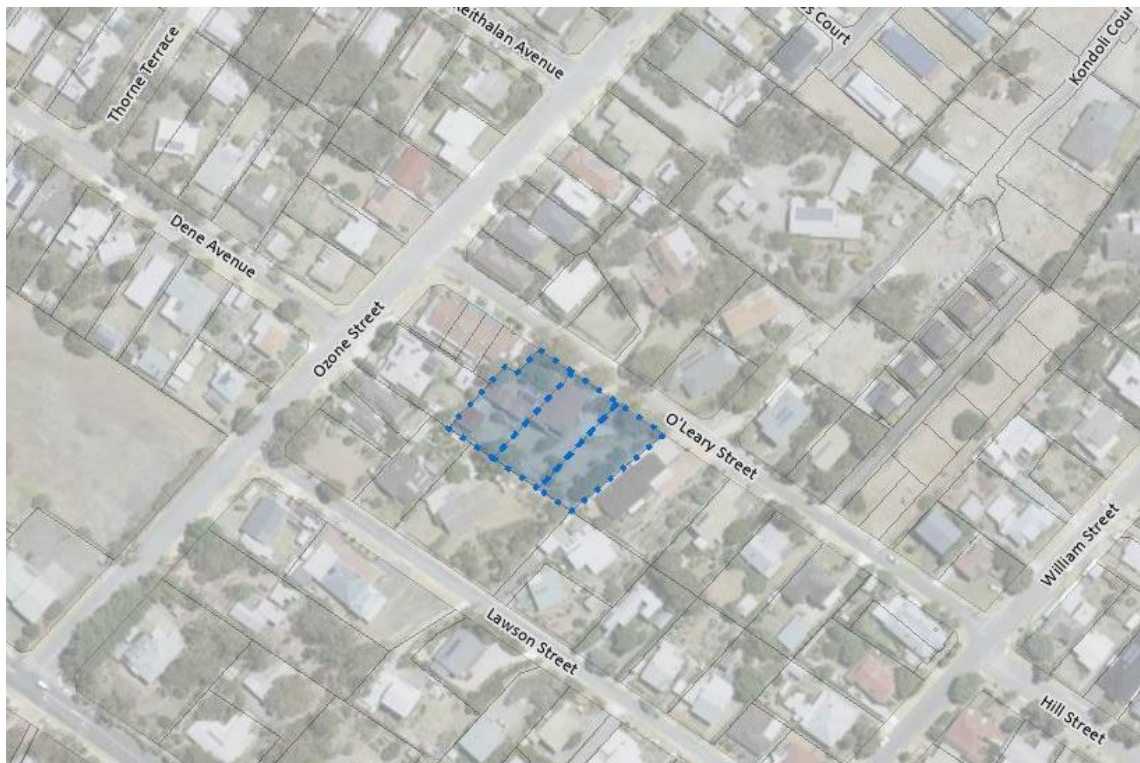
- Bay window to the projecting gable at the front of the dwelling;
- Marseilles terracotta roof tiles style aluminium roofing and fibrous sheet type eave lining (noting the original galvanised corrugate metal roof sheeting may be under the later roof finish, as can be seen to the underside of the original verandah in the Relevant Images below);
- Fencing to the front boundary of the property.

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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.88.
  - CT 1409/142; CT 1413/129; 2405/176; 3708/35; etc.
  - Many Buildings for Victor Harbour, The Victor Harbour Times and Encounter Bay and Lower Murray Pilot, Fri 30 Jul 1926, p.2
  - Corporation of Victor Harbor, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 30 Jul 1926, p.2
  - Tenders, The Advertiser, Wed 17 Mar 1926, p.11.
  - SLSA B 7250;
  - Citation: Collins, Julie, 'Cowell, Hubert Henry, Architecture Museum, University of South Australia, 2008, Architects of South Australia: [[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=61](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=61)]; Citation: Collins, Julie, 'Cowell, Walter David, Architecture Museum, University of South Australia, 2008, Architects of South Australia: [[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=59](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=59)]
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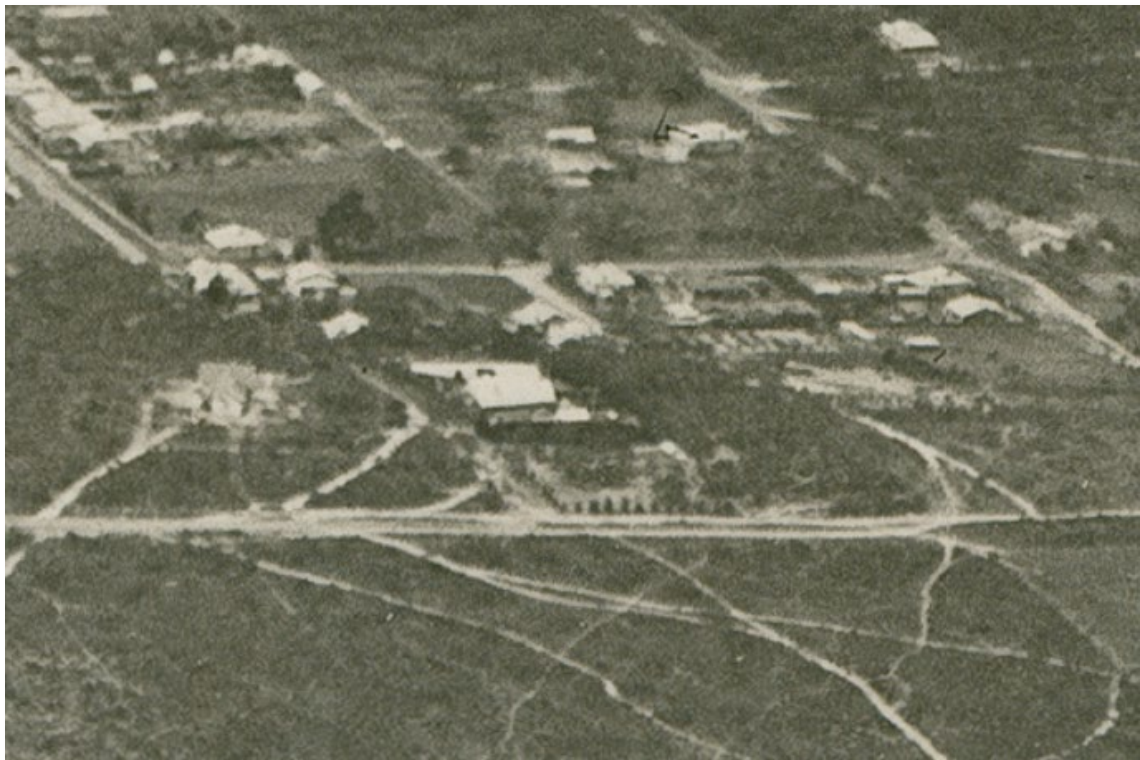
## SITE MAPPING



*15 O'Leary Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*B 7250 Aerial view of Victor Harbor, approx. 1937, Victor Harbor Collection (SLSA, 1937). Zoomed image from the south west, looking toward Granite Island, the rear and side of 15 O'Leary can be seen off the 'dirt track', centre of the image.*





*Photograph taken from Granite Island, looking back toward Victor Harbor. 15 O'Leary Street is visible in the top left corner of the photograph. Owner supplied image, year unknown.*



*Photograph looking at the rear of the dwelling, where the verandah can be seen to already have lightweight infill above the rendered masonry balustrade with glazed brown brick capping. Owner supplied image, year unknown.*



*Photograph looking at the detached gable single garage located to the rear of the dwelling. Owner supplied image, year unknown.*



*Photograph taken from the south west, looking at the southern corner of the dwelling. Items of note include the altered stair, entry landing and gable extension, sash window and door, roof finish, protective window awnings, and timber bracket details to gable ends. Owner supplied image, year unknown.*





*15 O'Leary Street, Victor Harbor eastern corner (GGA, 2023)*



*15 O'Leary Street, Victor Harbor southern corner (GGA, 2023)*





*15 O'Leary Street, Victor Harbor south western façade, showing infill addition between original rear of dwelling and detached single car garage (GGA, 2023)*



*15 O'Leary Street, Victor Harbor altered and infilled rear verandah (GGA, 2023)*





*15 O'Leary Street, Victor Harbor originally detached single car garage with infill structure to the left (GGA, 2023)*



*15 O'Leary Street, Victor Harbor infill to front verandah, with evidence of previous roofing material evident to the underside of the soffit and gable end façade detail (GGA, 2023)*





*15 O'Leary Street, Victor Harbor original pier to side entry concealed below later timber deck and evidence of altered window through difference in texture of window reveal (GGA, 2023)*



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**NAME:** 16-18 O'Leary Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1936

**LOCATION:** 16-18 O'Leary Street, Victor Harbor

**LAND DESCRIPTION:** CT 5958/784 and CT 5958/783, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



16-18 O'Leary Street, Victor Harbor front facade (RealEstate.com, 2010  
<https://www.realestate.com.au/property/18-oleary-st-victor-harbor-sa-5211/>)

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**NAME:** 16-18 O'Leary Street, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

'Inter-War Georgian Revival' style dwelling, constructed of brick, which has been later painted, with bluestone plinth. The original dwelling appears to have been 'T' shaped, with a later, smaller scale, single room, addition constructed to the south west of the original ocean facing portion of the dwelling, detailed to match the original dwelling, and a single car garage to the north west façade of the original dwelling.

The roof form is a sharp pitched gable, finished in Marseilles Terracotta tiles red/orange? The gable ends of the dwelling are expressed as the brick wall construction to the full height, with the end of the terracotta tiling expressed at the gable edges.

There are four brick chimneys to the dwelling. Three single chimneys are located to the original section of the dwelling – one to the south east, one to the north east centre ridge and one to the south west roof plane. The latter is the only chimney which appears to remain with the original detailed flat sheet raincap. The double chimney is positioned to the north west wall of the smaller addition, is detailed to match the original and finished with two metal vents with raincaps.

The covered balcony to the south east façade of the smaller addition extends off the gable roof line, at a shallower pitch and with an 'eyelash curve'. This is also finished in the terracotta roof tiles, and is supported at one end by a rectangular brick pier. A thin, vertical metal balustrade extends between the brick pier and the external walls to enclose the balcony.

Windows appear to be timber sash, half Georgian style. The windows to the smaller addition are 2 x 2 square, unequal sashes, whereas the windows to the original dwelling are 2 x 3 square, unequal sashes. The windows are finished with external brick sills, and plain timber shutters.

The 1980s style addition to the north, lightweight timber arbour/pergola to the west, smaller scale garage (now converted to a bedroom) to the north west and single room addition with balcony to the south west all appear to be later additions.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Georgian Revival', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric and was likely constructed as a holiday dwelling.

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## RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwelling constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday dwelling constructed for established families of South Australia.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

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## BRIEF HISTORICAL BACKGROUND

16-18 O'Leary Street, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '18 O'Leary Street' within its 'Summary of Heritage Places'<sup>283</sup> though no further historical details or assessments were provided.

Identified Lands Title records relating to 18 O'Leary Street, Victor Harbor date to December 1914 when the site (comprising portions of Allotments 26, 27, 28, 29, 30, 34 and 35 of Section 16, Hundred of Encounter Bay) was acquired by Cornelius John Shipway, postmaster of Victor Harbor.<sup>284</sup> This large site appears to have remained undeveloped until Allotments 34 and 35 (the site of the present residence) were sold to Irene Mary Gertrude Lynch, widow of Tusmore, in November 1936.<sup>285</sup> A 1937 aerial photograph indicates that construction of the residence at 18 O'Leary Street, Victor Harbor had been completed by this time;<sup>286</sup> and a mortgage registered by Lynch in October 1937 may have been placed after completion of the property.<sup>287</sup> The residence was owned by the Lynch Family until 1978, a long association of forty two years. The property was subsequently owned by the McInnis and Batt Families in the late 20<sup>th</sup> Century,<sup>288</sup> who extensively subdivided the 1936 allotment into its present form.

18 O'Leary Street, Victor Harbor may be the work of leading South Australian architect F. Kenneth Milne, who advertised tenders for the 'Erection of a new residence at Victor Harbour' in December 1936.<sup>289</sup> Although the mid-1930s was a period of relatively little construction in Victor Harbor, due to economic fallout from the Depression, Milne's tender aligns strongly with the dwelling's known construction period.

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<sup>283</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.88.

<sup>284</sup> CT 1017/27

<sup>285</sup> CT 1670/29.

<sup>286</sup> SL SA B 7250

<sup>287</sup> CT 1670/29.

<sup>288</sup> CT 1670/29; 4123/242; 4143/730.

<sup>289</sup> *Tender, The Advertiser*, Fri 18 Dec 1936, p.5.)



One of the most important South Australian architects of the 20<sup>th</sup> Century, F. Kenneth Milne (1885-1980) was a President of the South Australian Institute of Architects (SAIA) and was a founding member of the Architect's Board of South Australia. Milne also helped establish the Chair of Architecture at the University of Adelaide and was a member of the Faculty of Town Planning and Architecture. Prominent city buildings designed by Milne include Lister House, North Terrace (1927), the Norwich Union Fire Insurance Company building, Waymouth Street (1928), Goldsborough House, North Terrace (1935) and the H. C. Sleigh building, Pirie Street (1950s). An exponent of the 'Inter-War Georgian Revival' style, Milne produced exceptional residential buildings in this style during the 1930s, including Sir Alexander Downer's 'Arbury Park', Aldgate (1930s) and his own residence 'Sunnyside', Stanley Street, North Adelaide (1936), for which Milne received the first SAIA Award of Merit for Domestic Architecture.<sup>290</sup>

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## EXTENT OF LISTING

External form and materials, including:

- Brick wall finish, unpainted bluestone plinth and render brick plinth capping;
- Gable roof form, to the original cruciform section of the dwelling, including Marseilles terracotta roof tile finish and two matching chimneys to the original section of the dwelling;
- Vertical timber Georgian sash windows.

Excluded from listing:

- Paint finish to the brick walls;
  - Later gable for additions to the north western and south western ends of the original cruciform dwelling;
  - Skillion roof, lightweight addition to the north of the dwelling.
- 

## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.88.
  - CT 1017/27; 1670/29; 4123/242; 4143/730.
  - SLSA B 7250
  - Tender, The Advertiser, Fri 18 Dec 1936, p.5.)
  - Collins, Susan, 'Milne, Frank Kenneth', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=57](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=57)]
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<sup>290</sup> Collins, Susan, 'Milne, Frank Kenneth', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=57](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=57)]

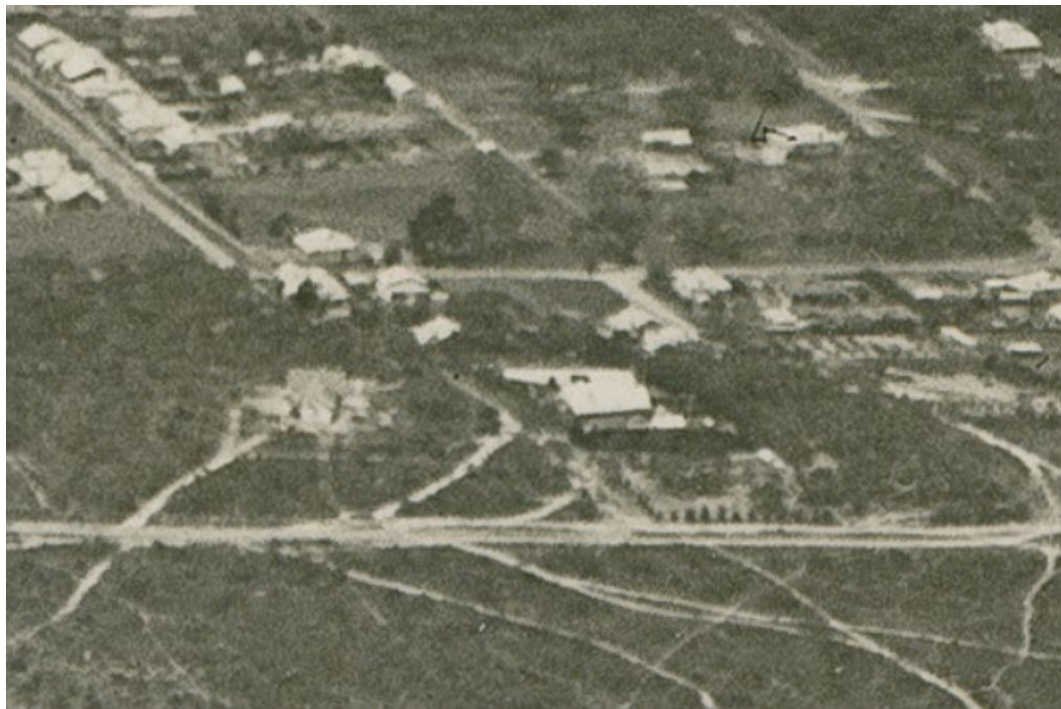
## SITE MAPPING



*16-18 O'Leary Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*B 7250 Aerial view of Victor Harbor, approx. 1937, Victor Harbor Collection (SLSA, 1937).  
Zoomed image from the south west, looking toward Granite Island, the rear and side of 16-18  
O'Leary can be seen off the 'dirt track', middle left of the image, appearing to be cruciform in  
shape only, suggesting the smaller gable form to the south west is a later addition.*



16-18 O'Leary Street, Victor Harbor rear facade (RealEstate.com, 2010  
<https://www.realestate.com.au/property/18-oleary-st-victor-harbor-sa-5211/>)



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**NAME:** 18 Renown Avenue, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1924

**LOCATION:** 18 Renown Avenue, Victor Harbor

**LAND DESCRIPTION:** CT 5802/719, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*18 Renown Avenue, Victor Harbor (GGA, 2023)*

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**NAME:** 18 Renown Avenue, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Single storey with undercroft, asymmetric double gable limestone 'Inter-War Californian Bungalow' dwelling, with red brick quoins, window and door reveals, headers and plinth. The masonry remains largely unpainted, with gutters and timber roofing detail currently painted red and a cream and white finish colours to all other timber trims, such as windows and barge boards.

The section of roof to the main portion of the dwelling presents as a a-symmetric stepped double gable to the south west façade, a single gable to the north east and a projecting gable to the south east. To the south west façade, the secondary gable overlaps the gable to the main roof, at a lower eave height, to form the verandah and entry porch. An enclosed skillion 'lean-to' type room extends off the north eastern façade, although it is unclear to what extent of this is original fabric. The street facing gable ends are plain painted fibrous type sheeting finish with timber batten detailing. The underside of the verandah is lined with fibrous batten type sheeting finish. The roof is finished in mid-grey colour coated corrugated metal roof sheeting, which is non-original fabric. The soffits of the eaves are exposed to the underside of the roof sheeting, with expressed structure.

There are two red brick chimneys to the dwelling. One is a double chimney, located at the top of the ridge toward the front of the dwelling, and the other, a single chimney, located toward the middle of the south east facing plane of roof. The chimney to the rear of the dwelling, serving the stove to the kitchen, appears to have been removed.

The verandah and entry porch extends across the two thirds of the front façade, and returns into the main section of the dwelling, along the south east façade. The corners of the verandah gable are supported on Doric style concrete columns, sitting on brick masonry piers with capping band, which have been painted at a later date. The verandah is enclosed by sandstone/limestone masonry balustrade, spanning between the piers, with brown glazed brick single course plinth and render capping. Below the floor level of the verandah is rendered masonry painted plinth – it is likely the render is a later finish. Red painted concrete steps extend from the driveway on the south east side of the property, up to the entry door, and from the front garden, symmetrically of the verandah gable.

Windows and doors are typically timber. The windows appear to be original, as double bay or single bay, sash windows with decorative leadlight detailing to the top sash, with painted rendered masonry sills. Where the windows are double bay, the suite is finished with a single, leadlight transom over. A bay window, constructed of double sash windows to match the detailing of the other windows, is located symmetrically under the front gable of the render. This bay is rendered finish under the sill and above the header of the windows, and is met with red brick quoining at the junction with the main external wall. The bay window is unusual in detailing, compared to the remainder of the dwelling. The brick headers are laid on the diagonal, as a flat arch, rather than a typical header bond. The entry door is a single hinged three panel door, with Georgian style glazing to the top quarter. The door has a half-height leadlight sidelight with solid panel below and transom detailing over. A decoratively detailed metal security screen is fitted to the door suite.

The front of the property is fenced with a later white picket fence and brush fence along the side. The brick addition with covered entertaining area and patio to rear is non-original, as well as the detached garage and carport behind the main dwelling.

The dwelling also has detailing similar to that of the dwellings constructed at numbers 4 and 6 Lawson Street, Victor Harbor.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' style Inter-War dwellings. The dwelling retains a high degree of original fabric.

It is also of significance for associations with Roy Milton, who designed and built the dwelling. Roy Milton designed and constructed numerous private dwellings throughout the district, including 25-27 Heggerton Street, McCracken (c.1930), 121 Hindmarsh Road (1926-7), 163 Hindmarsh Road (1938) and 57-59 Crozier Road (1940) among others. The distinctive work of Roy Milton comprises a considerable portion of Victor Harbor's 'Inter-War' heritage fabric.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings developed for local identities.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

- (e) it is associated with a notable local personality or event; or

Criterion E is met – the dwelling was constructed by Roy Milton, who designed and constructed numerous dwellings and places in the Victor Harbor areas during the Inter-War period.

- (f) it is a notable landmark in the area; or

Criterion F is not met.

- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

18 Renown Avenue, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '18 Renown Avenue' within its 'Summary of Heritage Places'<sup>291</sup> though no further historical details or assessments were provided.

Identified Lands Title records relating to 18 Renown Avenue, Victor Harbor date to September 1924, when the site (comprising Allotment 244 of Mount Breckan Estate, Hundred of Encounter Bay) was acquired by Charles Henry Bliss, painter and contractor of Victor Harbor, and his wife Carolina Ada Bliss.<sup>292</sup> The Bliss Family registered a mortgage in November 1924, discharged in 1937; its lengthy repayment time suggests a substantial mortgage most likely relating to construction works.<sup>293</sup> The Bliss Family would own the property until 1945, when the house was acquired by Leonard Wilfred Frost.<sup>294</sup> Subsequent owners have included William Roderick Dack (1967-1969), the Lovell Family (1969-1973), David Frederick Baines (1973), Pamela Joan Munchenberg (1973-1981) and the Clark Family (1981>).

The residence is strongly associated with the figure of Charles Henry Bliss (1871-1955) (also known as Carl Heinrich Bliss). Bliss was born in Nuremberg, Germany and emigrated with his family to South Australia in 1876 and was educated at Flinders Street Lutheran School. Charles and Caroline Bliss were married in 1898 and moved to Victor Harbor in 1908, where they resided for the remainder of their lives. C. H. Bliss was widely known throughout the district as a master painter and for the thorough and careful work done at all times.<sup>295</sup> Bliss also ran a photographic studio and bicycle shop in Victor Harbor from approximately 1914.<sup>296</sup>

It is understood that 18 Renown Avenue, Victor Harbor may have been designed and constructed by prominent local designer and contractor Roy Milton. A series of 1922 advertisements describes plans for a new 'tiled roof' bungalow on display in Bliss's studio window, executed by Roy Milton.<sup>297</sup> These designs may relate to the c.1924 residence, or would at least indicate a strong working relationship between Bliss and the well known contractor. Formerly described as a contractor himself, one can imagine that Bliss made contributions to the design of his c.1924 residence, which retains highly ornamental decorative internal timber fittings.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone walls, brick quoins, piers, reveals, sills;
- Gable roof forms and wide projecting gable, extending past external walls to form the verandah, including corrugated metal roof sheeting finish, timber detailing finished to the gable ends, fibrous plaster type soffit linings and two unpainted brick chimneys;
- Vertical timber sash windows, bay windows, timber doors with sidelight and transom and leadlight glazing details;
- Return verandahs, brick piers, balustrade with capping and concrete columns with detailing.

Excluded from listing:

- Rear additions, shade structure and detached structure to the rear;
- Paint finish to verandah brick pillars.

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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.86.

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<sup>291</sup> Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.88.

<sup>292</sup> CT 1343/77.

<sup>293</sup> CT 1343/77.

<sup>294</sup> CT 1343/77.

<sup>295</sup> Late Mr. C. H. Bliss, Victor Harbour Times, Fri 2 Sep 1955, p.1.

<sup>296</sup> A Fine Studio, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Mar 1914, p.3.

<sup>297</sup> Bungalows, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Oct 1922, p.3.

- CT 1343/77
  - Late Mr. C. H. Bliss, Victor Harbour Times, Fri 2 Sep 1955, p.1.
  - A Fine Studio, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Mar 1914, p.3.
  - Bungalows, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Oct 1922, p.3.
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## SITE MAPPING



*18 Renown Avenue, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*18 Renown Avenue, Victor Harbor front facade (GGA, 2023)*





*18 Renown Avenue, Victor Harbor side facade (GGA, 2023)*



*18 Renown Avenue, Victor Harbor rear facade (GGA, 2023)*



*18 Renown Avenue, Victor Harbor front door and bay window to front verandah (GGA, 2023)*



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**NAME:** 16 Seaview Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Guest House

**FORMER USE:** Guest House

**DATE(S) OF CONSTRUCTION:** mid-1910s

**LOCATION:** 16 Seaview Road, Victor Harbor

**LAND DESCRIPTION:** CT 6125/7, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*16 Seaview Road, Victor Harbor (GGA, 2023)*



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**NAME:** 16 Seaview Road, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Single storey symmetrical limestone dwelling, with painted red brick quoins, window and door reveals, headers and plinth. The stonework remains unpainted, with the red brick at ground level now finished in a cream coloured paint. The brickwork and verandah timber works are finished in the cream colour, with windows and doors finished in a 'brunswick green' colour.

The section of roof to the main portion of the dwelling is a dutch gable roof, which extends past the external walls to form the verandah bullnose roof. To the rear of the dwelling, the dutch gable roof intersects with a gable roof, presenting as gable end to both the north west façade and south east façade. At the front of the dwelling, a red brick now painted, turreted portico is positioned centrally on the front façade, with a 'battlement' style parapet finish. Traditionally, 'Belmont' was displayed above the flat arch of this portico structure. An enclosed skillion 'lean-to' type room extends off the north façade, and is unlikely to be original. A formerly detached (now attached through the skillion addition) gable roofed outbuilding is located behind the dwelling, to the eastern side of the property. The gable ends are finished to the top half with plain painted fibrous type sheeting, which also lines the eave soffits. The verandah is exposed to the underside of the roof sheeting, with exposed battens and rather structure. The roof is finished in a red colour coated corrugated metal roof sheeting, which is non-original fabric, although it can be seen from the early images below that the roof was finish in a galvanised corrugated metal short sheet.

There are four single red brick chimneys, with articulated horizontal detailing, to the dwelling. Two are located toward the front of the dwelling, symmetrically on either side to the external wall, and the other two are located to the original rear external wall of the dwelling, also both symmetrically aligned.

The verandah is an extension of the main roof, wrapping across the front façade, and returning into down the sides until meeting the gable ends at the rear of the dwelling. The verandah is formed as a bullnose, with and is supported by square timber posts, on plinth height small brick piers. The privacy panel infill screens to the corner sections of the verandah have since been removed. Red painted concrete steps lead up to the portico and entry door from the street front.

Windows and doors are timber. The windows appear to be original, as double bay or single bay, sashes. The main entry door, to the portico, is a single hinged timber door, half height decorative leadlight sidelights with solid panels under, and leadlight transom. The secondary entry doors, to the sides of the dwelling along the return in the verandah, are single hinged timber door with arched glazing to the upper quarter and a decorative leadlight transom over.

The front of the property is fenced with a later large block unit masonry wall.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of various style, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric., and is a remaining example of a prominent guest house in the region.

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## RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the Victor Harbor area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of holiday guest houses in the Victor Harbor area, and is notable that it remains in use currently as a guesthouse.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of Victor Harbor as a holiday town utilising local materials.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.5 Dwellings and accommodation (1912-1918)

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## BRIEF HISTORICAL BACKGROUND

'Belmont', 16 Seaview Road, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey. Donovan & Associates' 1997 Survey identifies '16 Seaview Road' within its 'Summary of Heritage Places'<sup>298</sup> though no further historical details or assessments were provided.

The earliest identified Lands Title records relating to 16 Seaview Road, Victor Harbor date to August 1913, when the site (Allotment 4 and 5 of the Mount Breckan Estate, Section 17 of the Hundred of Encounter Bay) was acquired by Dudley Carlyle, gentleman of Victor Harbor, and his wife Jean Eliza Carlyle.<sup>299</sup> The Carlyles registered an initial mortgage in July 1914; it is assumed this mortgage related to construction works on the site as advertisements for Mrs. D. Carlyle's 'Belmont' guest house at Victor Harbor first appeared in November 1914.<sup>300</sup> The Carlyle Family owned and managed the 'Belmont' guest house until 1927 when the property was acquired by the Excell Family.<sup>301</sup> 'Belmont' transferred to William Thomas Pengilly, grazier of Victor Harbor, in 1929, though it appears that the Carlyle remained active in the

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<sup>298</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.88.

<sup>299</sup> CT 963/183

<sup>300</sup> *Advertising, The Register*, Wed 25 Nov 1914, p.12.

<sup>301</sup> CT 963/183

management of the property.<sup>302</sup> Ownership returned to Jean Carlyle in 1930 until 1945.<sup>303</sup> Subsequent owners of 'Belmont' in the 20<sup>th</sup> Century include the Roney Family (1945-1956), the Wise Family (1956-1967), William Arthur Purkiss (1967-1969), John Stuart Steele (1969-1973), Round House Pty Ltd (1973-1983), Lorna Miriam O'Connell (1983-1987) and Ronald John Hosking (1987>).<sup>304</sup>

'Belmont' has remained a popular guest house for visitors to Victor Harbor during the summer months since its initial construction in 1914 and has provided accommodation to Victor Harbor visitors for nearly 110 years. The guest house appears to have undergone various periods of additions and alterations in the late 1910s and throughout the 1920s, as suggested by various mortgages and by aerial photographs dating to c.1928 (see Historical Images). Much of this early fabric, including early periods of additions, appears to remain intact today. 'Belmont', 16 Seaview Road, Victor Harbor is also among the earliest constructed buildings of the initial Mount Breckan Estate subdivision from 1913 onwards, a significant land subdivision in Victor Harbor's history.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone walls, brick quoins, plinth, reveals and sills;
- Hipped and gable roof forms and dutch gable, extending past external walls to form the bullnose verandah, including corrugated metal roof sheeting finish, timber detailing finish to the gable ends, exposed soffit linings and four unpainted red brick chimneys with horizontal detailing;
- Vertical timber sash windows, timber doors with sidelight and transom and stained-glass details;
- Return verandahs, evenly spaced square columns, and painted concrete entry steps;
- Turreted brick portico, positioned centrally on the front façade, with a 'battlement' style parapet finish and pressed metal soffit lining;
- Gable form detached outbuilding to rear.

Excluded from listing:

- Paint finish to the brickwork and colour scheme;
- Skillion 'lean-to' type addition to rear;
- Block unit front fence

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## REFERENCES

- Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.88.
- CT 963/183; CT 1585/13; 3515/163; 3677/143; 4299/396.
- Advertising, The Register, Wed 25 Nov 1914, p.12.

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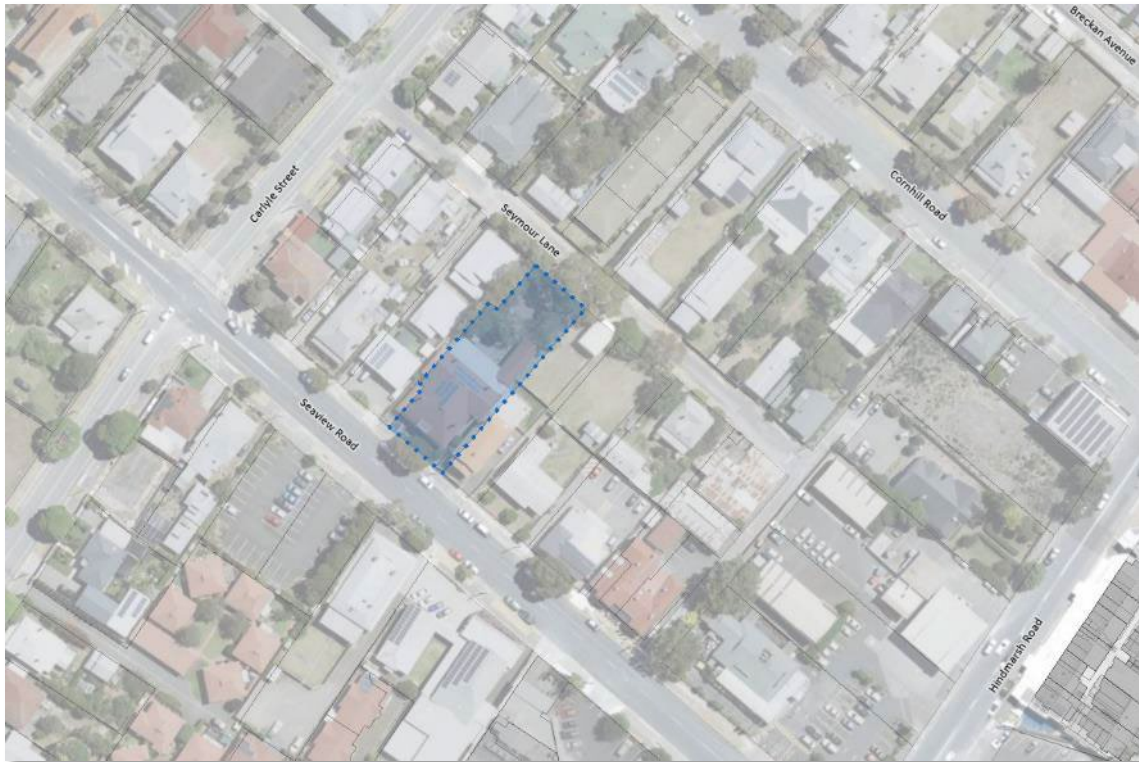
<sup>302</sup> CT 1585/13.

<sup>303</sup> CT 1585/13.

<sup>304</sup> CT 1585/13; 3515/163; 3677/143; 4299/396.



## SITE MAPPING



*16 Seaview Road, Victor Harbor (SAPPA, 2023)*

## HISTORICAL AND RELEVANT IMAGES



*B 4960 Aerial view of Victor Harbor, approx. 1928, Victor Harbor Collection (SLSA, 1928). Zoomed image from the main area of the town looking north east, the front and side facades of 'Belmont' Guest House can be seen, centre of the image.*



*B 8697 Aerial view of Victor Harbor, approx. 1933, Victor Harbor Collection (SLSA, 1933). Zoomed image from the main area of the town looking south west, focused of Seaview Road, the rear of 'Belmont' Guest House can be seen, left of the tennis court to the centre of the image.*

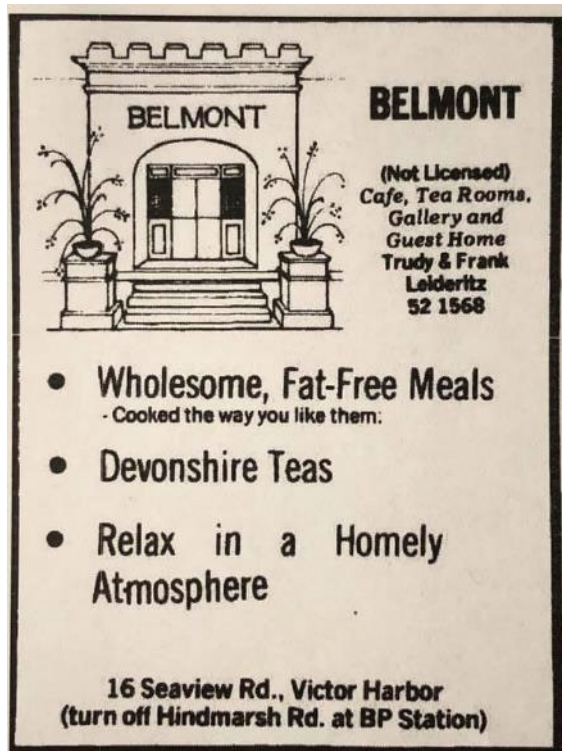


*Guests in front of the 'Belmont', Easter 1921, courtesy of Barbara Schulz, via Belmont Guest House Facebook page.*





*Advertisement from the 1936 Official Centenary Programme, courtesy the Belmont Guest House Facebook page.*



*Belmont Café, Tea Rooms, Gallery and Guest Home advertisement from the Victor Harbor Times, 3<sup>rd</sup> of January 1980, courtesy the Belmont Guest House Facebook page.*





*Young woman in front of the 'Belmont' when it was named as a motel, date unknown.  
Courtesy of Barbara Schulz, via Belmont Guest House Facebook page.*

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**NAME:** 35-37 Seaview Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1925

**LOCATION:** 35-37 Seaview Road, Victor Harbor

**LAND DESCRIPTION:** CT 5796/721, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*35-37 Seaview Road, Victor Harbor (GGA, 2023)*

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**NAME:**           **35-37 Seaview Road, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

Limestone constructed a-symmetric 'Inter-War Californian Bungalow' style single storey dwelling with 'Inter-War Mediterranean' influences. with red brick quoining and window surrounds, 'Inter-War Californian Bungalow' influenced single residence. The external masonry walls are unpainted, with rendered quoins, plinths and window surrounds painted a light cream colour, and brick painted to match. Timber windows and detail are currently painted white.

The section of roof to the main portion of the dwelling presents as a jerkinhead gable to both the north western and south eastern facades, with the roof extending past the line of the external walls to form the verandahs. To the front façade, a gable intersects the external wall and roofline, a-symmetrically, to the eastern side of the frontage. To the rear, two hipped roofs are symmetrically located with the main gable roof extending at a lower pitch, past the line of the external wall, between these two projections in the floorplan to create a 'lean-to' type room. The gable end to the front of the dwelling is finished in a textured stucco style render, with timber batten detailing, which has been painted cream. The roof is finished in Marseilles style terracotta roof tiles, which are likely the original fabric. The soffits of the eaves are exposed to the underside of the roof tiles, with expressed structure, painted cream.

There are three glazed brown brick with purple/blue tones, chimney to the dwelling. A single chimney with terracotta clay pot is located to the north western roof plane, just forward of the jerkinhead end, and another, missing a pot, is located to the south eastern plane of the projecting gable, close to the valley gutter at the junction with the main roof. A third, double chimney, with two clay pots, is located to the rear of the dwelling, toward the apex of the south western hipped roof.

The verandah extends across the front façade of the dwelling, punctuated by the projecting gable, as an extension of the main roof, and wraps along the north west and south east facades of the dwelling. The verandah is supported on square brick masonry piers, thought likely to be constructed from the glazed brown brick with purple/blue tones to match the chimneys, which have since been painted. The verandah is enclosed by brick masonry balustrade, spanning between the piers, likely to be constructed in the same brick as the piers, or red brick, but have since been painted. At the central bay to the north east and north west facades, the infill balustrade steps out, to create an alcove type outdent to the verandah. Glazed brown brick, with purple/blue tones, circular steps lead up from the street to the articulate stepped brick arch portico entry of the verandah, to meet painted concrete verandah finish. Brick steps also centrally lead up to the verandah on the south eastern side of the protruding gable. It appears that the eastern front facing section of verandah was originally infilled with glazing suites above the brick balustrades and between the piers, to create a sunroom. To the rear, the 'lean-to' extension of the main roof between the hipped projection had been enclosed with lightweight infill and glazing, and the western corner of the rear verandah have been enclosed. The soffit of the verandah is currently exposed to the underside of the roof tiles and structure, however, it is thought likely that the soffit may have originally been lined with a fibrous plaster and batten type finish, similar to that of the front facing, later enclosed sunroom, as none of the structure is painted to the underside of the verandah, whereas the exposed structure to the soffits of the extending eaves outside the line of the verandah are painted.

Windows and doors are typically timber. The windows to the front gable projection are a three bay, unequal sash, with leadlight detailing to the upper sash, and the two outer window slightly smaller in width than the central window. This widow is protected with a concrete horizontal awning, which has been painted, and is supported from the top with metal ornamental brackets that fix back to the gable wall. It is unclear if this is an original detail. Beneath the front verandah, four equal sized unequal sash, with leadlight detailing to the upper sash, windows are centrally located. Remaining windows are typically single or double, unequal sash windows with leadlight glazing to the upper sash. Entry doors are double hinged leadlight glazed doors.



The front boundary of the property is fenced in a mid-height black woven wire fence, which may be original, if not in fabric, then in style. A later detached lightweight garage has been constructed to the rear of the dwelling.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', with 'Inter-War Mediterranean' elements, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric, and is a prominent dwelling fronting Seaview Road.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

(1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of Inter-War dwellings constructed in the Encounter Bay area.

(b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Inter-War dwellings.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

35-37 Seaview Road, Victor Harbor does not appear to have been assessed by any previous heritage survey. Donovan & Associates' 1997 Survey does identify '35-37 Seaview Road' within its 'Summary of Heritage Places'<sup>305</sup> though no further historical details or assessment were provided.

Identified Lands Title records relating to 35-37 Seaview Road, Victor Harbor date to June 1925, when the site (comprising a portion of Section 16, Hundred of Encounter Bay) was acquired by Julia Ann Davidson, married woman.<sup>306</sup> Julia Davidson (nee Dennis) was the wife of Thomas Davidson, a pastoralist who had previously owned and managed numerous stations in South Australia and Queensland with his family.<sup>307</sup> Thomas and Julia (the daughter of Mr. Richard Dennis of Bald Hills, near Yankalilla) had married in 1892. It is understood that the Davidson Family constructed 35-37 Seaview Road, Victor Harbor as a retirement home, as Davidson's 1926 obituary read: "It was the intention of Mr Davidson to spend the eventide of life in retirement in Victor Harbour and for that purpose he had erected a handsome residence in Seaview Road."<sup>308</sup> The residence had been completed by November 1925, with the Davidson's travelling from Queensland to occupy the residence. Mr Davidson was struck with a serious medical condition shortly after the move, and he died in March 1926.<sup>309</sup> Julia Davidson retained ownership of the residence until her death in 1937.<sup>310</sup>

The dwelling was subsequently acquired by Marjorie Turner and Gwen Hope in 1939, and then by the Catholic Church Endowment Society Incorporated in 1943.<sup>311</sup> The residence was later transferred to the Denison Family in 1973.<sup>312</sup>

35-37 Seaview Road, Victor Harbor is likely the work of leading 20<sup>th</sup> Century South Australian architect Philip H. Claridge (1884-1968), who advertised tenders for the 'Erection of residence, Sea View Road, Victor Harbor' in May 1925.<sup>313</sup> A founding member of the architecture firm Hassell, now one of Australia's well known architectural practices, Claridge served twice as President of the South Australian Institute of Architects (SAIA) and was twice elected Mayor of Burnside City Council.<sup>314</sup> Notable works include Claridge House, Gawler Place (1926) the Prospect Town Hall (c.1940s), in addition to numerous hospitals, commercial buildings and private residences. Known residential works dating to this period include 40 Cedar Avenue, Brighton (1924) 'Cobham Hall', 4 Gordon Terrace, Morphettville (1928), 4-6 Heywood Avenue, Unley Park (1932) and famous cricketer Don Bradman's Kensington Park residence (1934) among many others.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted limestone walls, brick quoins, piers, balustrade and capings;
- Jerkinhead, projecting gable and hipped roof forms, extending past external walls to form the verandah, including Marseilles terracotta roof tile finish, timber detailing and stucco type render finishes to the gable ends, exposed soffits and three unpainted brick chimneys and clay pots;
- Vertical timber unequal sash windows, bay windows, timber doors with leadlight glazing details;
- Return verandahs, arched brick entry portico, including brick piers and balustrade;
- Brick steps and balustrade;

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<sup>305</sup> Donovan & Associates, 1997, *Victor Harbor Heritage Survey*, Vol. 1, p.87.

<sup>306</sup> CT 1377/125

<sup>307</sup> *The late Mr. Thomas Davidson*, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 19 Mar 1926, p.3.

<sup>308</sup> *The late Mr Thomas Davidson*, 1926, p.3.

<sup>309</sup> *The late Mr. Thomas Davidson*, 1926, p.3.

<sup>310</sup> CT 1377/125

<sup>311</sup> CT 1377/125

<sup>312</sup> CT 3824/130

<sup>313</sup> *Tender*, *The Register*, Sat 16 May 1925, p.3

<sup>314</sup> Collins, Julie, 'Claridge, Philip Rupert', *Architecture Museum, University of South Australia*, 2008, *Architects of South Australia*: [[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=10](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=10)]

- Infill glazing to north eastern section of verandah;
- Open, twisted wire front fencing type.

Excluded from listing:

- Paint finish to the brickwork;
- Rear lightweight infill to the verandah.

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## REFERENCES

- CT 1377/125; 3824/130; etc.
  - Donovan & Associates, 1997, Victor Harbor Heritage Survey, Vol. 1, p.87.
  - The late Mr. Thomas Davidson, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 19 Mar 1926, p.3. Tender, The Register, Sat 16 May 1925, p.3
  - Collins, Julie, 'Claridge, Philip Rupert', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=10](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=10)]
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## SITE MAPPING



*35-37 Seaview Road, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*35-37 Seaview Road, Victor Harbor front façade projecting gable and portico entry (GGA, 2023).*





*35-37 Seaview Road, Victor Harbor front façade north eastern verandah (GGA, 2023).*



*35-37 Seaview Road, Victor Harbor front façade verandah (GGA, 2023).*





*35-37 Seaview Road, Victor Harbor side façade projecting gable and portico entry (GGA, 2023).*



*35-37 Seaview Road, Victor Harbor rear façade infill to verandah (GGA, 2023).*





*35-37 Seaview Road, Victor Harbor rear façade infill between hipped roof projections (GGA, 2023).*



*35-37 Seaview Road, Victor Harbor open, twisted wire style front fencing (GGA, 2023).*





*35-37 Seaview Road, Victor Harbor front entry portico and door (GGA, 2023).*



*35-37 Seaview Road, Victor Harbor rear eastern verandah and soffits exposed to underside of roof finish (GGA, 2023).*



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**NAME:** Unit 2, 27 William Street & Unit 1, 1 O'Leary Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Semi-Detached Dwellings

**FORMER USE:** Guest House, 'Victor Heights'

**DATE(S) OF CONSTRUCTION:** c. 1923

**LOCATION:** 27 William Street, Victor Harbor

Unit 2, 27 William Street, Victor Harbor

Unit 1, 1 O'Leary Street, Victor Harbor

**LAND DESCRIPTION:** CT5028/473, Hundred of Encounter Bay

CT5028/472, Hundred of Encounter Bay

CT5028/471/Hundred of Encounter Bay

**OWNER:** Individually, Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Recommended for designation as a Local Heritage Place



*Unit 2, 27 William Street and Unit 1, 1 O'Leary Street, Victor Harbor (GGA, 2023)*



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**NAME:** Unit 2, 27 William Street & Unit 1, 1 O'Leary Street, Victor Harbor

**PLACE NO:**

---

## DESCRIPTION

'Inter-War Federation Style' dwelling with 'Federation Queen Anne', 'Arts and Crafts' and 'Inter-War Californian Bungalow' influences. The dwellings are constructed as semi-detached, red brick, maisonettes, which present as a single dwelling. To William Street, the dwelling presents as single storey with an 'arcaded' undercroft, with a set of stairs leading up to the entry porch. To O'Leary Street, the dwelling mostly presents as single storey, with the site slopping up toward the south west. The red brick construction is typically Flemish bond, with the façade facing William Street articulated with a pronounced Flemish bond pattern.

The roof is constructed from corrugated metal roof sheeting, which has been replaced with a contemporary mid-grey colour finish sheet, as a hipped form to the main section of the dwelling. The roofline is accentuated with gable forms where the external walls create a bay in floorplan. The hipped roof form to façade facing William Street extends to form the verandah over the elevated entry porch. The gable ends, above the ceiling line, are finished with timber detailing applied to flat panelling. The eave soffits are exposed to the underside of the roofing finish, with the verandah finish with a fibrous sheet and batten style finish

There are six, single red brick chimneys, three per dwelling. The chimney tops are detailed with a staggered brick coursing. The south west rear chimney to 1 O'Leary appears to be a later reconstruction, as it is void of any detailing and the red brick appears to be different in type and laying pattern.

The verandahs are finished with the pronounced Flemish bond brick to balustrade height, with two, 2/3<sup>rd</sup> height brick piers at either end. The verandah roof is supported by double timber square posts extending from the brick piers, which are joined by a singular beam to the underside of the rafters. The stairs extend from the garden up the entry and are painted concrete, leading to the timber floorboard finish of the verandahs. The undercroft of the verandah is detailed with three arch openings to the brick wall. The window to the gable facing William Street is shaded by a bullnose, corrugated metal roof sheeting awning. The south west entry to the dwelling facing O'Leary Street is protected by a bullnose, corrugated metal roof sheeting verandah.

Windows are constructed from timber, and are either two, three or four pane suites, with square, diamond leadlight transoms above rectangular awnings of the main window. Original windows are articulated with a painted, concrete header. Entry doors are solid timber, with glazed awning transom over.

The lean-to carport to the façade facing William Street and the covered pergola area, rear additions and north east facing gable appear to be later additions.

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## STATEMENT OF SIGNIFICANCE

It displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Federation Style' with 'Federation Queen Anne', 'Arts and Crafts' and 'Inter-War Californian Bungalow' influences, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings. The dwelling retains a high degree of original fabric., and is of high aesthetic merit, most notably for its use of projecting 'Flemish' bond brick coursework to the dwelling's primary facades.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A applies – demonstrates development of holiday guest houses, constructed in the Victor Harbor area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B applies – represents development of Holiday guest houses constructed for established families of South Australia.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region.

- (e) it is associated with a notable local personality or event; or

Criterion E is not met.

- (f) it is a notable landmark in the area; or

Criterion F is not met.

- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## **RELEVANT HISTORIC THEMES**

### **THEME 2 – Victor Harbor after the First World War (1919-1929)**

#### **2.5 Dwellings and accommodation (1919-1929)**

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## **BRIEF HISTORICAL BACKGROUND**

Unit 1, 1 O'Leary Street and 27 William Street, Victor Harbor do not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to Unit 1, 1 O'Leary Street and 27 William Street, Victor Harbor date to September 1921, when the site (Allotment 21 of a portion of Section 16, Hundred of Encounter Bay) was acquired by Catherine Healy, married woman of Victor Harbor.<sup>315</sup> Initially a large allotment, including the site of the adjoining residence at 29 William Street (Allotment 20), Healy sold the allotment of 29 William Street in July 1922, subdividing Allotments 21 and 22 onto a separate title in February 1923.<sup>316</sup> Two mortgages were placed in February and March 1923 (discharged in 1926 and 1929 respectively);<sup>317</sup> their lengthy repayment timeframes are suggestive of construction works at around this time. The site was transferred to Edward Langrehn, retired gentleman of Victor Harbor, in 1927,<sup>318</sup> who retained the property until 1941. In 1941 the building was acquired by Pansy Isobel Olsen, who sold off

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<sup>315</sup> CT 1212/159

<sup>316</sup> CT 1212/159

<sup>317</sup> CT 1266/141

<sup>318</sup> CT 1266/141

rear land (Allotment 22) in 1958.<sup>319</sup> Subsequent sole owners in the 20<sup>th</sup> Century include Barbara Teresa Ambjerg-Pedersen (1979-1983). In 1983 the maisonettes were acquired by the Glenelg Sunshine Club Incorporated and were subdivided, having had several individual owners since this time.

While relatively little other historical information relating to the building could be identified, it is understood that the building was most likely constructed for Catherine Healy in approximately 1923. The building's construction suggests it was originally constructed as two semi-detached maisonettes designed to present externally as a single dwelling. Aerial photography dating to 1937 shows the dwelling constructed by this time (see Historical Images).

While the building's distinctive appearance is suggestive of architectural supervision, no attributable designer/builder has been yet identified.

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## EXTENT OF LISTING

External form and materials, including:

- Unpainted red brick projecting 'Flemish' bond brick coursework walls, piers, balustrade and cappings;
- Hipped and projecting gable, to William Street, roof forms, extending past external walls to form the verandah, corrugated metal roof sheeting, timber detailing and fibrous sheet type finishes to the gable ends, exposed soffits and six unpainted brick chimneys with detailed coursework;
- Vertical timber unequal hinged windows, in suites of two, three or four, painted rendered lintels and sills
- Timber entry doors with transom leadlight glazing details;
- Arched 'arcaded' undercroft with textured stucco style render finish;
- Verandah unpainted brick piers, square double timber posts, unpainted brick balustrade and capping detail, concrete steps, timber flooring finish and fibrous sheet and batten type soffit lining;
- Unfenced property frontage.

Excluded from listing:

- Paint finish to the textured stucco style render finish;
- Carport addition to the side of the William Street dwelling;
- Gable addition and bullnose verandah to the O'Leary Street dwelling;
- Later lightweight infill to the rear of the dwellings;
- Later entry door to the right hand side at the top of the stairs to the verandah of the O'Leary Street dwelling, perpendicular to the original front door.

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## REFERENCES

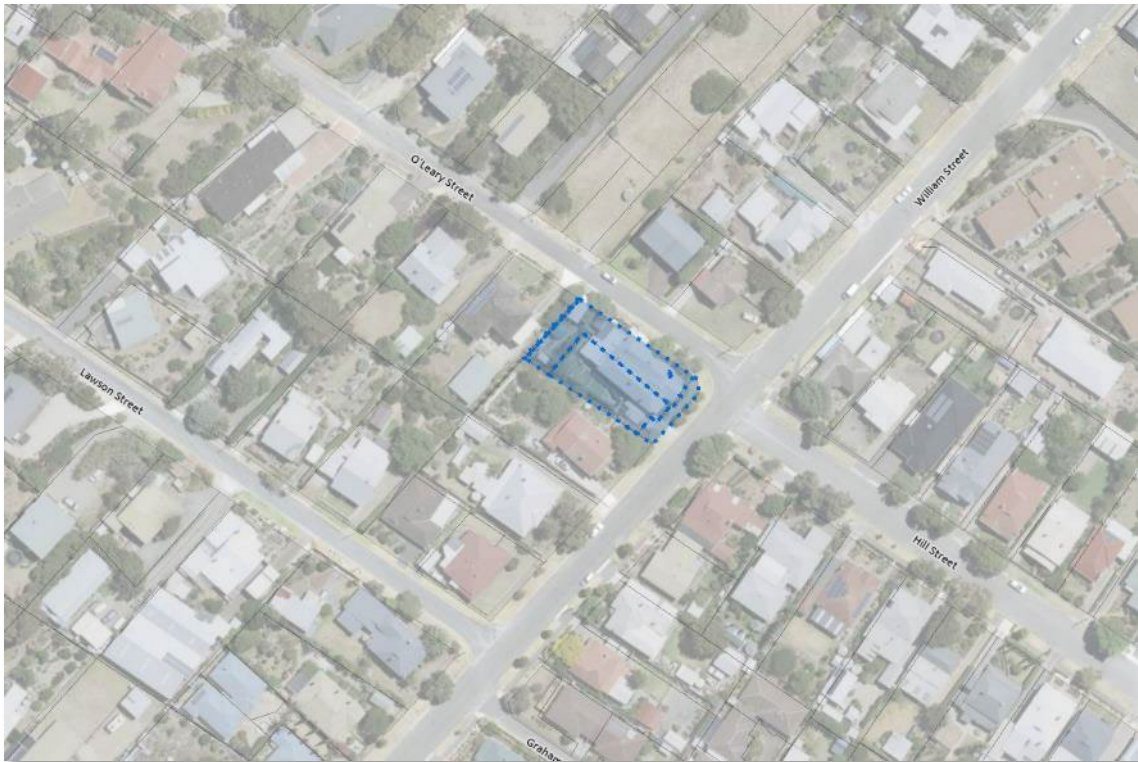
- CT 1212/159; 1266/141; 2643/114; 4204/980; etc.
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<sup>319</sup> CT 1266/141



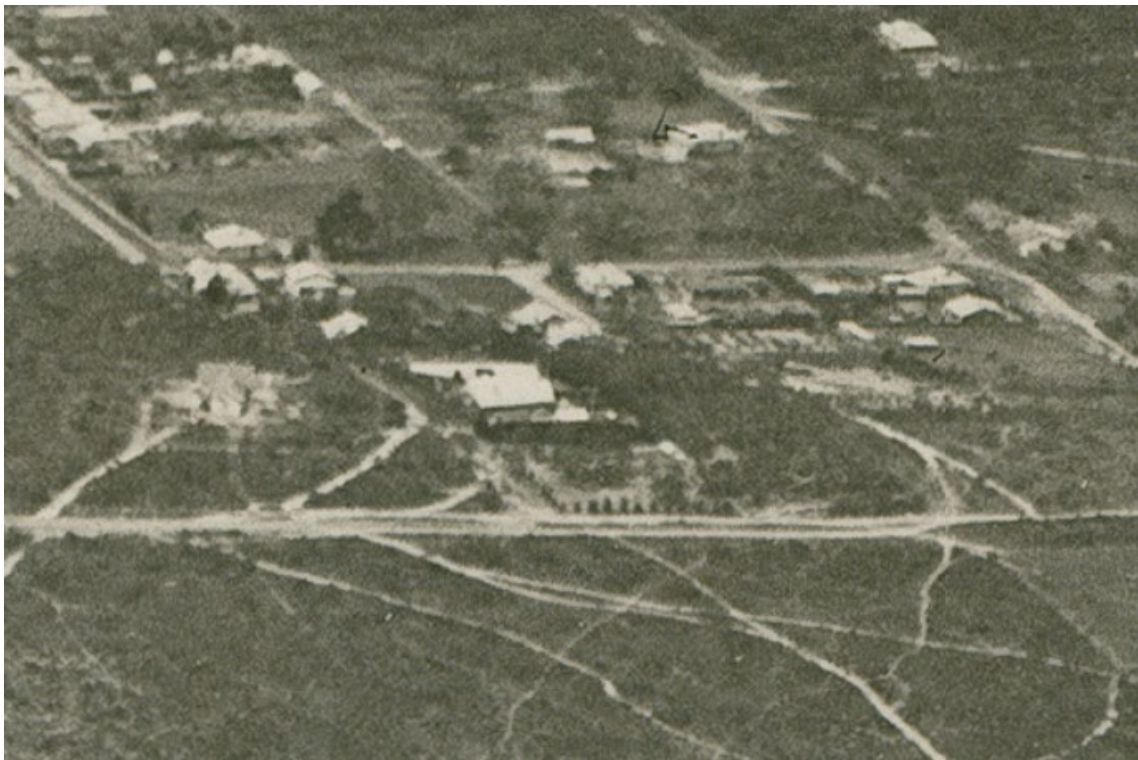
## SITE MAPPING



*Unit 2, 27 William Street and Unit 1, 1 O'Leary Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*B 7250 Aerial view of Victor Harbor, approx. 1937, Victor Harbor Collection (SLSA, 1937). Zoomed image from the south west, looking toward Granite Island, the rear and side of 1 O'Leary can be seen at the corner block, middle right of the image.*



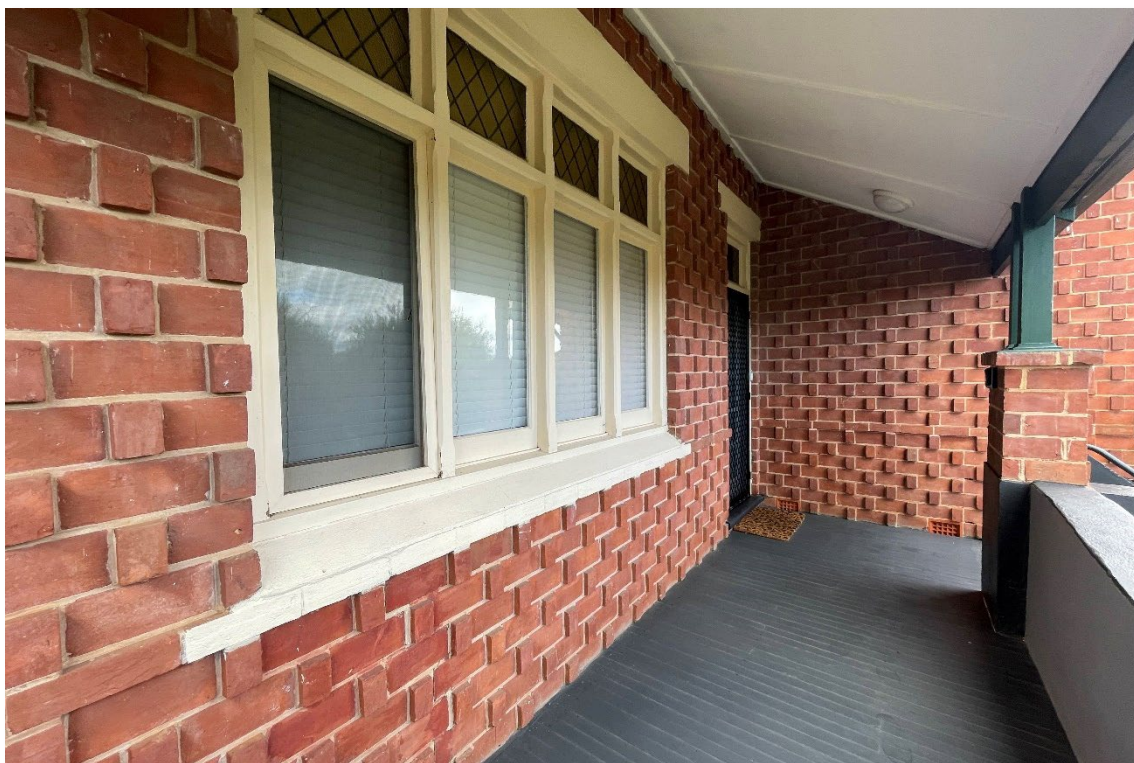


*Unit 2, 27 William Street front façade (GGA, 2023).*



*Unit 2, 27 William Street verandah (GGA, 2023).*





*Unit 2, 27 William Street front verandah (GGA, 2023).*



*Unit 2, 27 William Street exposed underside of eaves (GGA, 2023).*





*Unit 2, 27 William Street projecting 'Flemish' bond coursework and side of dwelling (GGA, 2023).*



*Unit 1, 1 O'Leary Street projecting gable bullnose awning and projecting gable end, facing William Street (GGA, 2023).*



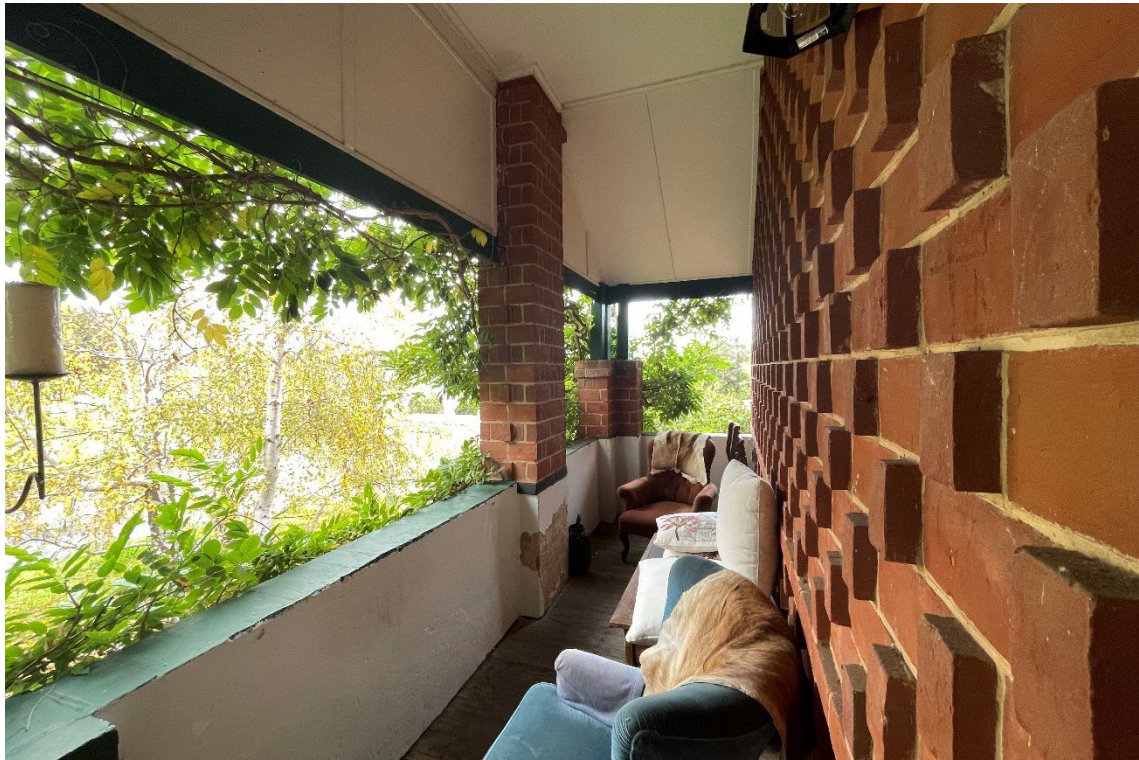


*Unit 1, 1 O'Leary Street front façade (GGA, 2023).*



*Unit 1, 1 O'Leary Street verandah and front entry (GGA, 2023).*





*Unit 1, 1 O'Leary Street front verandah (GGA, 2023).*

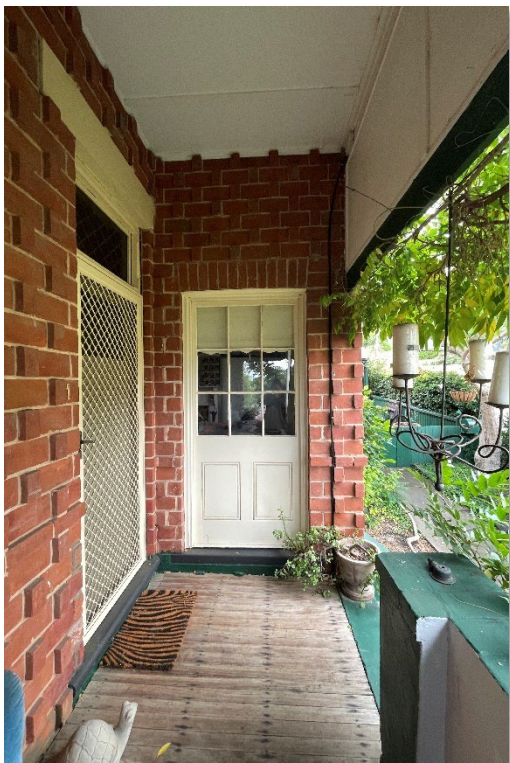


*Unit 1, 1 O'Leary Street rear lightweight infill addition and original masonry section (GGA, 2023).*





*Unit 1, 1 O'Leary Street rear and front sides of projecting gable addition (GGA, 2023).*



*Unit 1, 1 O'Leary Street later entry door to main verandah and typical window (GGA, 2023).*

## 5. POTENTIAL AREA OVERLAYS

### 5.1. DISCUSSION

In conducting the fieldwork for this survey, the project team identified areas within Victor Harbor that displayed consistent residential character. An existing Character Area Overlay exists within the Planning Code encapsulating Burke Street; an Historic Area Overlay also exists in the commercial centre of Victor Harbor.

Development pressure is evident in many parts of the township and foreshore areas. The intention of applying a Character or Heritage Area Overlay is to assist The City of Victor Harbor in managing development in these areas to maintain desirable characteristics, and encourage better design outcomes for new development as it occurs.

The below figures indicate the expansion of development in the area between 1949 and 2023.



*Figure 3: 1949 aerial image of the study area (City of Victor Harbor)  
(Reproduced for clarity in Appendix A)*



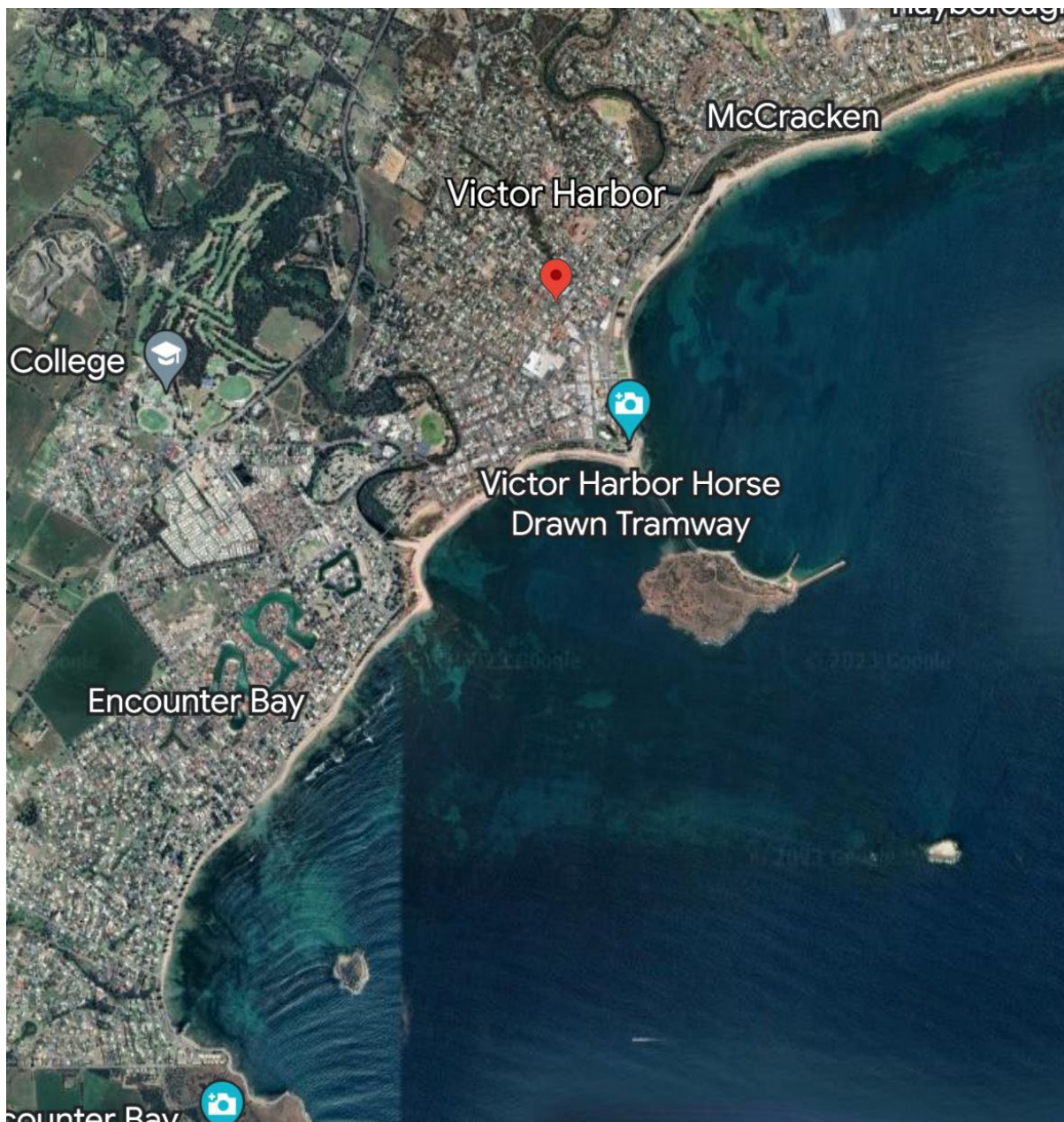


Figure 4: Comparative aerial image, 2023 showing extent of development spread (Google Earth Online)

(Reproduced for clarity in Appendix A)

The development of Area Overlays has been a part of the transition from the old system of Council Development Plans, to the State wide Planning and Design Code. Historic Area Overlays are largely consistent with the old Historic Conservation Areas. Character Area Overlays have been developed more as a tool for trying to protect valued characteristics of an area, without applying specific controls to individual properties. They identify streetscape characteristics and development patterns that are of value to a particular local area.

The key difference between the Historic and Character Area Overlays is that Demolition control applies under the Code for Representative items within an Historic Area Overlay. There is no demolition control for places within a Character Area Overlay, however it is intended to assist with appropriate development within the Overlay, and the Overlay does seek to ensure the ongoing protection of valued characteristics within an area, which may include specific buildings identified within the Overlay.

Character Area Overlay Design Advisory Guidelines are available on the Plan SA website, and specific desirable attributes can be defined in the Character Area Statement which would sit within the Code, specific to the nominated CAO outlined below.



As a result of the fieldwork and historical research during this project, two recommendations are presented for consideration.

## 5.2. PROPOSED RESIDENTIAL CHARACTER AREA OVERLAY

An area of residential properties is proposed for consideration as a Character Area Overlay, as defined in Figure 5 below.

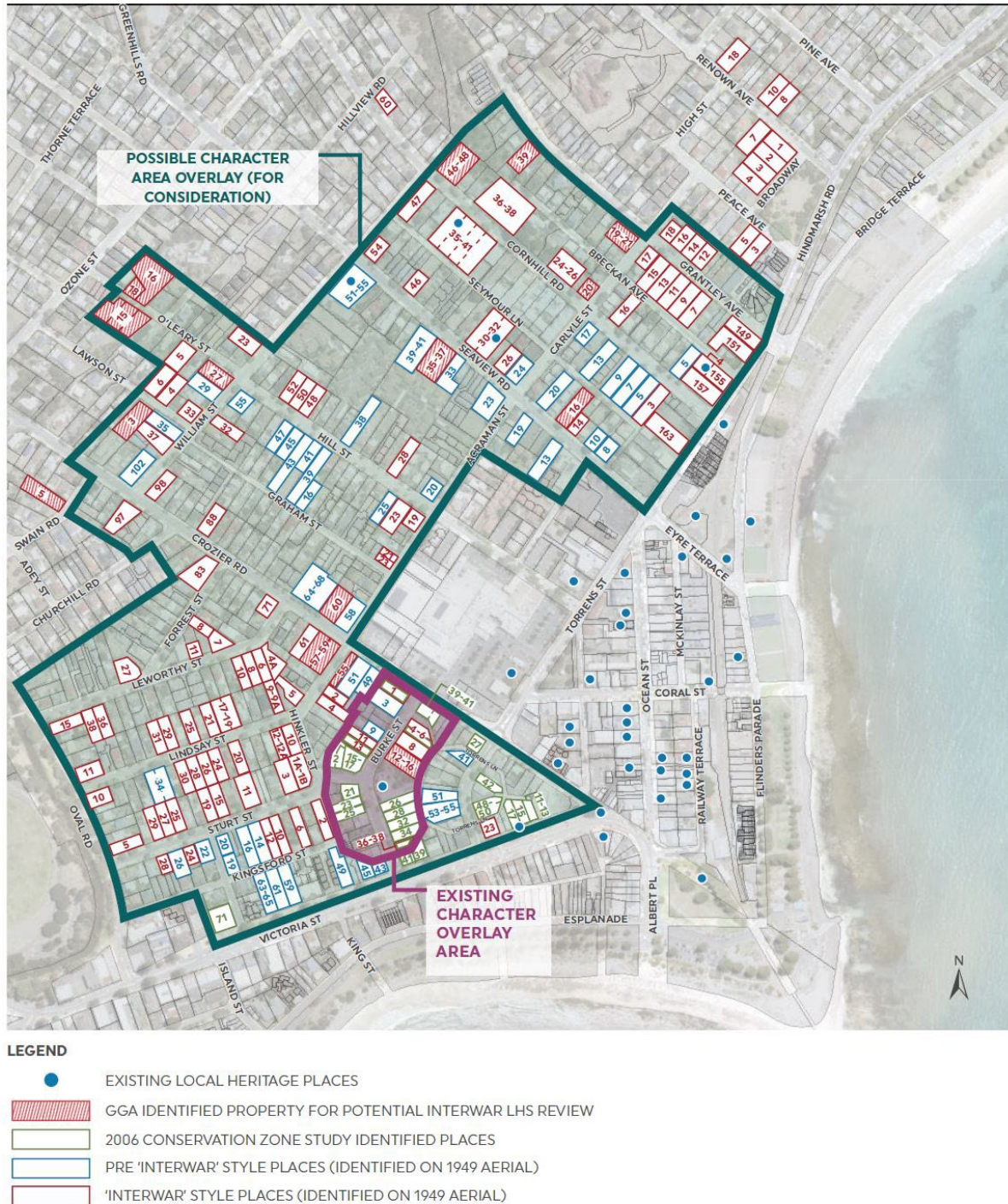


Figure 5: Proposed Victor Harbor Residential Character Overlay Area (GGA 2023)

This area demonstrates a consistent residential character of established dwellings dating from the late nineteenth century to the Post War era, and displays the following characteristics:

- Generally single storey;
- Relatively consistent setbacks;

- Pitched roof forms, generally hipped and / or gabled form;
- Use of masonry for primary structures;
- Established streetscape character through grassed verges, street plantings.

The application of a Character Area Overlay would assist The City of Victor Harbor in managing development within this area. It should be noted that the shopping centre bounded by Crozier Street, Acraman Street, Hill Street and the main Victor Harbor Road once contained a number of residential properties of similar characteristics to the proposed CAO, which were demolished to facilitate the construction of the shopping centre. Development pressure will likely continue, especially within the central parts of Victor Harbor close to facilities and transport.

A draft Character Area Statement is provided as follows.

### **Victor Harbor Residential Character Area Statement (ViH-xx)**

The Character Area Overlay identifies an area that comprises valued character attributes for the City of Victor Harbor. This area demonstrates a consistent residential character of established dwellings, dating from the late nineteenth century to the Post War era, and displays the following characteristics:

- Generally single storey;
- Relatively consistent setbacks;
- Relatively consistent allotment pattern;
- Pitched roof forms, generally hipped and / or gabled form;
- Consistency of scale, particularly eaves height;
- Use of masonry for primary structures;
- Solid to void ratio (window and door openings in walls);
- Established streetscape character through grassed verges, and street plantings.

These attributes have been identified in the below table.

A number of existing and proposed Local Heritage Places also contribute to the attributes of the Character Area, which are identified in the mapping provided.

Eras, themes and context	Consistent low scale detached dwellings, primarily constructed from the later part of the 19th Century (mid 1800s) to the 1940s. Early settlement, consolidation and growth of residential development, including reflection of substantial Inter-War development period.
Allotments, subdivision and built form patterns	Original street layout. Rectilinear (grid) street layout with relatively large allotments perpendicular to the street. Buildings on original allotment sizes.
Architectural styles, detailing and built form features	Mix of small mid-1800s detached cottages of early Vernacular style, symmetrical and asymmetrical cottages and villas of the mid to late 1800s with Victorian stylistic influences, early 1900s cottages and villas with Federation stylistic influences, Inter-War bungalows, and Art Deco.  Rectilinear plan form. Pitched roof forms, typically higher on 1800s and early 1900s era buildings and slightly lower on Inter-War buildings, reflecting traditional architectural styles and building methods. Roof forms typical of era of development - smaller bulk to earlier dwellings, larger roof forms often with verandahs under main roof form to later dwellings. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce the bulk and scale and add visual interest. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors.

Building height	<p>Single storey, relatively consistent scale and eaves height according to period of construction.</p> <p>Steep roof pitches to some dwellings but overall height presents as consistent.</p>
Materials	<p>Limestone, brick, and rendered masonry walls. Red brick or rendered quoin work and details. Plinths of bluestone or rendered masonry. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated steel and terracotta tile roofing.</p> <p>Variation in materials assists in breaking down bulk and scale and adds visual interest.</p>
Fencing	<p>Low, open style construction front fencing (1.2 metres or less) associated with the traditional period and style of building, and providing views to the building. Low timber pickets, post and rails, cyclone and woven wire. Rear and side fencing behind building line up to 1.8 metres, often corrugated steel.</p>
Setting, landscaping, streetscape and public realm features	<p>Established garden settings. Consistent front setbacks within streetscapes. Consistent side setbacks with little building to side boundaries.</p> <p>Landscaped verges with street tree plantings.</p> <p>Garages and carports are sited behind dwellings, accessed from rear laneways or well set back from the front of dwellings.</p>



### 5.3. BURKE STREET CHARACTER AREA OVERLAY – AMEND TO HISTORIC AREA OVERLAY

This area was initially identified in the Victor Harbor Historic Conservation Zone Study, prepared by Weidenhofer Architects in 2006. The Character Statement prepared within that document stated:

*“The proposed Burke Street Historic Conservation Zone mainly comprises residential properties or dwellings converted to commercial use. Central to this zone is St Augustines Church, Hall and Rectory. Dwelling types are varied, (reflecting the slow method of sale of the land parcels) and date from the later 19<sup>th</sup> century to after World War I. All dwellings are single storey and small to medium scale. The Street character is also somewhat unusual with rear laneways providing access to the properties.”*

The area was proposed as an Historic Conservation Zone under the previously existing *Development Act 1993* legislation. At the time of this study, Historic Conservation Zones were anticipated to cover localities that were not deemed of sufficient merit to warrant designation as a State Heritage Area, but which nevertheless have distinctive historic character. Controls over demolition, alteration and infill development applied to ensure the retention of key buildings and precinct characteristics.

The following places were identified for heritage protection:

<b>State Heritage Places:</b>	St Augustine's Anglican Church	18-24 Burke Street
Local Heritage Places:	St Augustine's Church Hall	12 Burke Street
Contributory Places:	1 Burke Street	36 Burke Street
	3 Burke Street	31(?) Burke Street
	6 Burke Street	39-41 Crozier Street
	8 Burke Street	2 Hinkler Street
	9 Burke Street	41 Torrens Street
	13 Burke Street	42 Torrens Street
	15 Burke Street	50 Torrens Street
	21 Burke Street	51 Torrens Street
	23 Burke Street	55 Torrens Street
	25 Burke Street	13 Victoria Street
	26 Burke Street	15 Victoria Street
	28 Burke Street	17 Victoria Street
	31 Burke Street	39 Victoria Street
	32 Burke Street	41 Victoria Street
	34 Burke Street	

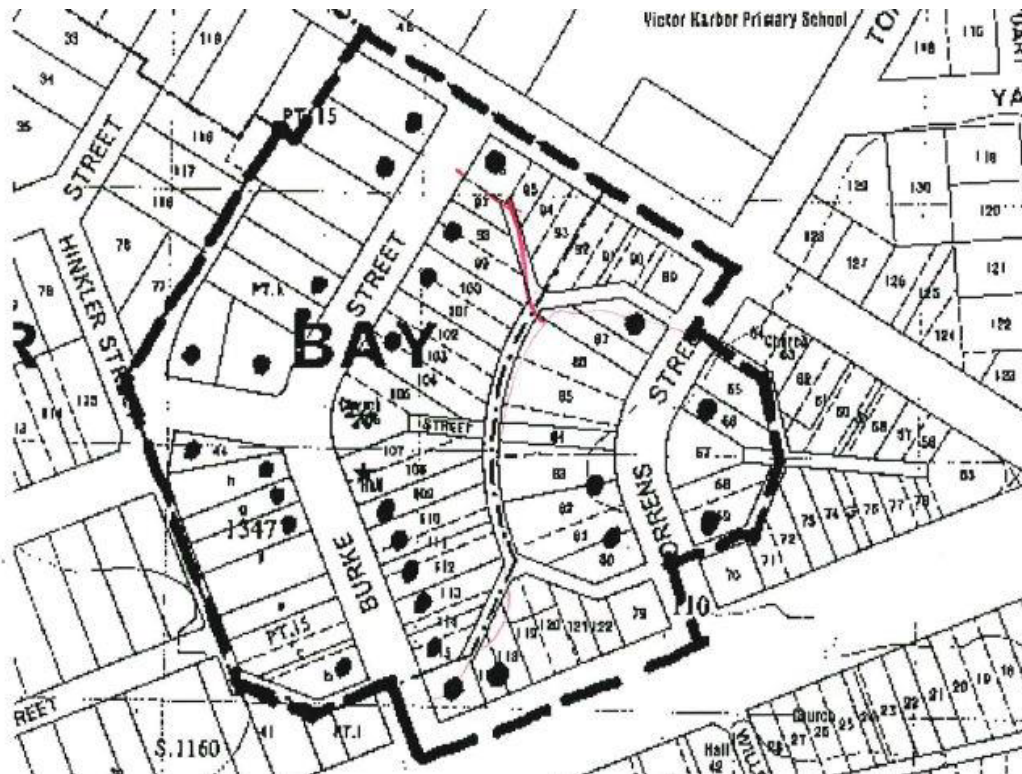


Figure 6: Proposed Burke Street Historic Conservation Zone (Weidenhofer, 2006)

The area comprises parts of Sections 15 and 16 of Victor Harbor, which were granted in 1839 to Arthur Lindsay and Richard Blundell respectively. Section 15 was subdivided in 1864 with a further area subdivided in 1884. Blundell became insolvent and Section 16 changed hands until it was acquired by Richard Colley in 1862 and subdivided the following year.



Figure 7: Section 15 Subdivision of 1864 showing allotments on east side of Burke Street (Weidenhofer, 2006)



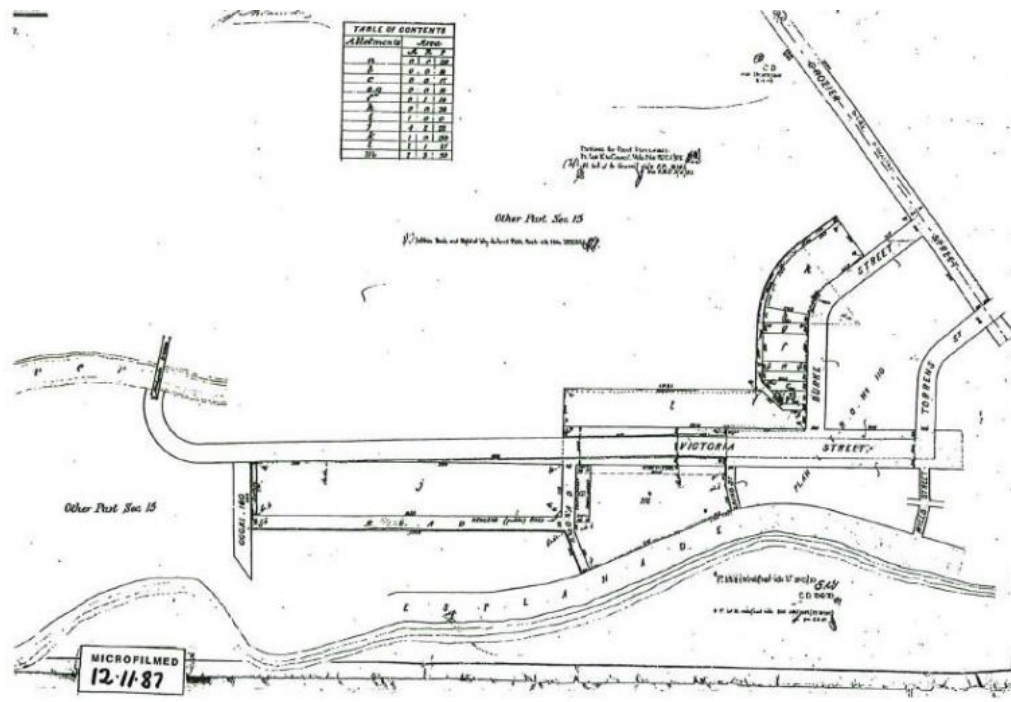


Figure 8: Section 16 Subdivision of 1864 showing allotments on west side of Burke Street (Weidenhofer, 2006)

The existing Character Area Overlay that applies to the Burke Street area is defined in Figure 9 below. It is not known why the entire recommended area was not incorporated into the Overlay.

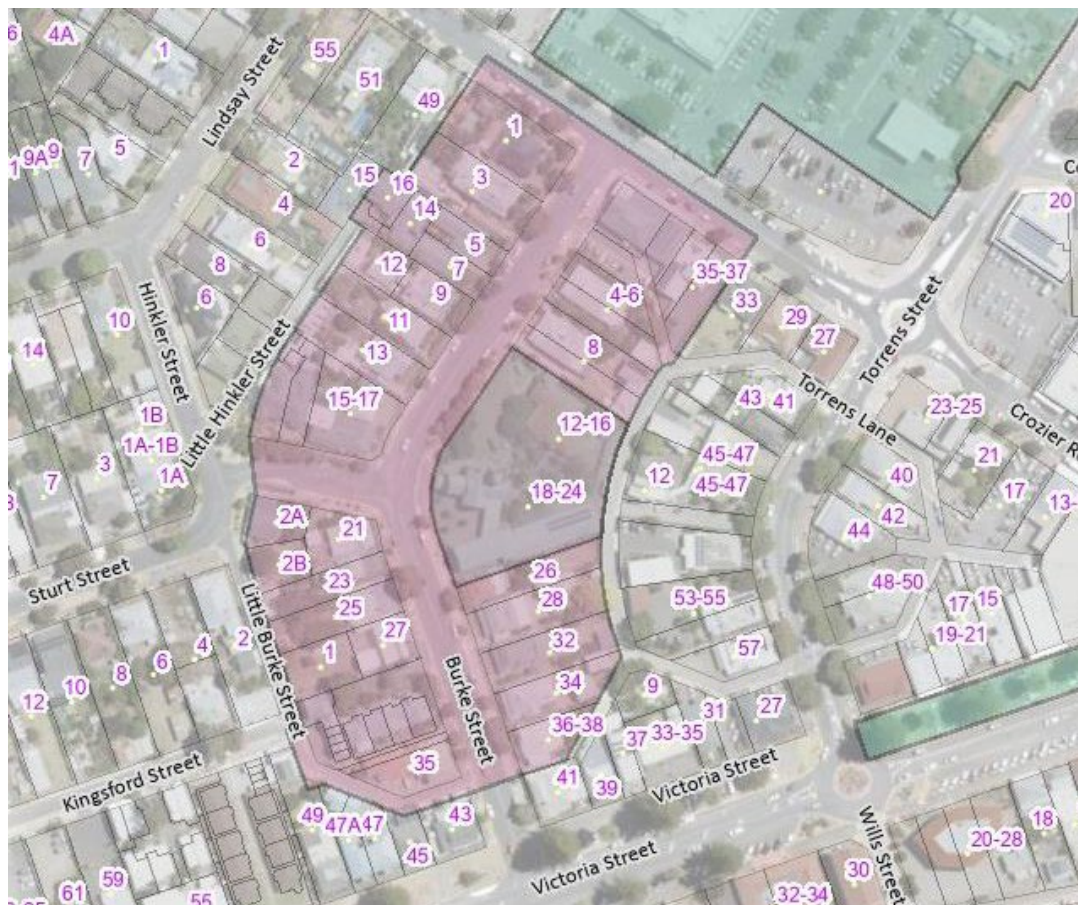


Figure 9: existing Burke Street Character Area Overlay (SAPPA maps)



Based on the integrity of the remaining built form, it is recommended that the existing Overlay be reconsidered as an Historic Area Overlay. The character of this area displays a consistent progression of architectural styles, demonstrating the evolution of residential development in central Victor Harbor from the mid to late 19th century, until the mid 20<sup>th</sup> century, which aligns with many of the themes identified in the Thematic History prepared as part of this project. The Overlay is centred on the St Augustine's Church and adjacent rectory, and some of the residential properties have been altered to now operate as commercial premises. It of interest that the original subdivision was not developed over a shorter period of time after its release.

It is not proposed that the places originally identified in the Weidenhofer Study that are located in Torrens Street be included in the Overlay, as some infill development has diminished the integrity of this streetscape.

The existing Burke Street Character Area Statement (ViH-C1), reproduced in the table below, adequately describes the character attributes of the Area, but could be reviewed to ensure it covers all aspects of historic value in the process of creating an Historic Area Statement to ensure all relevant historic themes have been recognised.

Eras, themes and context	Consistent low scale detached dwellings, primarily constructed after World War 1 to the later part of the 19th Century (mid 1800s to 1930s). Early settlement, consolidation and growth of residential development.
Allotments, subdivision and built form patterns	Original street layout including rear access lanes and local roads. Curvilinear street with relatively large allotments roughly perpendicular to the street, most with rear laneway access.
Architectural styles, detailing and built form features	Mix of small mid-1800s detached cottages of early Vernacular style, symmetrical and asymmetrical cottages and villas of the mid to late 1800s with Victorian stylistic influences, early 1900s cottages and villas with Federation stylistic influences, Inter-War bungalows. Church and Hall with late Victorian Gothic stylistic influences located at the bend in the road are landmarks. Adjacent to the Church is a Manse built in the Inter-War period with Georgian Revival stylistic influences. Rectilinear plan form. Buildings are typically two or more pavilions rather than a single mass. Steeply-pitched roof forms, typically 35 to 40 degrees on 1800s and early 1900s era buildings and slightly lower on Inter-War buildings, reflecting traditional architectural styles and building methods. Short roof spans, minimising roof bulk. Concave, bullnose and straight-pitched verandahs on front and sometimes side facades reduce the bulk and scale and add visual interest. Lean-to forms are common. Fine-grain detail in elements such as plinths, string courses, projecting sills. High solid to void ratio. Vertical proportions in windows and doors.
Building height	Single storey, low scale and simple in form.
Materials	Limestone walls. Red brick or rendered quoin work and details. Timber joinery including window frames, door frames, doors, fascias, bargeboards and verandah posts. Corrugated iron or corrugated steel roofing. Variation in materials assists in breaking down bulk and scale and adds visual interest.
Fencing	Low, open style construction front fencing (1.2 metres or less) associated with the traditional period and style of building, and providing views to the building. Low timber pickets, post and rails, pier and plinth masonry or wrought

	iron. Rear and side fencing behind building line up to 1.8 metres, corrugated iron.
Setting, landscaping, streetscape and public realm features	Established garden settings. Varied, small front and side setbacks. Landscaped verges.  Garages and carports are sited behind dwellings, accessed from rear laneways or well set back from the front of dwellings.
Representative Buildings	[Not identified]

It is recommended that Representative Items be identified within the Overlay, as follows:

Representative Buildings:

1 Burke Street	25 Burke Street
3 Burke Street	26 Burke Street
6 Burke Street	28 Burke Street
8 Burke Street	31 Burke Street
9 Burke Street	32 Burke Street
13 Burke Street	34 Burke Street
15 Burke Street	36 Burke Street
21 Burke Street	2A Hinkler Street
23 Burke Street	



Figure 10, 11: 3 Burke Street; 21, 23 Burke Street, (GGA, 2023)



Figure 12, 13: 31 Burke Street; 21, 34 Burke Street, (GGA, 2023)

## 6. RECOMMENDATIONS / NEXT STEPS ARISING FROM THE HERITAGE SURVEY

The following recommendations are provided for The City of Victor Harbor consideration. It is noted that to progress from the completion of this Heritage Survey, to completing a Code Amendment to incorporate properties as Local Heritage Places, or designate areas for Historic or Character Area Overlays, requires several steps in a process that may take some time to complete. Prior to undertaking the next stage to progress to a Code Amendment for identified Local Heritage Places; and / or Overlays, the following could be considered by The City of Victor Harbor:

- Further detailed discussions on Character Area Overlay and Historic Area Overlay recommendations with relevant Plan SA officers;
- Consider developing a programme of educational and informative material to distribute to residents and the broader community regarding heritage management and listing generally, as well as specific to future stages of this project, which could take the form of any of the following:
  - o Material available on The City of Victor Harbor's website, including links to existing Plan SA information;
  - o Material (handouts / brochures) able to be distributed to owners by The City of Victor Harbor's Heritage Adviser;
  - o Handouts / brochures available at The City of Victor Harbor offices, libraries and the like;
  - o Community forums or events;
  - o 'Survey Monkey' or similar information gathering exercises.
- Consider the best mechanism for storing information contained in Appendix C: Items not recommended for Local Heritage listing, so that information gathered as part of this project can be referred to in future as required;
- Prepare design guidelines for new development in any Area Overlays but also for development of LHPs and adjacent sites.

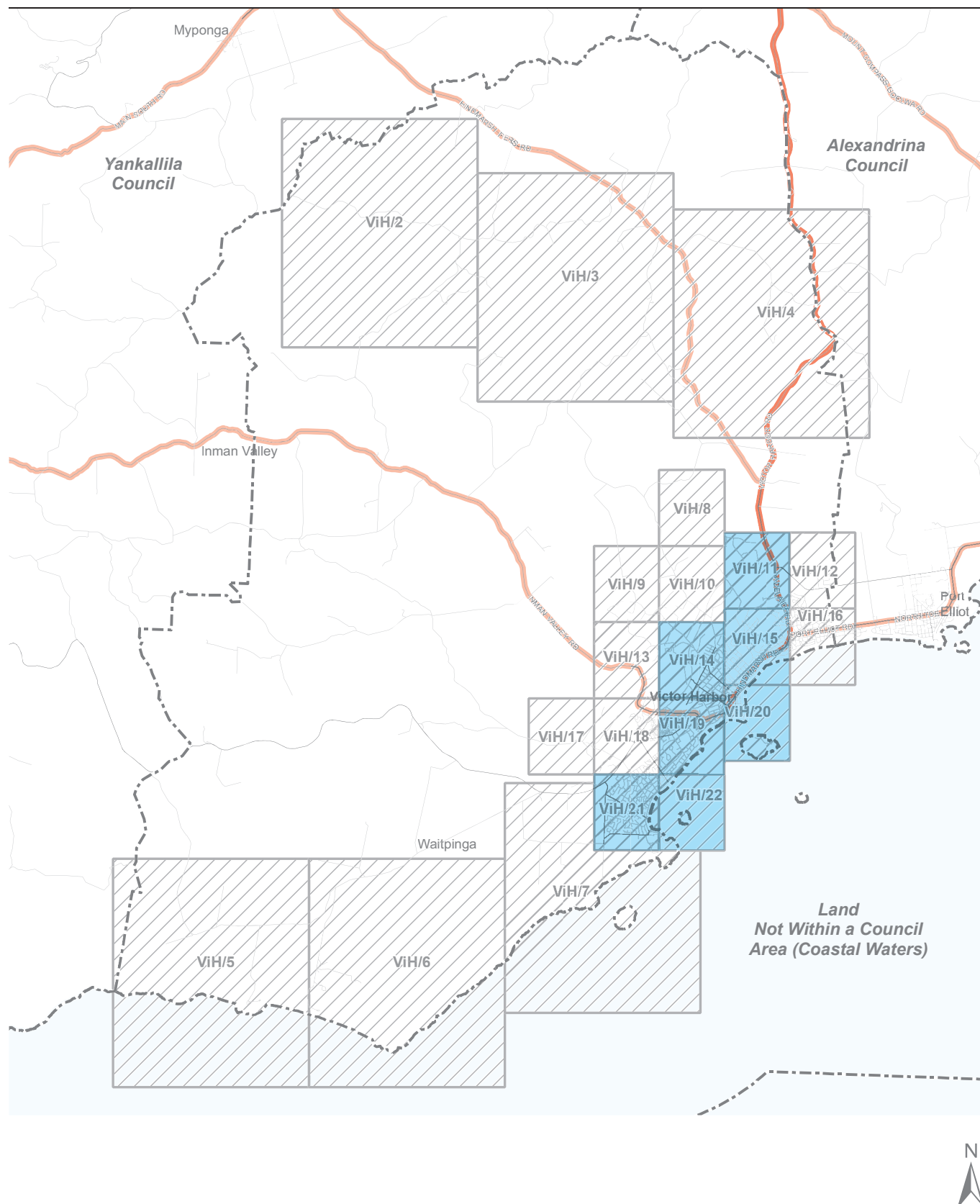


## 7. MAPPING

### 7.1 LOCAL HERITAGE PLACES

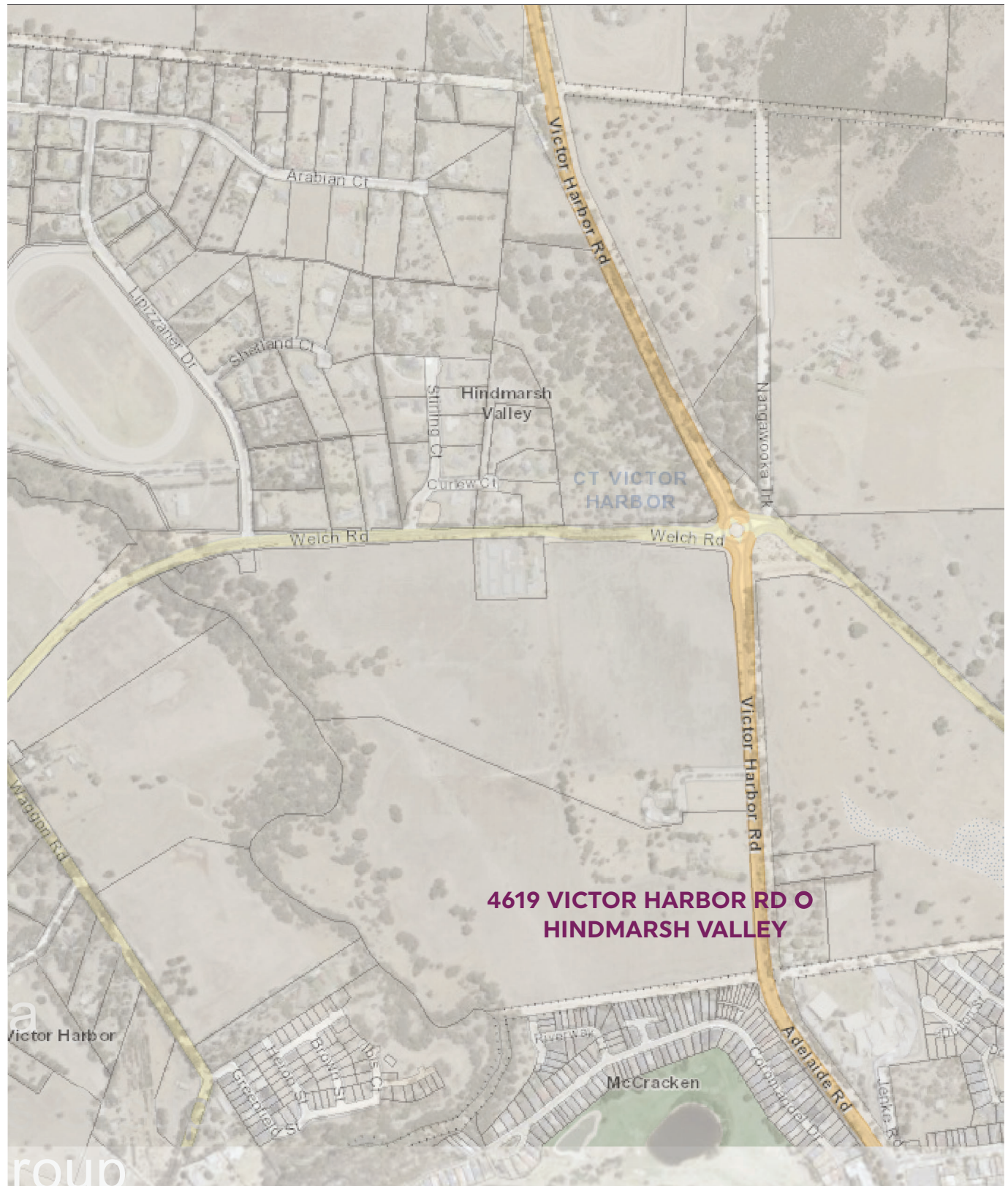
# VICTOR HARBOR COUNCIL - KEY MAP

SCALE 1:150,000



# MAP VIH/11 HINDMARSH VALLEY AREA

SCALE 1:10,000



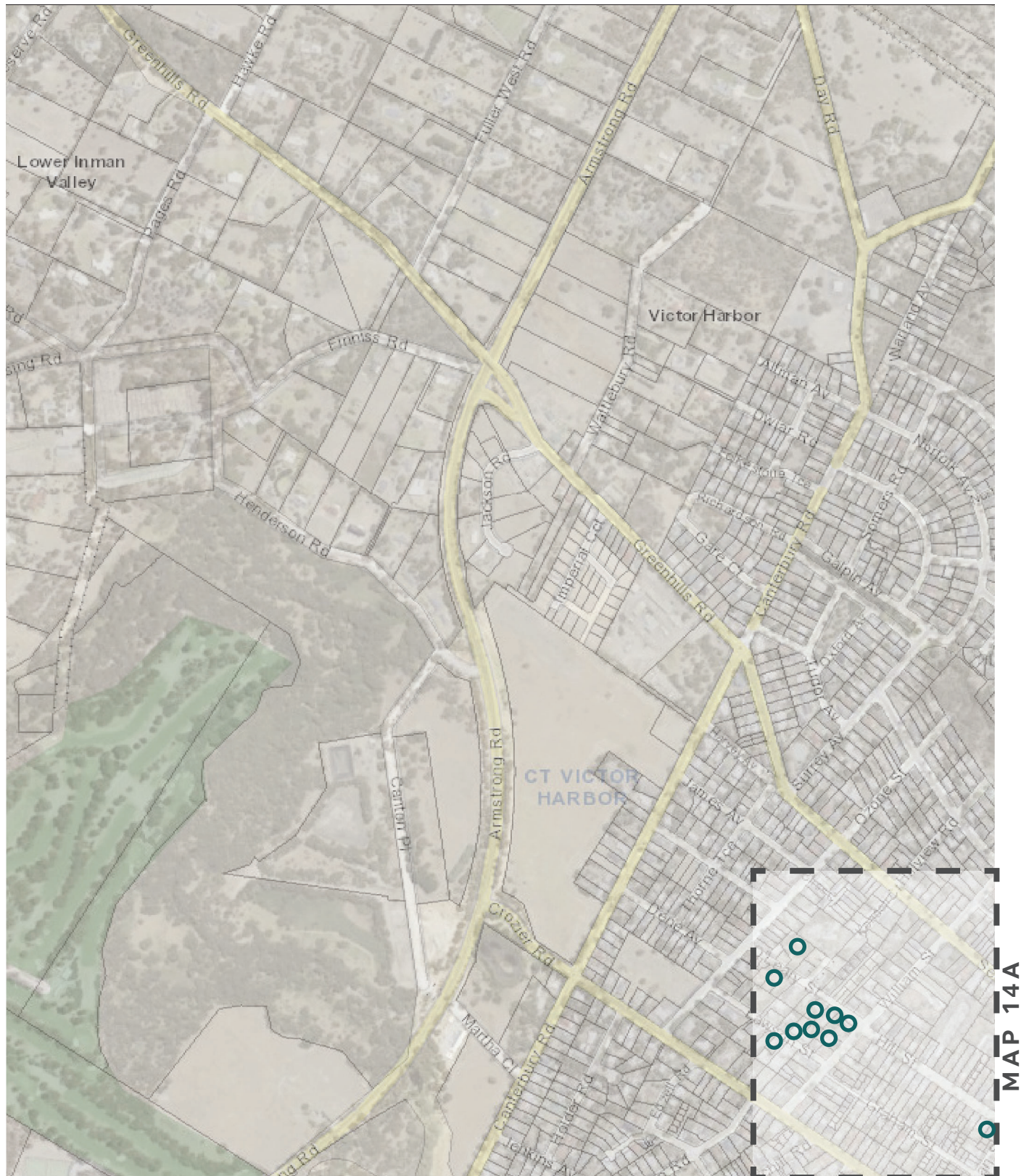
roup  
O STAGE 1

O STAGE 2



# MAP VIH/14 VICTOR HARBOR AREA

SCALE 1:10,000



○ STAGE 1

○ STAGE 2



# MAP VIH/14A VICTOR HARBOR AREA

SCALE 1:2500



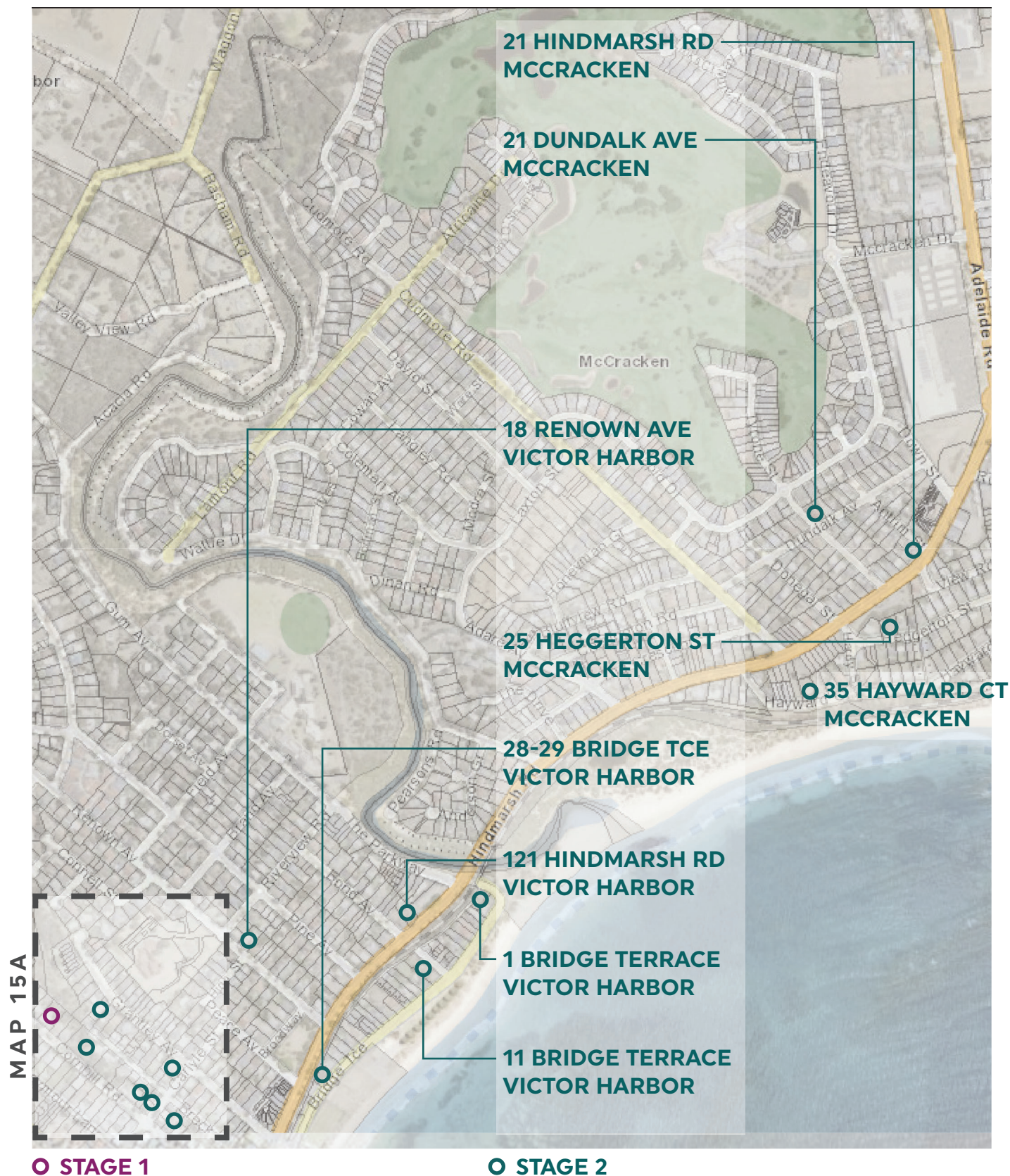
○ STAGE 1

○ STAGE 2



# MAP VIH/15 VICTOR HARBOR AND MCCRACKEN AREA

SCALE 1:10,000





# MAP VIH/15A VICTOR HARBOR AREA

SCALE 1:2500



○ STAGE 1

○ STAGE 2



# MAP VIH/19 VICTOR HARBOR AND ENCOUNTER BAY AREA

SCALE 1:10,000



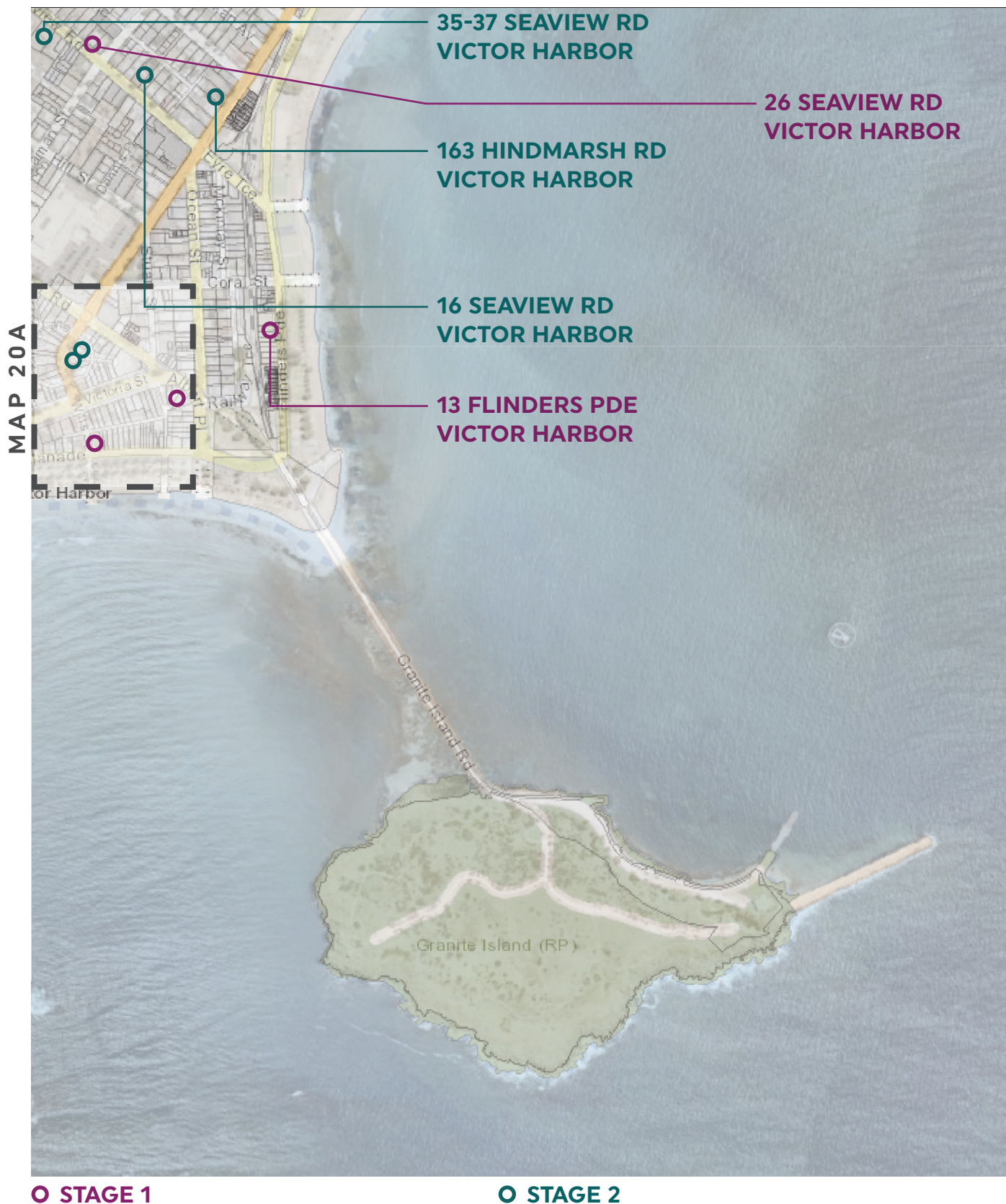
○ STAGE 1

○ STAGE 2



# MAP VIH/20 VICTOR HARBOR AREA

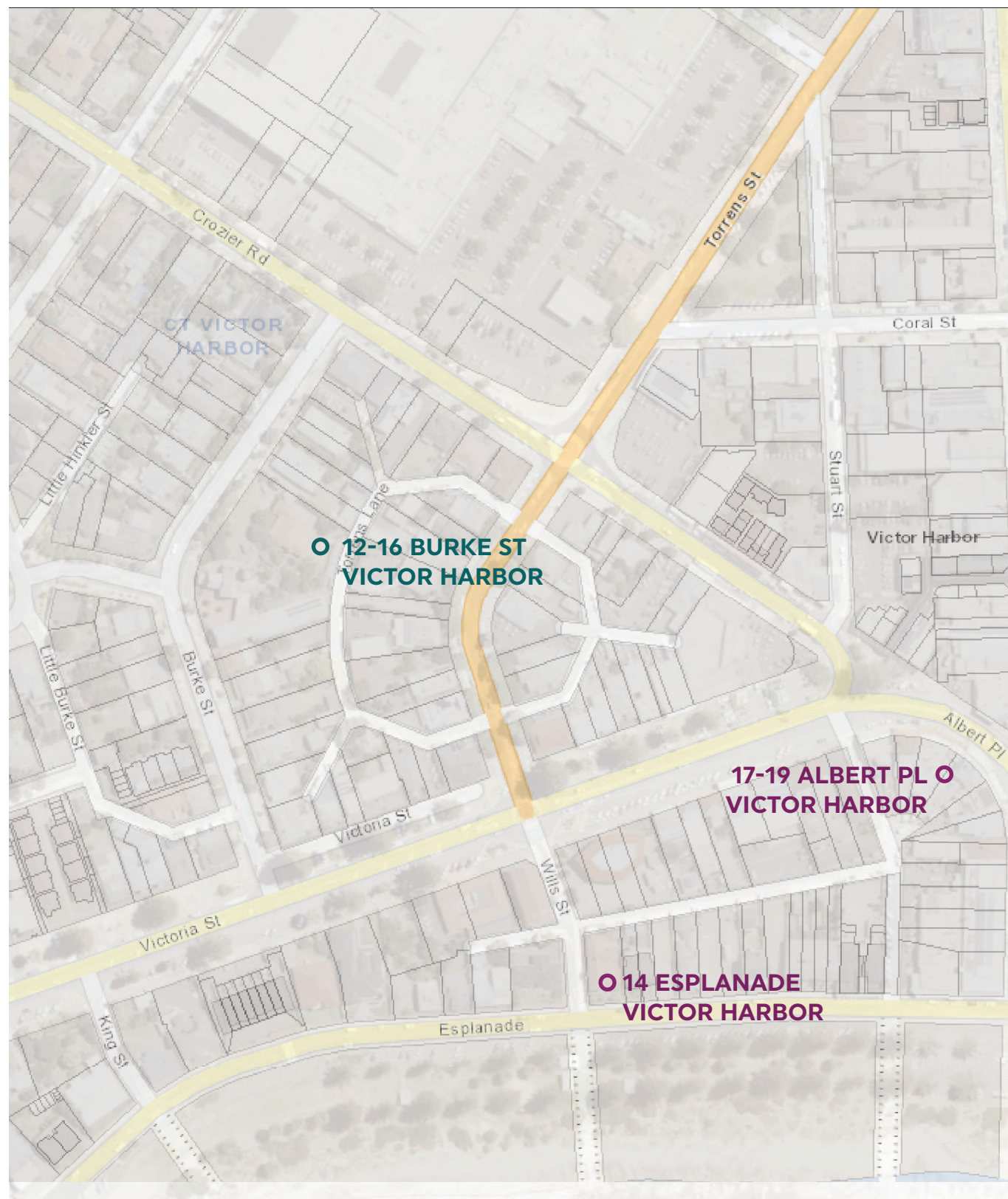
SCALE 1:10,000





# MAP VIH/20A VICTOR HARBOR AREA

SCALE 1:2,500



**O STAGE 1**

**O STAGE 2**



# MAP VIH/21 ENCOUNTER BAY AREA

SCALE 1:10,000



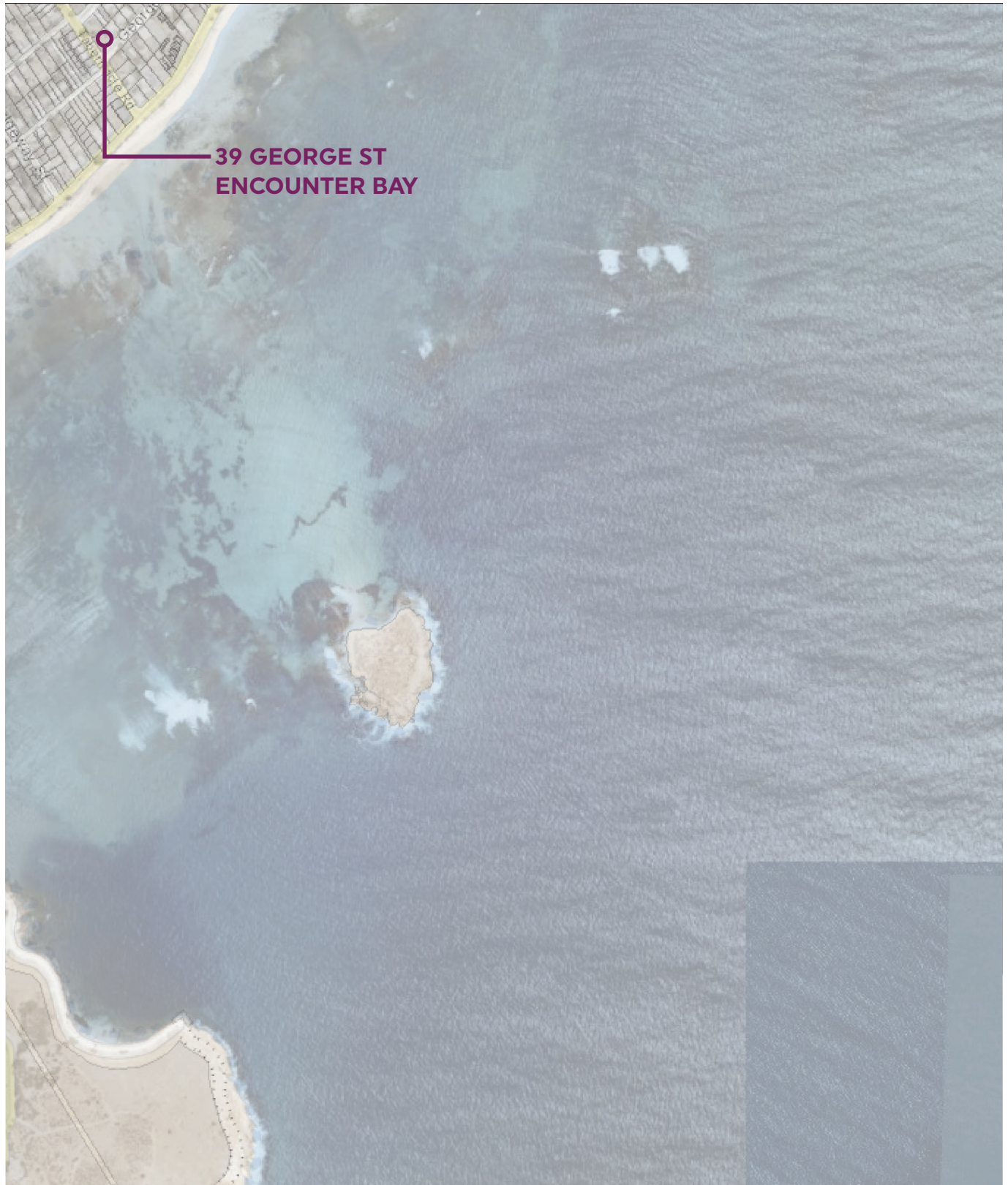
**○ STAGE 1**

**○ STAGE 2**



# MAP VIH/22 ENCOUNTER BAY AREA

SCALE 1:10,000



O STAGE 1

O STAGE 2



## 7.2 CHARACTER AREA OVERLAY

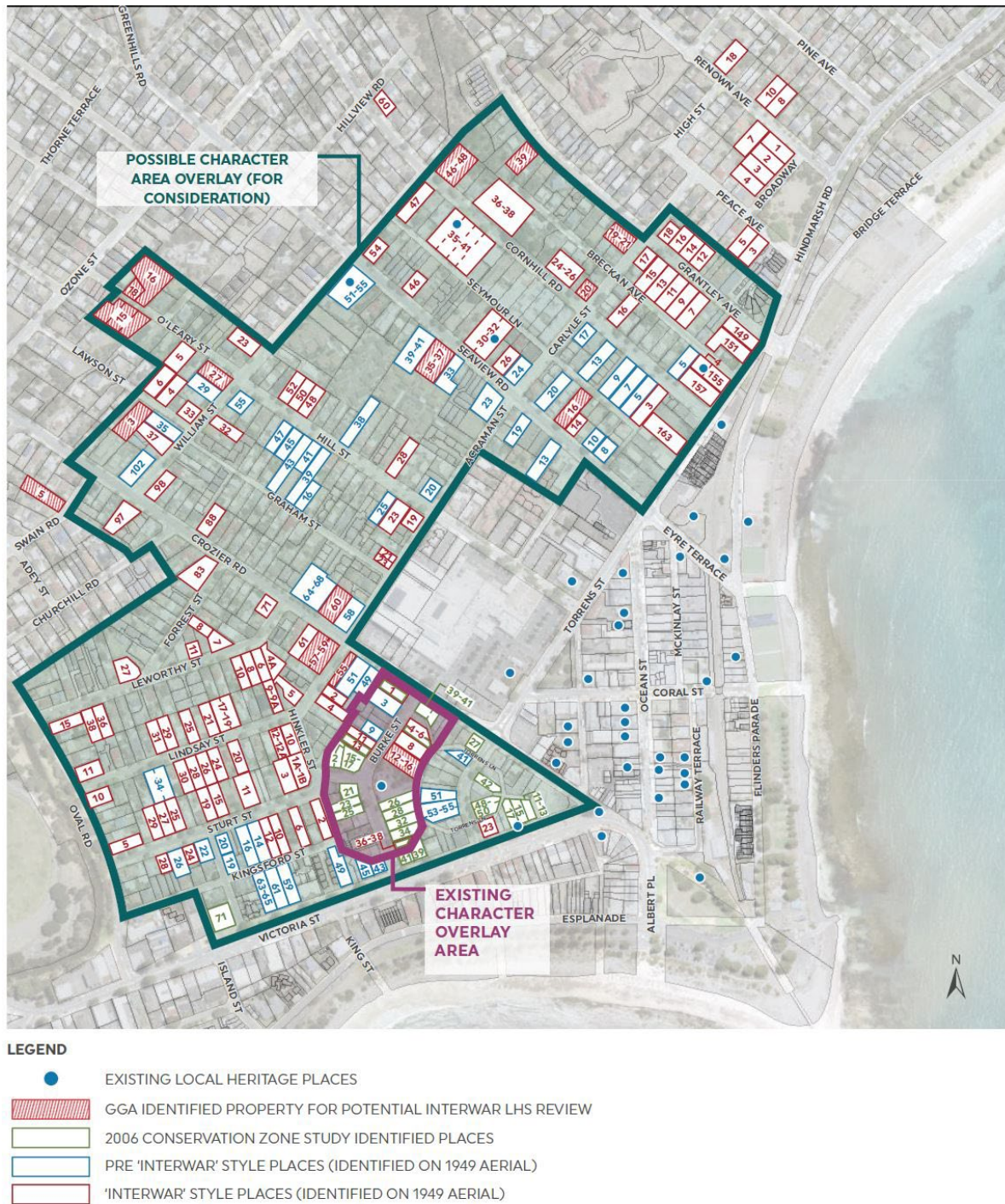


Figure 13: Proposed Residential Character Area Overlay (GGA, 2023)



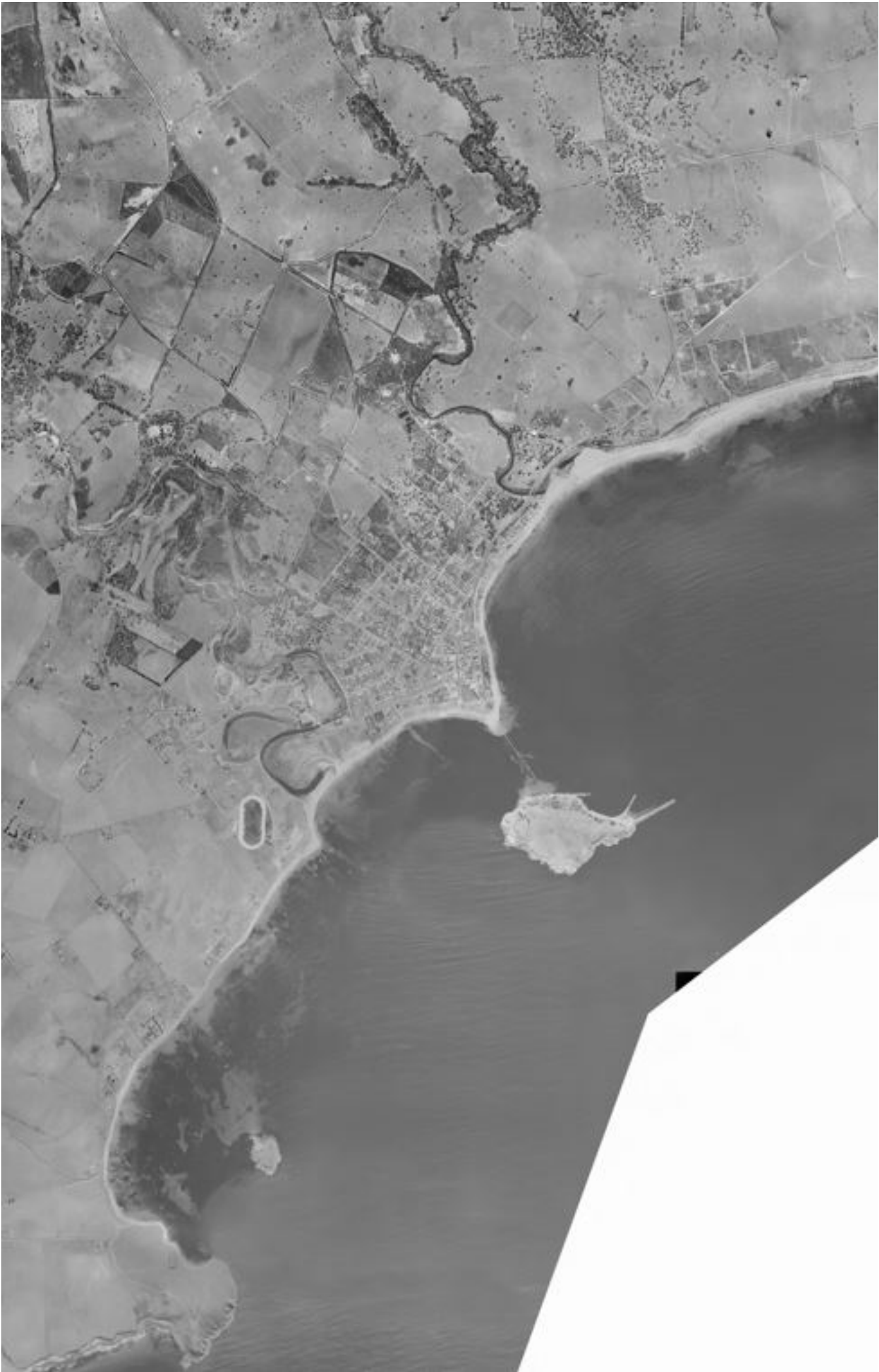
### 7.3 HISTORIC AREA OVERLAY



Figure 14: Proposed extent of Burke Street Historic Area Overlay (CAO Map from SAPPA maps)

## APPENDIX A: 1949 AND 2023 COMPARATIVE AERIAL IMAGES







## APPENDIX B: NOT RECOMMENDED FOR LOCAL HERITAGE LISTING

The following places were initially considered but have not been put forward for recommendation for Local Heritage Listing, generally due to lack of verifiable information, or due to low integrity of building fabric representing heritage value.

### STAGE 1

#### **VICTOR HARBOR**

Former Fire Station, 1-3/60 Ocean Street

### STAGE 2

#### **VICTOR HARBOR**

25 Esplanade

54 Esplanade

16 Field Avenue

3 Lawson Street

4 Lawson Street

6 Lawson Street

1-3 Newland Street

5 O'Leary Street

3 Riverview Road

31 William Street

Note: the property at 25-27 Pine Avenue, Victor Harbor was considered in the initial fieldwork phase of the project but has not been progressed at this time.



---

**NAME:** Unit 1-3, 60 Ocean Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Retail Tenancies

**FORMER USE:** Fire Station

**DATE(S) OF CONSTRUCTION:** 1945

**LOCATION:** Unit 1-3, 60 Ocean Street, Victor Harbor  
60 Ocean Street, Victor Harbor

**LAND DESCRIPTION:** CT 5167/564, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION** Not recommended for designation as a Local Heritage Place



*Unit 1-3, 60 Ocean Street, Victor Harbor (GGA, 2022)*

---

**NAME:** Unit 1-3, 60 Ocean Street, Victor Harbor

**PLACE NO:**

---

## DESCRIPTION

Art Moderne Style single storey painted render building, reportedly constructed of reinforced concrete. Building is built up to on both the northern and southern facades. The façade is articulated by 3 openings, broken by curved masonry piers. A symmetrical tiered parapet is capped by an expressed render band.

Roof form is a hip construction, of corrugated metal sheeting, concealed behind the parapet. Historical images show the original roofing material to be Marseilles style terracotta roof tiles.

A later flat pitch verandah, extends over the footpath.

Openings to the façade have been infilled with glazed aluminium window suites.

An external fire alarm remains, installed on one of the street facing piers, although there is no evidence of this in early photographs.

Foundation stone still evident, laid by the Honourable Collier Robert Cudmore, MLC, 26/05/1945.

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## STATEMENT OF SIGNIFICANCE

Not recommended for Local Heritage listing – low integrity to original appearance

---

## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

Assessment not proceeded with – low integrity.

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion b does not apply.

- (c) it has played an important part in the lives of local residents; or

Criterion c does not apply.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion d does not apply.

- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area; or
- (g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion g does not apply.

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## RELEVANT HISTORIC THEME

**THEME 4 – Victor Harbor and the Second World War (1939-1949)**

4.1 Township infrastructure, amenities and services (1939-1949)

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## BRIEF HISTORICAL BACKGROUND

60 Ocean Street, Victor Harbor was initially identified and assessed within Donovan and Associates' 1997 Victor Harbor Heritage Survey. The 1997 Survey providing brief historical details and recommended Local heritage listing against criteria a) of Section 23(4) of the *Development Act 1993*<sup>320</sup>, though Local heritage listing did not subsequently occur. The site was again assessed as part of the City of Victor Harbor's 2001 Local Heritage Register. Historical details based on the findings of the 1997 Survey were included. The 2001 Survey recommended Local heritage listing against criteria a) and c) of Section 23(4) of the *Development Act 1993*<sup>321</sup>, though Local heritage listing did not subsequently occur.

The earliest identified Lands Title records relating to 60 Ocean Parade, Victor Harbor date to March 1868 when the site (comprising Allotment 53 of Section 16 of the Hundred of Encounter Bay, laid out as the Township of Port Victor) was acquired by Hugh McDougall, labourer of Victor Harbor.<sup>322</sup> The site appears to have been used for commercial purposes in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries, likely a blacksmith's premises as suggested by the occupancies of subsequent owners including blacksmith George Dormer.<sup>323</sup> The site was acquired by motor car proprietor Sydney Raymond Wallace in 1924<sup>324</sup> and may have been used as a garage for his popular passenger service business.<sup>325</sup>

The current building at 60 Ocean Street, Victor Harbor was constructed in 1945 as the local fire brigade building. A local fire brigade had been established at Victor Harbor in 1922,<sup>326</sup> a valuable local organisation with numerous voluntary members from the local population. The fire brigade defended the township against numerous fires over the years, including the notable 1934 Ocean Street fire.<sup>327</sup> A series of disastrous fires in the early months of 1945 appear to have been the catalyst for local fundraising towards the costs of constructing a new fire brigade building.<sup>328</sup> By 1945, the Victor Harbor Municipal Fire Brigade were documented as having possessed three motor vehicles for fire-fighting purposes, 3000 feet of canvas hose, three extension ladders capable of reaching to top of the highest buildings in Victor Harbor and other essential equipment with forty volunteer members.<sup>329</sup> It is evident that the Brigade required a permanent structure to house their considerable assets.

The foundation stone of the new fire station of the Victor Harbor Municipal Fire Brigade was laid on Saturday 26<sup>th</sup> May, 1945. Laid by the Honourable C. R. Cudmore, M.L.C in the presence of Mayor S. D. Bruce and a large assembly that had gathered for the event. The new station building and fittings was then estimated to cost £750 with a majority of funds then already met by the board. The foundation stone was supplied by Mr. A. G. Sharrard, monumental mason of Adelaide and Murray Bridge.<sup>330</sup> It is understood that construction took some time as by August 1946 the work had still not been completed due to the shortage and expense of building materials during the War.<sup>331</sup> It is understood that the new building was completed by June 1947.<sup>332</sup> The Corporation of the Town of Victor Harbor took ownership of the site in January 1948.<sup>333</sup> A new fire station was constructed at the corner of Ozone Street and Crozier Road in 1986,<sup>334</sup> and the former fire station was sold into private hands in 1989.<sup>335</sup> Since this time the building has been used as commercial premises with extensive modifications in recent decades.

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<sup>320</sup> Donovan and Associates, 1997, *Victor Harbor Heritage Survey*, VHT-RLR-19, pp. 186-188.

<sup>321</sup> City of Victor Harbor, 2001, *Local Heritage Register*, Item no.8, pp. 1-2.

<sup>322</sup> CT 112/71

<sup>323</sup> Mr George Dormer Dead, *News*, Fri 4 Jan 1924, p. 1; CT 112/71

<sup>324</sup> CT 112/71

<sup>325</sup> Victor Harbor Motor Service, *The Mail*, Sat 26 Mar 1927, p.29.

<sup>326</sup> Victor Harbor Day, *The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 13 Oct 1922, p.3.

<sup>327</sup> Huge Blaze at Victor Harbor, *Recorder*, Mon 15 Jan 1934, p.1.

<sup>328</sup> Fire Brigade Building Appeal, *Victor Harbor Times*, Fri 30 Mar 1945, p.2.

<sup>329</sup> Laying the Foundation Stone at the New Fire Station, *Victor Harbour Times*, Fri 1 Jun 1945, p.1.

<sup>330</sup> Laying the Foundation Stone at the New Fire Station, 1945, p.1.

<sup>331</sup> Fire Brigade Annual Meeting, *Victor Harbour Times*, Fri 2 Aug 1946, p.4.

<sup>332</sup> Corporation of Victor Harbor, *Victor Harbour Times*, Fri 6 Jun 1947, p.1.

<sup>333</sup> CT 112/71

<sup>334</sup> New Victor Harbor fire station nearing construction stage, *Victor Harbour Times*, Fri 31 Jan 1986, p.2.

<sup>335</sup> CT 112/71



## EXTENT OF LISTING

N/A

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## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, VHT-RLR-19, pp. 186-188.
  - City of Victor Harbor, 2001, Local Heritage Register, Item no.8, pp. 1-2.
  - CT 112/71
  - Mr George Dormer Dead, News, Fri 4 Jan 1924, p.1; CT 112/71
  - Victor Harbor Motor Service, The Mail, Sat 26 Mar 1927, p.29.
  - Victor Harbor Day, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 13 Oct 1922, p.3.
  - Huge Blaze at Victor Harbor, Recorder, Mon 15 Jan 1934, p.1.
  - Fire Brigade Building Appeal, Victor Harbor Times, Fri 30 Mar 1945, p.2.
  - Laying the Foundation Stone at the New Fire Station, Victor Harbour Times, Fri 1 Jun 1945, p.1.
  - Fire Brigade Annual Meeting, Victor Harbour Times, Fri 2 Aug 1946, p.4.
  - Corporation of Victor Harbor, Victor Harbour Times, Fri 6 Jun 1947, p.1.
  - New Victor Harbor fire station nearing construction stage, Victor Harbour Times, Fri 31 Jan 1986, p.2.
- 

## SITE MAPPING



*Unit 1-3, 60 Ocean Street, Victor Harbor. (SAPPA, January 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Former Fire Station, Victor Harbor Heritage Survey 1997 (Donovan and Associates)*



*Former Fire Station, Ocean Street, Victor Harbor (owner supplied, date unknown)*





*Former Fire Station, Ocean Street, Victor Harbor (owner supplied, date unknown)*



*Former Fire Station – original frontage has been reduced to allow for a tenancy frontage, Ocean Street, Victor Harbor (owner supplied, date unknown)*





*The foundation stone, supplied by Mr. A. G. Sharrard, monumental mason of Adelaide and Murray Bridge, laid on Saturday 26<sup>th</sup> May, 1945, by the Honourable C. R. Cudmore, M.L.C in the presence of Mayor S. D. Bruce. (GGA, 2022)*



The fire station alarm can be seen located on one of the middle piers to the front façade of the building, in a non-original location, in comparison to early photographs (GGA, 2022).

---

**NAME:** 25 Esplanade, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** mid-1920s

**LOCATION:** 25 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5263/79, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*25 Esplanade, Victor Harbor (GGA, 2022)*

---

**NAME:**           **25 Esplanade, Victor Harbor**

**PLACE NO:**

---

## **DESCRIPTION**

The dwelling is a single storey, 'Inter-War Californian Bungalow', with pebble-dash style render finish masonry rendered walls. The bungalow is currently painted in a white colour scheme.

The roof is a presents as gable end, to the main portion of the rectangular dwelling, extending out at a lower pitch past the external walls to, to form the verandah to the southern facade, and extends at a slightly shallower pitch at the north to form a 'lean-to' to the rear. The roof is finished in a mid-grey colour coated corrugated metal roof sheeting, which has replaced what was likely to be original galvanised corrugated metal short sheeting.

There is one, rendered painted chimney to the north roof plane of the property, finished with an expressed capping.

The verandah extends the full width of the front façade of the dwelling, covered by the extension of the main roof. The verandah is supported by square, evenly spaced, posts and the rafters are expressed at the eaves. It is unclear if this is the original structural expression of the verandah.

Windows are varied, with large square sash to either end of the front façade, and a corner bay, centred on the façade. It is unclear if the corner bay window is a later alteration.

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## **STATEMENT OF SIGNIFICANCE**

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings, the dwelling is not an outstanding example of the style within the area; of low integrity and does not retain a high degree of original fabric.

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## **RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – whilst it demonstrates development of Holiday dwellings, being one of the early dwellings constructed in the Victor Harbor area, however threshold is not met – low integrity.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – whilst it represents development of Holiday dwelling constructed for established families of Adelaide, however threshold is not met – low integrity.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town, however threshold is not met – low integrity.

- (e) it is associated with a notable local personality or event; or



Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

25 Esplanade, Victor Harbor does not appear to have been assessed by any previous heritage survey. The place was identified within Donovan and Associates' 1997 Victor Harbor Heritage Survey's Summary of Heritage Places – Built Heritage list<sup>336</sup> though no further historical details or assessments were provided.

The earliest identified Lands Title records relating to 25 Esplanade, Victor Harbor date to July 1914, when the site (including a portion of Allotment 51 of Section 15 of the Hundred of Encounter Bay, laid out as the Alexandra) was acquired by Claude de Neufville Lucas, station manager of Kapunda.<sup>337</sup> The de Neufville Lucas Family retained the property until Claude's death in 1936.<sup>338</sup> After Claude's death, the property was acquired by Gladys Minetta Hicks, married woman of Toorak Gardens in 1936. Gladys retained ownership of the property for much of the 20<sup>th</sup> Century.

Relatively little information has been identified regarding this dwelling. Aerial photography dating to c.1928 shows the residence was constructed by this time, indicating that Claude de Neufville Lucas was responsible for the dwelling's construction. The building's simple, restrained style appears to date from the early to mid-1920s. Social notes recorded in local newspapers report that the family of 'C. de N. Lucas' frequently holidayed in Victor Harbor, from approximately 1926 onwards,<sup>339</sup> suggesting possible construction around this date.

The most significant owner of 25 Esplanade, Victor Harbor is Claude de Neufville Lucas (1873-1936). Lucas was born in Payneham, the son of Major de N. Lucas of the 2<sup>nd</sup> Somersetshire Regiment. He was educated at Canon Field's School in North Adelaide and was, for a time associated with the Adelaide branch of the Bank of New Zealand. In 1895, Lucas went to Anlaby, near Kapunda where he was associated with the Dutton Family, becoming station manager of the property for approximately 25 years. In 1932 he retired to Hyde Park, where he died in 1936. He was a member of the Anglican Synod.<sup>340</sup>

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## EXTENT OF LISTING

Nil.

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## REFERENCES

- Donovan and Associates, 1997, Victor Harbor Heritage Survey, Vol. 1 Overview, p. 85.
- CT 1000/16
- Mr. C. de N. Lucas, Chronicle, Thu 30 Apr 1936, p.17.

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<sup>336</sup> Donovan and Associates, 1997, Victor Harbor Heritage Survey, Vol. 1 Overview, p. 85.

<sup>337</sup> CT 1000/16

<sup>338</sup> Mr. C. de N. Lucas, Chronicle, Thu 30 Apr 1936, p. 17.

<sup>339</sup> From Kapunda, News, Mon 4 Jan 1926, p.5.

<sup>340</sup> Mr. C. de N. Lucas, 1936. p.17.

- From Kapunda, News, Mon 4 Jan 1926, p.5.

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## SITE MAPPING



25 Esplanade, Victor Harbor (SAPPA, 2023)

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## HISTORICAL AND RELEVANT IMAGES



B 4964 Panoramic aerial view of Victor Harbor, c1928, Victor Harbor Collection (SLSA, 1928) – zoomed image of 25 Esplanade, seen as a singly storey dwelling to the of centre, looking at the north west corner.

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**NAME:** 54 Esplanade, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. early 1950s

**LOCATION:** 54 Esplanade, Victor Harbor

**LAND DESCRIPTION:** CT 5382/427, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*54 Esplanade, Victor Harbor (GGA, 2022)*



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**NAME:**           **54 Esplanade, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

Masonry construction rendered single storey residence and detached gable roof outbuilding to the western boundary. The external rendered masonry walls are painted in a white colour scheme, including windows and eave trims.

The section of roof to the main portion of the dwelling presents as a dutch gable to both the southern and western facades. A hipped verandah extends the width of the section of front façade stepped back behind the front facing wall, at a lower level to the main eaves to create a protected entry area. A lower pitch 'lean-to' is located to the rear of the dwelling. The main roof, verandah and outbuilding are finished in a Marseilles terracotta style tile finish.

There is a single, double chimney centred on the western external of the main dwelling, finished in painted render and articulated at the top with horizontal banding.

The front verandah is defined with a low rendered masonry balustrade, and has been infilled with glazing suites to create an enclosed room.

Windows and doors are typically timber. The windows appear to be original, as double bay or triple bay sash suites, with painted brick sills.

Fencing to the front of the property is low rendered masonry fence, which remains unpainted.

The detached outbuilding appears to be of an earlier construction date than the main dwelling, with the gable ends of the roof finished with timber batten detailing and horizontal render detailing to the rendered walls.

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## **STATEMENT OF SIGNIFICANCE**

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, built upon the early sub-division of Victor Harbor, the main dwelling is likely of later construction, outside the Inter-War time frame. The dwelling is of low integrity, with the likely early detached outbuilding associated with the original dwelling not clearly distinguishable as 'Inter-War', or meeting the relevant criteria and themes in its own right.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – demonstrates development of Inter-War dwellings constructed in the Victor Harbor area but of later construction date.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 1:** Victor Harbor and the formation of South Australia's premiere 'resort' township (1912-1918)

1.5 Dwellings and accommodation (1912-1918)

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## BRIEF HISTORICAL BACKGROUND

54 Esplanade, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 54 Esplanade, Victor Harbor date to April 1898 when the site (including Allotment 1 of Section 15 of the Hundred of Encounter Bay, laid out as Victor Harbor West) was acquired by Betana Caroline Leworthy Salom, wife of Edgar Jacob Salom, bank clerk of Adelaide.<sup>341</sup> A mortgage was registered by Salom in August 1907, discharged by March 1916. This lengthy disposal period is generally suggestive of construction works occurring around this time. The property was retained by the Salom Family until Betana's death in 1943.<sup>342</sup> Ownership then passed to Vivian Cecil Mylius, butcher of Parkside. Mylius undertook subdivisions to the original allotment in 1951, which formerly stretched from the Esplanade to Newland Street to the north-west. By July 1951 Mylius was described as having retired from business.<sup>343</sup> In 1953 further subdivisions of the original site occurred, and Mylius sold the site of 54 Esplanade to Herbert Sydney Green, farmer of Borrika.<sup>344</sup> The Green Family retained the property until the deaths of both Sydney Green and his widow Mary in 1968 and 1975 respectively.<sup>345</sup> Subsequent owners of 54 Esplanade, Victor Harbor in the 20<sup>th</sup> Century include the Stott Family (1978>).

1949 aerial photography of Victor Harbor indicates a rectangular building on the site of 54 Esplanade, Victor Harbor. This dwelling was mostly likely constructed for the Salom family from approximately 1907, as suggested by an attributable mortgage at this time. A small outbuilding is evident on the 1949 photograph which likely comprises the small early 20<sup>th</sup> Century outbuilding that survives on the site, immediately west of the main residence. As the footprint of the dwelling evident in the 1949 photograph differs from the current building, it is understood that building documented in the 1949 photograph was likely demolished or extensively modified to form the current building. The current dwelling's stylised Inter-War Functionalist appearance also appears to date from the late 1940s/early 1950s. Therefore it is determined that the current building was likely constructed by V. C. Mylius sometime between 1949 and the 1953 sale.

While V. C. Mylius is known to have been a local town councillor during the early 1950s,<sup>346</sup> little other information regarding his life has been identified. Interestingly, UniSA's Architecture Museum retains the records and floorplans of a residence designed by architects Russell & Yelland for a 'V. C. Mylius' at Victor Harbor in 1945.<sup>347</sup> It is possible that these plans may relate to this building, perhaps with delayed

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<sup>341</sup> CT 632/56

<sup>342</sup> CT 632/56

<sup>343</sup> CT 2155/169.

<sup>344</sup> CT 2250/173

<sup>345</sup> CT 2250/173

<sup>346</sup> *Corporation of Victor Harbor, Victor Harbor Times, Fri 22 Dec 1950, p.4.*

<sup>347</sup> *UniSA Architecture Museum, University of South Australia, Russell & Yelland Collection, 1945, S98/153/1-6.*

construction until after 1945; a strong likelihood given the rarity and expense of building materials during wartime.

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## EXTENT OF LISTING

N/A

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## REFERENCES

- CT 632/56; 2155/169; 2250/173l etc
  - <https://www.realestate.com.au/sold/property-house-sa-victor+harbor-137583674>, accessed 6/6/2023.
  - Corporation of Victor Harbor, Victor Harbor Times, Fri 22 Dec 1950, p.4.
  - UniSA Architecture Museum, University of South Australia, Russell & Yelland Collection, 1945, S98/153/1-6.
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## SITE MAPPING



*54 Esplanade, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*Victor Harbor 1949 Aerial – 54 Esplanade can be seen as a rectangular shape building, with likely single gable roof form and detached outbuilding to the west, in comparison to the existing building footprint, strongly suggesting that the existing dwelling is later than 1949. (1949, courtesy of City of Victor Harbor)*

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**NAME:** 16 Field Avenue, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1940

**LOCATION:** 16 Field Avenue, Victor Harbor

**LAND DESCRIPTION:** CT 5963/17, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*16 Field Avenue, Victor Harbor (GGA, 2023)*

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**NAME:** 16 Field Avenue, Victor Harbor

**PLACE NO:**

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## DESCRIPTION

Limestone constructed single storey dwelling. The stone is split faced, uncoursed, randomly laid, with extruded, oversized mortar joints. The external masonry walls are unpainted. The existing colour scheme is cream trims, facias, barge boards and windows, with mid-grey gutters and downpipes.

The dwelling is gable roof form, with the gable end presenting at an angle with the street front. At the western external wall, the roof has been slightly altered to extend at a lower pitch, creating a skillion roof over the 'addition' style spaces to this side of the dwelling. To the eastern façade, the roof extend past the external wall to cover the porch, half the width of the façade, exposed to the underside of the roof sheeting; the extension of which does not appear to be original. The roof has been refinished with red colour coated corrugated metal roof sheeting, however was previously painted, galvanised corrugated metal short sheet. The soffits are lined with a fibrous sheet type finish, with exposed roof battens.

There are two, double chimneys to the dwelling, both finished in stone masonry that matches the external walls, and capped with a single course of orange/yellow toned bricks, laid in a header pattern. One chimney is located to the centre of the western wall, at the junction of the pitching point of the gable roof with the skillion roof, and the other to the southern external wall, centred on the gable end.

Windows and doors are typically timber. The windows appear to be original, single bay sash windows with orange/yellow brick sills that match the chimney capping course.

The front boundary of the property is unfenced, with later fencing being installed to the boundaries of the property adjacent the later subdivision of the land.

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## STATEMENT OF SIGNIFICANCE

Whilst the dwelling displays historic and aesthetic themes that are of some importance to the local area, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings, the dwelling is not a strong example of a 'Holiday dwelling' and is not an eclectic example of high 'aesthetic merit'.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – whilst it demonstrates development of Holiday dwellings constructed in the Victor Harbor area, it is not a high quality example of the stylistic qualities evident in other dwellings.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – whilst it represents development of Holiday dwellings constructed in the Victor Harbor area, it is not a strong example representative of the theme.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or



Criterion D is met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region as a holiday home town.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEME

**THEME 4** – Victor Harbor and the Second World War (1939-1949)

4.5 Dwellings and accommodation (1939-1949)

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## BRIEF HISTORICAL BACKGROUND

16 Field Avenue, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 16 Field Avenue, Victor Harbor date to October 1938, when the site (Allotment 293 of Sections 17 and 18 of Hundred of Encounter Bay, laid out as Mount Breckan Estate) was acquired by Annie Louise Brown, married woman of North Adelaide.<sup>348</sup> The Brown Family retained the site until 1950, when it was acquired by Walter Spencer and Margaret Helene George of Victor Harbor. Subsequent owners during the 20<sup>th</sup> Century include Maurice Osborne Tanner (1953-1979).<sup>349</sup>

While little information regarding the residence could be identified to verify its construction date, the dwelling is evident on the 1949 aerial photograph; one of few surviving early 20<sup>th</sup> Century dwellings constructed on the north eastern portion of the Mount Breckan Estate. The residence is understood to have been likely constructed by approximately 1940 for the use of the Brown Family, who likely used the property as a holiday home. Little other information regarding the residence or its early owners could be identified.

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## EXTENT OF LISTING

N/A

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## REFERENCES

- CT 1363/78; 1714/153; etc.
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<sup>348</sup> CT 1714/153

<sup>349</sup> CT 1714/153

## SITE MAPPING



*16 Field Avenue, Victor Harbor (SAPPA, 2023)*

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## RELEVANT IMAGES



*16 Field Avenue, Victor Harbor front façade, showing gable end and skillion. (GGA, 2023)*



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**NAME:** 3 Lawson Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1940

**LOCATION:** 3 Lawson Street, Victor Harbor

**LAND DESCRIPTION:** CT 5423/833, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*3 Lawson Street, Victor Harbor (GGA, 2023)*



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**NAME:**           **3 Lawson Street, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

'Inter-War Mediterranean' influenced, single storey, rendered masonry, gable ended residence, with a-symmetric double gable frontage. The dwelling has bungalow, 'Inter-War Georgian Revival' and 'Inter-War Old English' influences. The external masonry walls plain finish, and are painted light cream, with 'Cottage Green' timber trims, details, facias and barge boards. Brickwork details were likely not originally painted. A skillion roofed addition to the north west and covered patio, gable addition to the rear and carport to the south east are later fabric. The smaller gable end to the front of the dwelling is a later addition, but as part of the works associated with the original construction.

The roof is gable, with two gable 'pop-outs' to the front of the dwelling extending back to the main roof. The pitching points of the gable ends are articulated at the wall with brick coursing detail, which has since been painted. The roof is finished in light grey zinc coated corrugated metal roof sheeting, which is unlikely to be original fabric. Corrugated galvanised roof sheeting may have been the original roofing material. The eaves are exposed to the underside of the roof sheeting, with batten structure exposed.

There are two single rendered finish chimneys to the dwelling, which are capped with three courses of stepped render bands and topped with a terracotta clay pot. The chimneys are located along the north west original external wall, to the front and rear of the dwelling.

The dwelling does not have a verandah or covered entry, however, it is likely that the current arched front door was originally an open archway to an entry porch (a catslide style roof), before a main entry door located on the main front facing wall of the main section of dwelling.

Windows and doors are typically timber. The windows appear to be original, as single and double bay, half Georgian sash windows. The windows to the frontmost gable are shaded by a small cast concrete awning, protecting the windows which extend out from the gable façade as a bay window. The front double hinge doors are timber and are arched, likely non-original, and fit into the original arched portico opening.

The property is bounded at the front with a later, low block unit retaining wall.

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## **STATEMENT OF SIGNIFICANCE**

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, demonstrating a range of stylistic influences of Inter-War architectural styles, including elements of 'Inter-War Californian Bungalow', 'Inter-War Old English', 'Inter-War Mediterranean' and 'Inter-War Georgian Revival.', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings, the dwelling is not an outstanding example as it is of low integrity, and does not retain a high degree of original fabric.

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## **RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – demonstrates development of Inter-War dwellings constructed in the Victor Harbor area but is not a strong example.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – represents development of Inter-War dwellings constructed in the Victor Harbor area but is not a strong example.

(c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region, but is not considered a strong enough example and is of low integrity.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 3** – Victor Harbor and the Depression Era (1929-1939)

3.4 Dwellings and accommodation (1929-1939)

**THEME 4** – Victor Harbor and the Second World War (1939-1949)

4.5 Dwellings and accommodation (1939-1949)

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## BRIEF HISTORICAL BACKGROUND

3 Lawson Street, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 3 Lawson Street, Victor Harbor date to February 1922, when the site (Allotment 3 of a portion of Section 16 of the Hundred of Encounter Bay) was acquired by Edgar Ralph Cakebread, farmhand of Encounter Bay.<sup>350</sup> The allotment was subsequently transferred to Frank Porter, in March 1928. Porter died in 1929 and the allotment was held within a trustee account until 1932. In 1932 the allotment was acquired by Joseph Edward Sedunary, retired person of Victor Harbor, who retained ownership until 1939. In 1939 the allotment was purchased by Antonie Lydia Munchenberg, married woman of Sowetta. Munchenberg placed two mortgages on the allotment in December 1940, both discharged by 1945.<sup>351</sup> In December 1947 Munchenberg transferred the property to Kenneth Gordon (builder and contractor of Victor Harbor) and Loris Velma Munchenberg. Kenneth was Antonie's son; Kenneth and Loris (nee Wilson) had been recently married in October 1947.<sup>352</sup> The Munchenberg Family retained the property until 1958, placing several mortgages during their occupancy.<sup>353</sup> Subsequent owners in the 20<sup>th</sup> Century included W. H. Chester Ltd (1958-1973) and the Williams Family (1973>).

While information identifying an exact construction date has not been identified, it is understood that the residence was constructed in approximately 1940 by the Munchenberg Family. Antonie Munchenberg's two 1940 mortgages most likely related to initial construction works; the Munchenberg Family's regular mortgages throughout the 1940s likely resulted in the building's various construction periods and additions.

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<sup>350</sup> CT 1227/18

<sup>351</sup> CT 1227/18

<sup>352</sup> *Wilson-Munchenberg wedding, Victor Harbour Times, Thu 16 Oct 1947, p.2.*

<sup>353</sup> CT 2562/15

The 1947 property transfer to Kenneth and Loris Munchenberg lists their address as 'Lawson Street, Victor Harbor', indicating the couple were residing at the completed residence at this time.<sup>354</sup> As a builder and contractor, Kenneth Munchenberg may have been responsible for the dwelling's construction and possibly its design also.

Strongly associated with the Munchenberg Family, who constructed the dwelling, little family history has been identified. K. G. Munchenberg has been identified however as the builder of the first transport carriages to Granite Island after the horse-drawn trams were discontinued in 1956.<sup>355</sup>

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## EXTENT OF LISTING

N/A

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## REFERENCES

- CT 1227/18; 2562/15; etc
  - Wilson-Munchenberg wedding, Victor Harbour Times, Thu 16 Oct 1947, p.2.
  - [https://www.victor.sa.gov.au/\\_\\_data/assets/pdf\\_file/0028/288361/Road-and-Place-Naming-Policy-2020.pdf](https://www.victor.sa.gov.au/__data/assets/pdf_file/0028/288361/Road-and-Place-Naming-Policy-2020.pdf), accessed 20/04/2023
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## SITE MAPPING



*3 Lawson Street, Victor Harbor (SAPPA, 2023)*

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<sup>354</sup> CT 1227/18

<sup>355</sup> [https://www.victor.sa.gov.au/\\_\\_data/assets/pdf\\_file/0028/288361/Road-and-Place-Naming-Policy-2020.pdf](https://www.victor.sa.gov.au/__data/assets/pdf_file/0028/288361/Road-and-Place-Naming-Policy-2020.pdf), accessed 20/04/2023.



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**NAME:** 4 Lawson Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1920s

**LOCATION:** 4 Lawson Street, Victor Harbor

**LAND DESCRIPTION:** CT 5535/385, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place.



*4 Lawson Street, Victor Harbor (GGA, 2023)*

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## DESCRIPTION

Single storey symmetrical limestone dwelling, with red brick quoins, window and door reveals, sills, headers and plinth. The masonry remains unpainted, with gutters currently painted red and a cream finish colour to all other timber trims, such as windows and barge boards.

The dwelling as a gable ended roof, which extends past the front external wall to create the verandah. At the rear, the roof extends, at a lower pitch, past the original external wall to create a 'lean-to' type room – the original 'lean-to' roof and structure appear to have been altered and extended. The roof is finished in a corrugated metal galvanised roof sheeting, which is a more recent material, but likely the original finish (roof sheeting would have originally been short sheet). The underside of the gable ends and verandah are exposed to the underside of the roof sheeting, with battens and rafter structures expressed.

There is a remaining double red brick chimney to the north east side of the roof ridge line, which appears to have been rendered at a later date. The original chimney to the north west external wall, at the rear of the property, to the location of the original kitchen fireplace has been removed.

The front verandah is a simple extension of the main roof, supported by four, evenly spaced, timber columns. Any previous decorative ornamentation to the verandah has since been removed. The verandah flooring is painted concrete, with concrete stairs leading up to the front door, off the street frontage.

Window and doors are timber. There are two triple bay window suites positioned symmetrically on the façade, either side of the centralised front door. The window suite is a larger central bay, with two half width bays either side, which are hinged opening, with a highlight window above. The glazing to the highlight window is a textured finish. The front door is timber, with glazed panel to the upper quarter and two half height sidelights either side. The remainder of the windows to the dwelling are typically single sash windows. The brick headers are laid on the diagonal, as a flat arch, rather than a typical header bond.

The front of the property is unfenced, with low level rendered, stepped retaining walls to the front boundary, which appear to be non-original. There is a later lightweight carport addition to the north west, covered patio to the north and rendered addition to the original 'lean-to' structure to the rear.

The dwelling has similar detailing to that of the dwelling constructed at 18 Renown Avenue, Victor Harbor, which may have been constructed by local prominent architectural drafter and contractor Roy Milton.

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## STATEMENT OF SIGNIFICANCE

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of an early 'Inter-War Californian Bungalow', representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings, the dwelling is not an outstanding example of the style within the area.

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## RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – whilst it demonstrates development of Inter-War dwellings constructed in the Victor Harbor area, it is not an outstanding example of the style within the area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – whilst it represents development of Inter-War dwellings developed for local families in the area, it is not an outstanding example.

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region, it is not an outstanding example of the style within the area.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

4 Lawson Street, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 4 Lawson Street, Victor Harbor date to December 1921 when the site (Allotment 17 of a portion of Section 16 of the Hundred of Encounter Bay) was acquired by Clarace Joy Pearce, unmarried woman of Encounter Bay.<sup>356</sup> Pearce placed a mortgage in May 1924, which was discharged by 1934. The property was subsequently transferred to the Johns Family in 1943, who placed an additional mortgage at the time of acquisition. The Johns Family retained the property until 1968. Subsequent owners in the 20<sup>th</sup> Century include the Lines Family (1968-1969), the Craven Family (1969-1972), the Halleday Family (1972-1984) and the Turner Family (1984>).<sup>357</sup>

While information providing an exact construction date has not been identified, it is understood that the residence was likely constructed in the early 1920s for Clarace Joy Pearce, likely at the same time as the matching residence adjacent at 6 Lawson Street. The simplicity of construction suggests that both dwellings were likely constructed by an unidentified local contractor.

While little information relating to Clarace Pearce's life could be identified, subsequent owner Thomas Henry Johns (1886-1949) was described as having arrived in Victor Harbor in the early 1940s, likely purchasing 4 Lawson Street as a retirement home. He was described as an active member of the Methodist Church.<sup>358</sup>

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## EXTENT OF LISTING

N/A

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## REFERENCES

- CT 1221/80; etc.
- Death of Mr. Thomas Henry Johns, Victor Harbor Times, Fri 17 Jun 1949, p.2

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<sup>356</sup> CT 1221/80

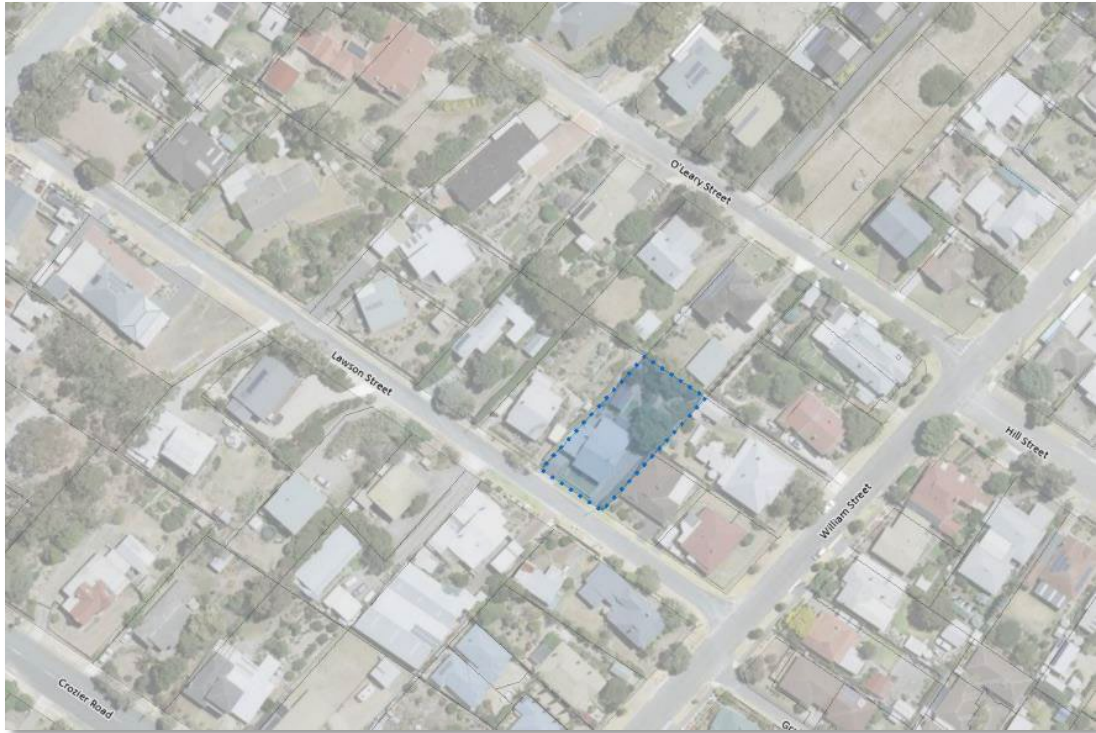
<sup>357</sup> CT 1221/80

<sup>358</sup> Death of Mr. Thomas Henry Johns, Victor Harbor Times, Fri 17 Jun 1949, p.2.



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## SITE MAPPING



*4 Lawson Street, Victor Harbor (SAPPA, 2023)*

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## HISTORICAL AND RELEVANT IMAGES



*4 Lawson Street, Victor Harbor front facade (RealEstate.com, 2019  
<https://www.realestate.com.au/property/4-lawson-st-victor-harbor-sa-5211/>)*





4 Lawson Street, Victor Harbor side façade showing limestone construction with red brick quoins, plinth, window reveals and sills (RealEstate.com, 2019  
<https://www.realestate.com.au/property/4-lawson-st-victor-harbor-sa-5211/>)



4 Lawson Street, Victor Harbor later rear addition (RealEstate.com, 2019  
<https://www.realestate.com.au/property/4-lawson-st-victor-harbor-sa-5211/>)



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**NAME:** 6 Lawson Street, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1920s

**LOCATION:** 6 Lawson Street, Victor Harbor

**LAND DESCRIPTION:** CT 5535/384, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*6 Lawson Street, Victor Harbor (GGA, 2023)*



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**NAME:**           **6 Lawson Street, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

Single storey symmetrical limestone/sandstone dwelling, with red brick quoins, plinth, window and door reveals. The masonry remains unpainted, with gutters currently painted red and a cream finish colour to all other timber trims, such as windows and barge boards.

The dwelling as a gable ended roof, which extends past the front external wall to create the verandah. At the rear, the roof extends, at a lower pitch, past the original external wall to create a 'lean-to' type room, which appears to be in its original form. The roof is finished in a corrugated metal galvanised roof sheeting, which is a more recent material, but likely the original finish (roof sheeting would have originally been short sheet). The underside of the gable ends and verandah are exposed to the underside of the roof sheeting, with battens and rafter structures expressed.

There are two, red brick which appear to have been rendered at a later date. There is a double chimney to the north west side of the gable ridgeline and a single chimney original chimney to the north east external wall, at the rear of the property, to the location of the original kitchen fireplace.

The front verandah is a simple extension of the main roof, supported by four, evenly spaced, round steel columns, which are a later alteration. A rendered masonry balustrade extends between the columns, appearing to be a later alteration. Any previous decorative ornamentation to the verandah has since been removed. The verandah flooring is painted concrete, with concrete stairs leading up to the front door, off the street frontage.

Window and doors are timber. There are two triple bay window suites positioned symmetrically on the façade, either side of the centralised front door. The window suite is a larger central bay, with two half width bays either side, which are hinged opening. The front door is timber, with glazed panel to the upper quarter and two half height sidelights either side. The remainder of the windows to the dwelling are typically single sash windows. The headers are rendered, paint finish, flat arches.

The front of the property is fenced with a half-height metal chain mesh fence, unfenced, which is not original. There is a later lightweight detached shed to the west and carport to the east. There is a skillion roofed addition to the rear, off the original 'lean-to' structure. There is a small section of white timber picket fencing to the eastern side of the verandah, at ground level, which may be original to the dwelling.

The dwelling has similar detailing to that of the dwelling constructed at 18 Renown Avenue, Victor Harbor, which may have been constructed by local prominent architectural drafter and contractor Roy Milton.

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## **STATEMENT OF SIGNIFICANCE**

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of an early 'Inter-War Californian Bungalow', the dwelling is not an outstanding example of the style within the area.

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## **RELEVANT CRITERIA (as defined in Section 67 – Local heritage of the PDI Act 2016)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – whilst it demonstrates development of Inter-War dwellings constructed in the Victor Harbor area, it is not an outstanding example of the style within the area.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – whilst it represents development of Inter-War dwellings developed for local families in the area, it is not an outstanding example (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met – it is representative of a broad, eclectic style of design and construction, relating to the progressive development of the region, it is not an outstanding example of the style within the area.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

### THEME 2 – Victor Harbor after the First World War (1919-1929)

#### 2.5 Dwellings and accommodation (1919-1929)

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## BRIEF HISTORICAL BACKGROUND

6 Lawson Street, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 6 Lawson Street, Victor Harbor date to September 1922, when the site (Allotment 16 of a portion of Section 16 of the Hundred of Encounter Bay) was acquired by Frank Porter, gentleman of Victor Harbor.<sup>359</sup> Porter retained the allotment until his death in 1928, with ownership passing at this time to a trustee account.<sup>360</sup> In 1942 the property was acquired by James Davidson McKenzie, barman of Victor Harbor. A short mortgage was placed by McKenzie at the time of acquisition, which was discharged by 1943. McKenzie retained the property until his death in 1958. The property was held by a trustee until 1964. Subsequent owners during the 20<sup>th</sup> Century include Fred Bradman and Colleen June Hill Sims (1964-1965), Henry Orlando Rowley (1965-1977), Alison Jean Bayly (1977-1992) and Patricia Margaret O'Neill (1992>).<sup>361</sup>

While information providing an exact construction date has not been identified, it is understood that the residence was likely constructed in the early 1920s for Frank Porter, likely at the same time as the matching residence adjacent at 4 Lawson Street. The simplicity of construction suggests that both dwellings were likely constructed by an unidentified local contractor.

The most significant owner of 6 Lawson Street, Victor Harbor is likely Frank Porter (1865-1928), for whom the dwelling is understood to have been constructed. Porter was the son of James Porter of the 'Glenbrook' estate near Victor Harbor, well known for its pure-bred Holstein cattle.<sup>362</sup> Frank Porter resided at 'Glenbrook' until after his father's death, when the family estate was sold, then residing in Victor Harbor until his death in 1928. While little is known of Porter's life, he was well known for his admiration of flowers, winning prizes in various flower shows.<sup>363</sup>

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<sup>359</sup> CT 1252/97

<sup>360</sup> CT 1252/97

<sup>361</sup> CT 1252/97

<sup>362</sup> <https://monumentaustralia.org.au/themes/people/industry/display/108137-james-windmill-porter->, accessed 20/04/2023.

<sup>363</sup> *Late Mr. Frank Porter, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot*, Fri 23 Nov 1928, p.3.

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## EXTENT OF LISTING

N/A

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## REFERENCES

- CT 1252/97; etc
  - Late Mr. Frank Porter, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 23 Nov 1928, p.3.\
  - <https://monumentaustralia.org.au/themes/people/industry/display/108137-james-windmill-porter->, accessed 20/04/2023.
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## SITE MAPPING



*6 Lawson Street, Victor Harbor (SAPPA, 2023)*



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**NAME:** 1-3 Newland Street, Victor Harbor

**PLACE NO:**

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1 – 3 Newland Street, Victor Harbor (GGA, 2023)

Not pursued for research or further investigations – outside date range for survey (post 1950)

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**NAME:** 5 O’Leary Street, Victor Harbor

**PLACE NO:**

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5 O’Leary Street, Victor Harbor (GGA, 2023)



5 O’Leary Street, Victor Harbor (<https://www.realestate.com.au/property/5-oleary-st-victor-harbor-sa-5211>)

Not pursued for research or further investigations – low integrity, altered



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**NAME:** 3 Riverview Road, Victor Harbor

**PLACE NO:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** late 1930s

**LOCATION:** 3 Riverview Road, Victor Harbor

**LAND DESCRIPTION:** CT 5727/289, Hundred of Encounter Bay

**OWNER:** Privately Owned

**REGISTER STATUS:** Nil

**RECOMMENDATION:** Not recommended for designation as a Local Heritage Place



*3 Riverview Road, Victor Harbor (GGA, 2023)*



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**NAME:**           **3 Riverview Road, Victor Harbor**

**PLACE NO:**

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## **DESCRIPTION**

Limestone constructed, restrained style, rectangular single storey dwelling. The stone is rockface, uncoursed, randomly laid, with flush mortar joints, and red brick plinth. The external masonry walls are unpainted. The existing colour scheme is a white colour finish to windows and doors, with white colour finishes to rainwater goods and verandah columns.

The dwelling is a gable roof form, with the roof extending past the lines of the external walls to create the eaves. At the rear, the roof extends at a lower pitch to create a 'lean-to' type room. A small portico gable extends off the side façade to protect the entry door, which is supported by full height doric style columns at each corner. There are two bluestone steps leading up to the portico entry. The roof has been refinished with a zincalume coated corrugated metal roof sheeting, with the likely original finish being galvanised corrugated metal short sheet. The soffits are unlined and structure is exposed.

There is a single chimney, constructed from random bluestone, located on the a-symmetrically on the front façade. The chimney is expressed form, and is random finished to the top.

To the front façade of the dwelling, the chimney is flanked by horizontally proportioned, sliding glazed window suites with glazing bars. The front door is to the north east of the façade. The lintels are rendered, and painted in a cream colour to closely match the limestone, and sills are finished in a glazed terracotta style tile finish.

The front boundary of the property is fenced, with a low level, bluestone wall, detailed to match the chimney.

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## **STATEMENT OF SIGNIFICANCE**

Whilst the dwelling displays historic and aesthetic themes that are of importance to the local area, demonstrating stylistic influences of the 'Inter-War Californian Bungalow' with stripped classical detailing, representative of the reoccurring trait of 'eclectic' styles Inter-War dwellings, the dwelling is not an outstanding example.

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## **RELEVANT CRITERIA (as defined in *Section 67 – Local heritage of the PDI Act 2016*)**

- (1) The Planning and Design Code may designate a place as a place of local heritage value if – [it meets one or more of the following criteria]:

- (a) it displays historical, economic or social themes that are of importance to the local area; or

Criterion A is not met – whilst it does demonstrate the development of Holiday dwellings, being one of the early dwellings constructed in the Victor Harbor area, it is not an outstanding example.

- (b) it represents customs or ways of life that are characteristic of the local area; or

Criterion B is not met – not established as a residence constructed specifically as a holiday dwelling in the area

- (c) it has played an important part in the lives of local residents; or

Criterion C is not met.

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

Criterion D is not met – whilst it is somewhat representative of a broad, eclectic style of design and construction in the area, insufficient information has been located to verify its representation of the theme of holiday dwellings.

(e) it is associated with a notable local personality or event; or

Criterion E is not met.

(f) it is a notable landmark in the area; or

Criterion F is not met.

(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

Criterion G does not apply.

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## RELEVANT HISTORIC THEMES

**THEME 4** – Victor Harbor and the Second World War (1939-1949)

4.5 Dwellings and accommodation (1939-1949)

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## BRIEF HISTORICAL BACKGROUND

3 Riverview Road, Victor Harbor does not appear to have been identified or assessed by any previous heritage survey.

The earliest identified Lands Title records relating to 3 Riverview Road, Victor Harbor date to February 1938 when the site (comprising Allotment 256 of the subdivision of portions of Section 17 and 18 of the Hundred of Encounter Bay, laid out as Mount Breckan Estate) was acquired by Hugh Morris Wagner, business manager of Fullarton Gardens.<sup>364</sup> Prior to this, the allotment had formed part of the extensive grounds of the Mount Breckan Estate, which was slowly subdivided by the Connell Family from approximately 1913 onwards.<sup>365</sup> 3 Riverview Road, Victor Harbor was owned by Hugh Wagner until his death in October 1946.<sup>366</sup> The property was subsequently owned by various members of the Wagner Family until 1950 when Dudley Stow Smith acquired the property. Smith retained ownership until 1984.<sup>367</sup> Subsequent owners in the 20<sup>th</sup> Century include the Turner Family (1993>).<sup>368</sup>

While historical details have not been identified, it is likely that the dwelling was constructed shortly after the Wagner Family's land acquisition in 1938. The Wagner Family had enjoyed summer visits to Victor Harbor in the years prior.<sup>369</sup> 3 Riverview Road, Victor Harbor is most strongly associated with the Wagner Family, particularly with Hugh Morris Wagner. While little information relating to Wagner's life has been identified, Wagner was the business manager of Bell Manufacturing Co. of Blight Street, Croydon,<sup>370</sup> makers of acoustic tiles and plaster fittings, etc.<sup>371</sup> Wagner was also a committee member for the Building Materials Advisory Committee for South Australia in the mid-1940s.<sup>372</sup>

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## EXTENT OF LISTING

N/A

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<sup>364</sup> CT 1697/147

<sup>365</sup> CT 1363/78

<sup>366</sup> CT 1697/147

<sup>367</sup> CT 1697/147

<sup>368</sup> CT 1697/147

<sup>369</sup> At Victor Harbour, *The Advertiser*, Tue 4 Feb 1936, p.11

<sup>370</sup> Answers to Correspondents, *The Advertiser*, Wed 16 Jul 1952, p.12

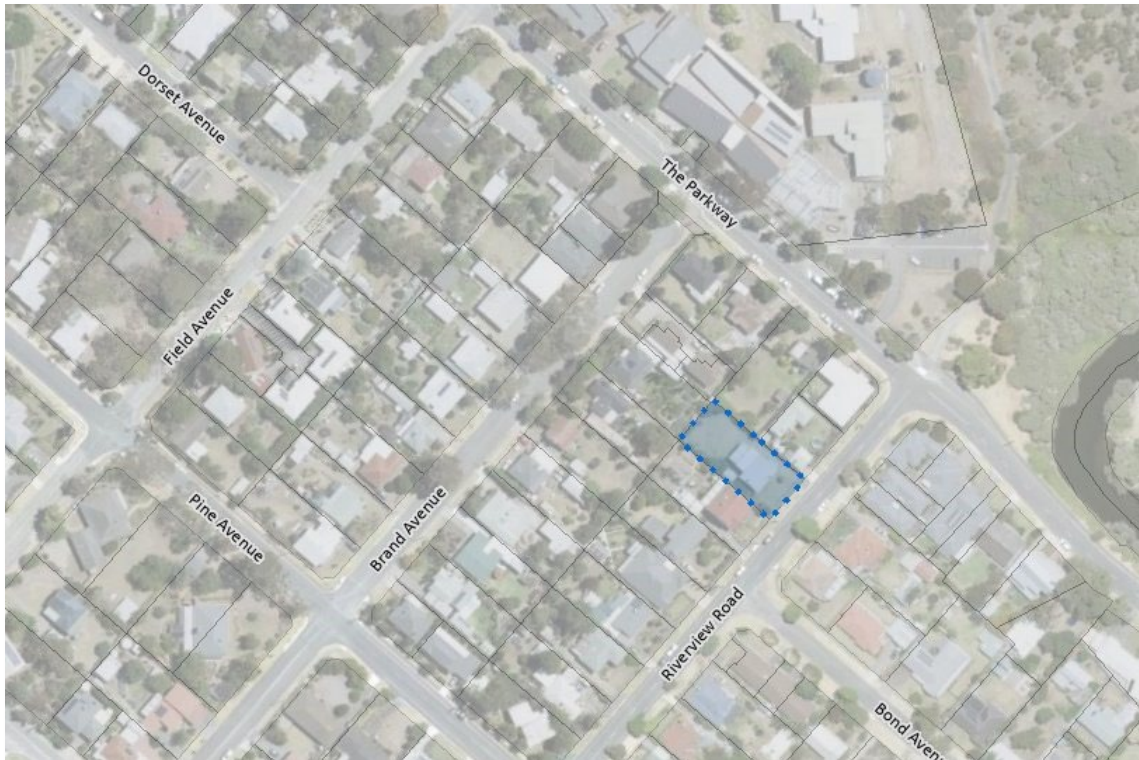
<sup>371</sup> *Acoustic Properties Effective*, *News*, Fri 6 Oct 1939, p.10.

<sup>372</sup> *National Security (General) Regulations*, *Commonwealth of Australia Gazette*, Mon 26 Jun 1944 (Issue No.125), p.1286.

## REFERENCES

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  - Acoustic Properties Effective, News, Fri 6 Oct 1939, p.10.
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  - Family Notices, The Advertiser, Thu 17 Oct 1946, p.14.
  - Answers to Correspondents, The Advertiser, Wed 16 Jul 1952, p.12
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## SITE MAPPING



*3 Riverview Road, Victor Harbor (SAPPA, 2023)*



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**NAME:** 31 William Street, Victor Harbor

**PLACE NO:**

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31 William Street, Victor Harbor (GGA, 2023)

Not pursued for research or further investigations – outside construction period

## APPENDIX C: BIBLIOGRAPHY / REFERENCES

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- The Country, The Advertiser, Tue 22 Oct 1918, p.9.
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- Bowls, The Register, Fri 30 Apr 1915, p.5.
- Bowls, Observer, Sat 28 Sep 1918, p.15.
- Golf – Opening of the Club, The Victor harbor Times and Encounter Bay and Lower Murray Pilot, Fri 4 oct 1912, p.3
- Progressive Victor Harbor, Chronicle, Sat 25 Jul 1914, p.15.
- Mt Breckan, Southern Argus, Thu 8 May 1913, p.2.
- Port Victor, Daily Herald, Sat 13 Sep 1919, p.6.
- The Foreshore Scheme, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 21 Mar 1919, p.4.
- Mount Breckan Estate, The Register, Thu 17 Apr 1919, p.6.
- Mount Breckan Estate, Final Subdivision, The Register, Thu 26 Feb 1925, p.5.
- New Mount Breckan Sub-division, The Victor Harbor Times and Encounter Bay and Lower Murray Pilot, Fri 27 May 1927, p.2.
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- A New Post Office Opened, Chronicle, Sat 31 Dec 1921, p.10.
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- <sup>xii</sup> Donovan & Associates, 1997, p. 33.
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