

VICTOR HARBOR HERITAGE SURVEY

VOLUME 2

BUILT HERITAGE

November 1997

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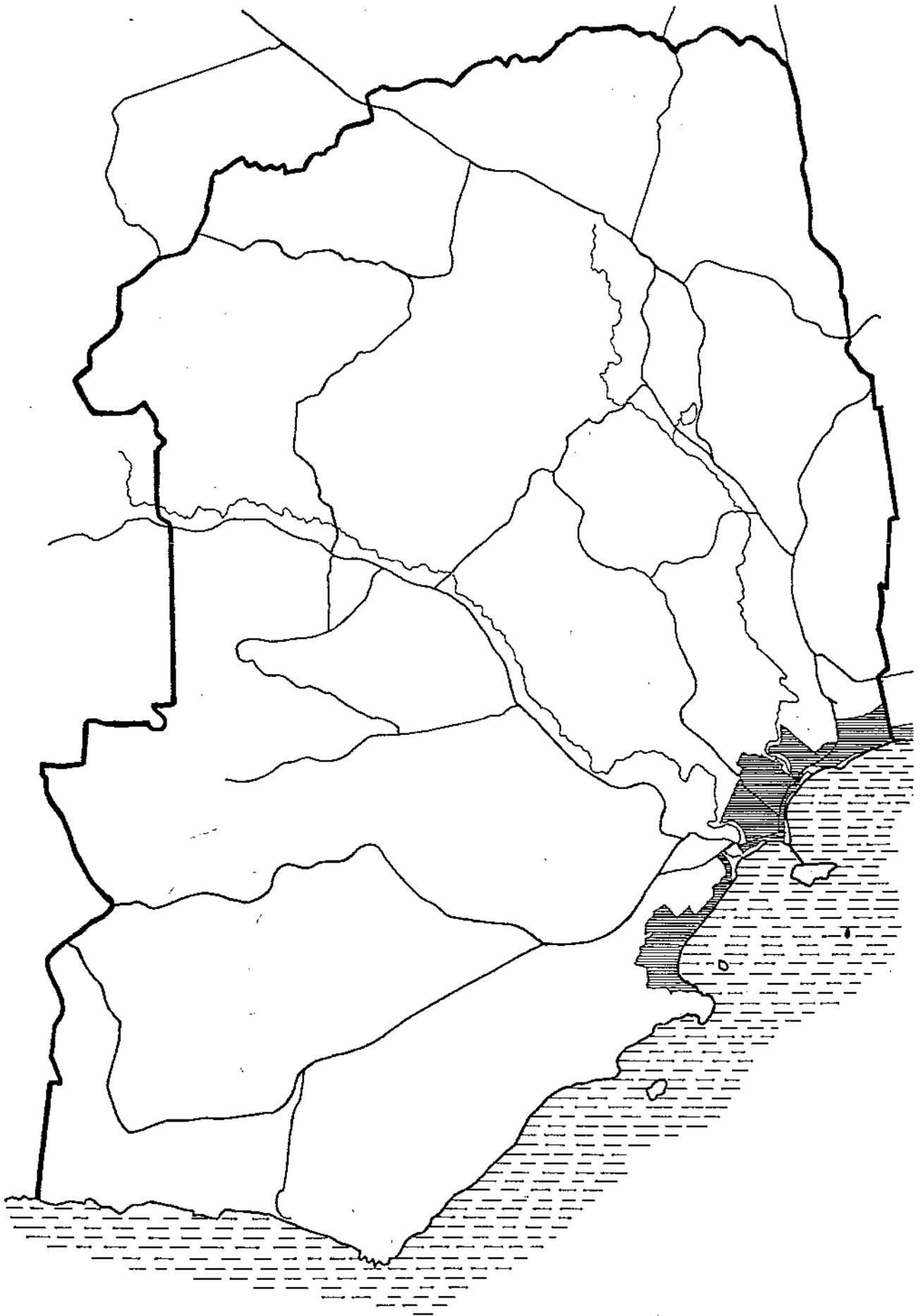
Chris Bowey
September 2012
City of Victor Harbor

VICTOR HARBOR HERITAGE SURVEY

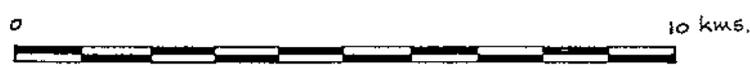
VOLUME 1 — Survey Overview

VOLUME 2 — Built Heritage

VOLUME 3 — Natural Heritage



VICTOR HARBOR HERITAGE SURVEY



VOLUME 2:

VICTOR HARBOR LOCAL GOVERNMENT AREA: BUILT HERITAGE

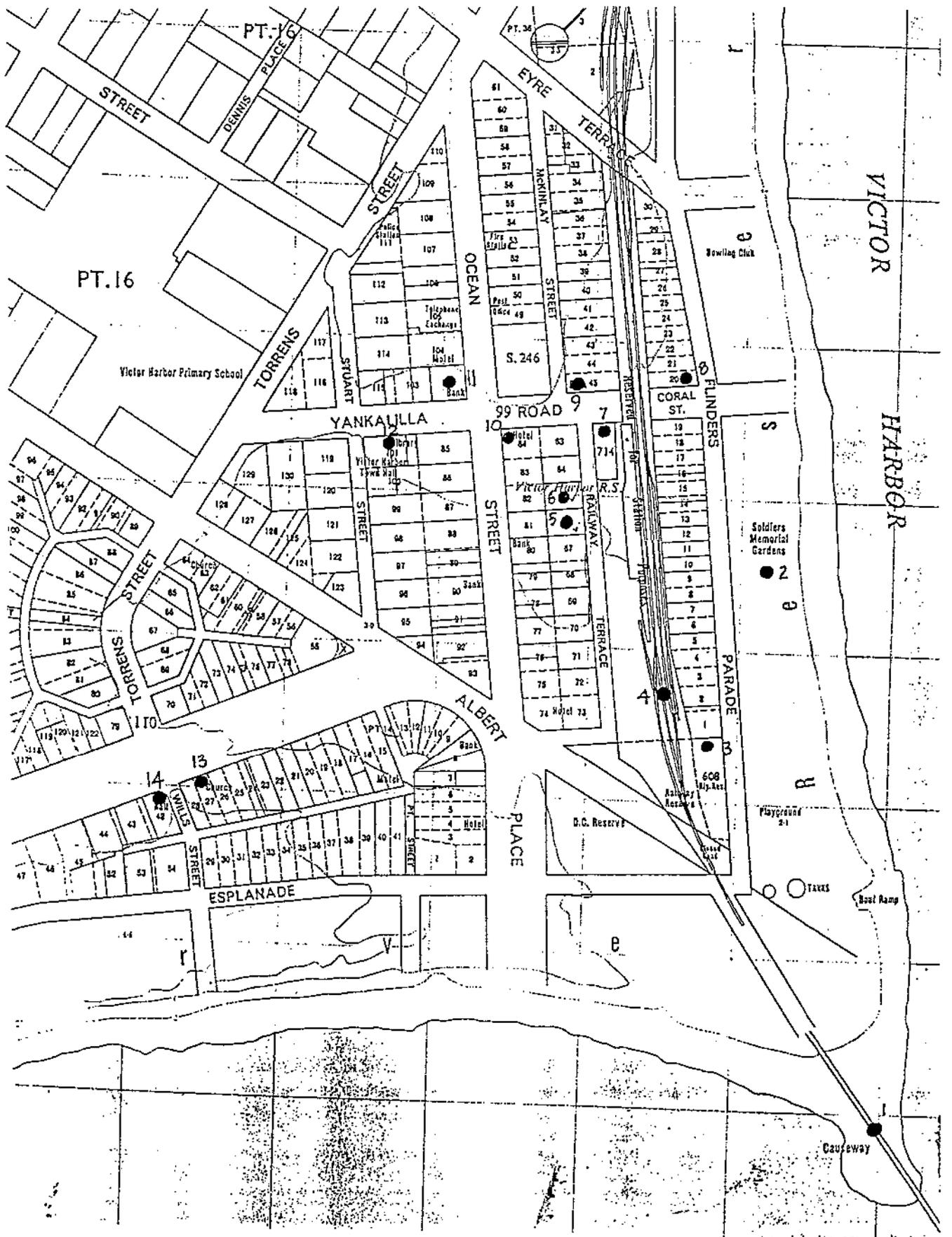
1.	PLACES CURRENTLY ENTERED IN THE STATE HERITAGE REGISTER	
1.1	Victor Harbor—Town Centre	2-3
1.2	Victor Harbor—Suburban	2-79
1.3	Victor Harbor—Environs	2-114
1.4	Inman Valley	2-121
2.	RECOMMENDATIONS: STATE HERITAGE PLACES	
2.1	CRITERIA FOR STATE HERITAGE PLACES	2-127
2.2	RECOMMENDATIONS	2-127
2.2.1	Victor Harbor—Suburban	2-127
3.	RECOMMENDATIONS: STATE HERITAGE AREAS	
3.1	CRITERIA FOR STATE HERITAGE AREAS	2-167
3.2	RECOMMENDATIONS	2-167
4	RECOMMENDATIONS: PLACES OF LOCAL HERITAGE _VALUE	
4.1	CRITERIA FOR LOCAL HERITAGE PLACES	2-168
4.2	RECOMMENDATIONS	2-168
4.2.1	Victor Harbor—Town Centre	2-171
4.2.2	Victor Harbor—Suburban	2-239
4.2.3	Victor Harbor—Environs	2-334
4.2.4	Bald Hills	2-359
4.2.5	Hindmarsh Valley/Tiers	2-365
4.2.6	Inman Valley	2-402
4.2.7	Waitpinga	2-422
5.	RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES	
5.1	CRITERIA FOR HISTORIC (CONSERVATION) ZONES	2-463
5.2	RECOMMENDATIONS	2-463
5.2.1	Victor Harbor—Town Centre	2-464
5.2.2	Victor Harbor—Suburban	2-478
6 .	INDEX TO HERITAGE ASSESSMENT 'REPORTS	2-492

1. PLACES CURRENTLY ENTERED IN THE STATE HERITAGE REGISTER

Places in the District Council of Victor Harbor local government area already entered in the State Heritage Register are:

1.1 Victor Harbor — Town Centre (VHT)

- Causeway, Breakwater and Cutting, Granite Island (VHT—SR-01)
- Memorial Gardens, Esplanade (VHT—SR-02)
- Former Customs House and Station Master's Residence, 2 Flinders Parade (VHT—SR-03)
- Railway Complex, Railway Terrace (VHT—SR-04)
- Shop and Dwelling, 8 Railway Terrace (VHT—SR-05)
- Shop and Dwelling, 9 Railway Terrace (VHT—SR-06)
- Former Telegraph Station and Post Office, 2 Coral Street (VHT—SR-07)
- The Anchorage, 20-23 Hinders Parade (VHT—SR-08)
- ANZ Bank, McKinlay Street (VHT—SR-09)
- Grosvenor Hotel, 32-44 Ocean Street (VHT—SR-10)
- State Bank of South Australia, 45 Ocean Street (VHT—SR-11)
- Town Hall and Library, 11-12 Coral Street (VHT—SR-12)
- Newland Memorial Uniting Church, 20-28 Victoria Street (VHT—SR-13)
- Uniting Church Hall, 30 Victoria Street (VHT—SR-14)



VICTOR HARBOR HERITAGE SURVEY
TOWN CENTRE State Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR-01

Granite Island

ASSESSMENT OF HERITAGE VALUE:

Description:

The causeway is of timber construction and links Granite Island with the shore. The breakwater extending east from the island is made of stone quarried from the eastern side of the island.

Statement of Heritage Value:

The causeway, breakwater and cutting were all associated with endeavours to form a safe anchorage at Victor Harbor and enhance its importance as a deep-sea port. They are of historical significance because of this. With the waning of maritime transport centred on Victor Harbor, these features have become important tourist attractions.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the causeway, breakwater and cutting demonstrate important aspects of the evolution or pattern of the State's history;
 - (f) the places have strong cultural or spiritual associations for the community or a group within it.
-

RECOMMENDATION:

The causeway, breakwater and cutting were entered in the State Heritage Register on 28 November 1985: They should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR—01

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the causeway, breakwater and cutting demonstrate important aspects of the evolution or pattern of the State's history;*

The construction of the causeway, breakwater and cutting were particularly important in the endeavour to develop a secure port at Victor Harbor to facilitate the export of goods shipped to Goolwa on the River Murray;

- (f) *the places have strong cultural or spiritual associations for the community or a group within it;*

The causeway, breakwater and cutting are fundamental attractions for visitors to Victor Harbor.

HISTORICAL BACKGROUND:

I. Iwanicki and I. Nelsen, State Heritage Branch, 19.7.1984

The causeway, breakwater and cutting at Granite Island were part of an ongoing programme to establish Victor Harbor as the sea port for River Murray trade. Consent for the works was given by Parliament on the 25th June, 1862, following a favourable report by Mr. W. Hanson, the Colonial Architect and Inspector of Railways. A jetty 640' long was built in 1864, concurrently with the building of the rail extension from Port Elliot. Work carried out on the jetty included the provision of a shed capable of holding 8 loaded trucks awaiting shipment at the end of Victoria Pier, as the jetty was named.

A description of Victoria Pier at the time of opening is as follows:

It is entirely constructed of colonial Gum. The pier consists of 89 bays each 20 ft. long, making a total length of 1,780 ft. Each bay is supported by 3 piles at each end with the exception of the head which for 7 bays has 5 piles and for 3 bays 7 piles in each tier. The outside piles are 12" x 12" and about 20 ft. long and the centre ones 14" x 14" by about the same length. The erection of the pier took nearly 2 years and cost about £8,800. The railway continues up to the end of the jetty where cranes are to be placed for loading and unloading cargo.

Victor Harbor developed rapidly over the next 5 years as a town and port. Soon it became obvious that shipping arrangements needed improvement. Following a series of reports and varying estimates of costs, further extension of the jetty and the construction of the Harbor's first shipping pier (called locally the "working wharf") was approved by Act of Parliament No. 28 of 1867. Mr. Wishart secured the contract

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR-01

for the jetty extension, having tendered a price of £9,072/1/6 for the work recommended by the Engineer-in-chief, H.C. Mais. The working jetty, which extended in an easterly direction from the end of the causeway, has since been removed.

Originally the Victoria Pier extension was intended to run from the original structure, touch the island and extend out into 8 feet of water. Plans were subsequently modified to incorporate the construction of a causeway out of the side of Granite Island ... When the causeway was completed in 1875, the goods shed was removed from the old jetty to the island. A Mr. J.S. Harding laid the rail extension across the new section to the Island causeway.

Even with these improvements, goods continued to be lightered out to vessels anchored in the harbor. Following extensive enquiries and debates, it was finally resolved to construct a breakwater 1,000 ft. long and a wharf big enough in deep water to allow large ships to tie up alongside. On the 6th February, 1879, a public banquet celebrated the Parliamentary decision to improve Victor Harbor, and included the Premier and several members of the legislature.

Contracts for the work were let on 13th August, 1878. Under Loan Act No. 77 of 1877, a total sum of £121,460 was allocated. The contract, let to Mr. John Robb, was for 3 main works:

- 1) The construction of the causeway or road leading from the "Working Jetty" to the point where the screw pile jetty commenced.
- 2) From the end of this causeway an embankment or pier ran seawards in a north by east line for 500 feet at which point the water had a depth of 21ft. and the pier was commenced a further 300 ft. on screw piles which gave a depth of 27 ft. at its extremity at high water. The pier had a width of 40 ft. and could accommodate vessels on both sides, sheltered by the breakwater. The screw pile jetty superseded an original scheme for a timber jetty.
- 3) The breakwater was designed to be 1,000 ft. long and 30 ft. wide at the top. It was to be constructed of granite, blasted from Granite Island and the top and seaward sides were to be formed of blocks weighing not less than 20 tons a piece. There was 39 feet of water at the seaward end and there it would be about 200 feet wide on the seabed. It ran in a north easterly direction from the north east point of Granite Island.

By November, 1878, $\frac{2}{3}$ of the causeway construction was completed, formed by blasting rock on-site. The stone pier, leading from the causeway, led to the screw-pile jetty. Progress with the last was slow, because of the hard limestone sea-bed. Holes 4-6' deep were initially blasted to receive the piles, which were then screwed down into the rock to a depth of 6-9 ft. After screwing down, the piles were then filled with a concrete of Portland cement, broken granite and screenings.

VICTOR HARBOR HERITAGE SURVEY (1997)
State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR-01

The wooden superstructure of the screw-pile jetty was built between April and October 1880, when 20 bays had been completed and most of the decking laid.

The breakwater was started early in 1879. Its construction was a spectacular undertaking, involving massive blasting of Granite Island rock. Machinery to move the rock from the blasting site included cranes and horse-drawn trucks. The Railways Department lent a 5 ton steam crane and several small cranes. These were later supplemented by large cranes including a 20 ton steam derrick provided by the Government in April, 1879. This stood upon a platform and railway of its own, and was self propelled, travelling to and from the end of the breakwater to the quarry.

In the closing stages of construction there were a Ransom & Rapier crane, weighing 75 tons, a travelling crane of 22 tons, a derrick of 20 tons, two 12 ton, two 6 ton and one 5 ton crane, all of which were driven by steam. Details of the blasts are recorded as follows:

Date of Blast	Amount displaced	Remarks
April, 1879	40,000 tons	
May, 1879	Nil	Failure
August, 1879	30,000 tons	Sea tunnel
January, 1880	50,000 tons	Parliamentary blast
April, 1880	20,000 tons	
May, 1881	22,000 tons	
September, 1881	30,000 tons	

The largest blast, known as the "Parliamentary Blast", was witnessed by a number of spectators who booked out the town's accommodation. An official party watched from the Government vessel *Governor Musgrave* as the entire eastern end of the island was transformed. One report comments: "The whole point of the island was knocked into chaos completely, lifted up and tumbled about in a most fantastic style".

The work was finally completed in September 1882. In the interim, a dispute between the Government and contractor resulted in a Supreme Court case, in which the Judge pronounced in favour of the Government.'

REFERENCES:

- Cuming, D.A. and Moxham, G. *They Built South Australia: Engineers, Technicians, Manufacturers, Contractors and Their Work*, published by the authors, Adelaide, 1986, pp.44, 81, 88, 161-2, 200.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11050.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Mortlock Library of South Australiana Newspaper Cuttings and Research Notes. National Trust of South Australia file nos. 2594, 2596.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR-01

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987.

Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979, pp.10-22.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR--01

SITE RECORD:

Location: Granite Island

Description: A timber causeway linking Granite Island with the shore: a breakwater built from stone quarried from the eastern side of the island

Land Description: Marine and Harbours Reserve: Section 666, *Government Gazette* 29.4.1965, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: District Council of Victor Harbor

Current Use: Recreation

Original Use(s): Recreation

Heritage Status: State Heritage Register: 6626-11050

Other Assessments: National Trust Recorded List: 2594, 2596
Heritage Survey of Fleurieu Peninsula: 147

Photograph Nos.: J. Donovan
14/12

Report by: P. Donovan
Historical report: I. Iwanicki, I. Nelson,
19.7.1984

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Causeway, Breakwater and Cutting

VHT—SR-01



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VHT—SR-02

Esplanade, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A semi-formal lawned area with plantings of Norfolk Island pines and featuring a central Cross of Sacrifice. A memorial also notes all local people who served and died in wars in which Australia was involved, while individual plaques have been placed under many of the pines.

Statement of Heritage Value:

The Soldiers' Memorial Gardens are of heritage significance because of the manner in which they reflect the enormous impact of World War I, particularly, but also later wars, on the Victor Harbor community. The gardens are of additional historical significance because they were originally designed by Charles Reade, South Australia's first town planner.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the Soldiers' Memorial Gardens demonstrate important aspects of the evolution or pattern of the State's history;
 - (g) the gardens have a special association with the life and work of a person or organisation or an event of historical importance.
-

RECOMMENDATION:

The Memorial Gardens were entered in the State Heritage Register on 28 November 1985. They should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VHT—SR-02

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the Soldiers' Memorial Gardens demonstrates important aspects of the evolution or pattern of the State's history;*

The enormous impact of World War I on communities was keenly felt and memorials of various forms were erected throughout Australia.

- (g) *the gardens have a special association with the life and work of a person or organisation or an event of historical importance;*

Charles Reade was South Australia's first town planner and it was his design which led to the construction of the gardens.

HISTORICAL BACKGROUND:

I. Iwanicki and I. Nelsen, State Heritage Branch, with T. Whitehill, South Australian Botanic Gardens, 19.7.1984

The Soldier's Memorial Gardens, located on Sections 766, part Sections 763 and 764 and part of the Albert Place Road Reserve at Victor Harbor were laid out to commemorate the fallen soldiers of the First World War. Memorials throughout the country took many forms, recording the impact of the Great War wreaked upon the Australian community. Victor Harbor's gardens, with their tall Norfolk [Island] Pines, dominate the town's foreshore and help to establish its distinctive character. Each tree commemorates an individual soldier, and is part of an overall extensive design by South Australia's first Town Planner, Charles Reade who was employed by the State government between April, 1916 and March 1922. During that time, the New Zealand born Reade was responsible for initiating and drafting the State's first town planning legislation. In addition, he designed a number of garden suburbs (Colonel Light Gardens being the most notable), playgrounds, parks and subdivisions.

As with many of his designs for community facilities, the actual work involved volunteer labour. Public participation in projects such as the Victor Harbor Memorial Gardens and the Port Pirie Children's Playground was a notable feature of each exercise. ...

According to the S.A. Register (9.3.1918), the Memorial Garden's creation came about as follows:-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VHT—SR-02

By an Act of last session the Corporation of Victor Harbor secured complete control of a large part of the foreshore, and at their request the Attorney General (Hon. A.H. Peake) instructed the town planner (Mr. C.C. Reade) to prepare a comprehensive plan for the development of the area for the purpose of public use and recreation. Mr. Reade has recently conferred with the Corporation, which has now adopted his plans for the improvement of the Soldier's Memorial Gardens, and their extension. Under the new scheme the gardens are to be properly laid out and connected by an ornamental central 'place' where a large obelisk of rough-hewn West Island granite will be erected, in accordance with the town planners scheme, as a permanent soldier's memorial. The design includes rustic, arches, creeper towers and benches, also a plantation of Norfolk Island Pines, each tree being dedicated and named in memory of a fallen soldier.

Four trees had been planted earlier in a central position on the Reserve. Reade's plan was characteristically ambitious. It included the memorial gardens, improvements to the foreshore between the loco. sheds and causeway, and a geometrical park treatment of the old police reserve and adjoining foreshore. Controversy arose over the removal of existing trees, which some saw as a desecration to the memory of "those dear lads who have given their lives so that our homes may be saved from the Hun!" However, the proposal was also supported, although initially the plantings were not as recommended. Reade suggested two gardens connected by an ornamental place, with a soldier's memorial obelisk of West Island granite. Provision was also made for a low wall and promenade along the foreshore, following the natural curve. The inward slope of the promenade, away from the foreshore, was to "receive protection from chilly winds, and enable a double row of Norfolk Island Pines to be planted thereon, so as to form a sunshade and windbreak". All this, and the proposals for a Flinders Memorial on the old police reserve, were designed "not to involve the Corporation and others in heavy expenditure immediately, but to enable the works that became financially possible from time to time to be carried out in conformity with a scheme anticipating the requirements of the next 10 or 15 years." Reade illustrated his proposals with delicately drawn and hand coloured magic lantern slides to the Victor Harbor public.

A few months later, the Advertiser commented upon the garden's progress:

A serious mistake has, however, been made in planting a Norfolk Island Pine in the middle of each small lawn in memory of a soldier, because in a few years the pines will require all the space, and the garden will become a thing of the past. Mr. Reade, the Town Planner, has helped the town Corporation on the matter, but unfortunately his advice on some features of the garden have not been followed.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VHT—SR-02

At that stage, a quarter of the plan had been laid out. Further plantings were made on Anzac Day in the second portion of the garden. The provision of seats and pergolas was made by Mr. Hogan, the curator of Morialta Reserve, who worked on their construction for three weeks. Soldiers commemorated by individual trees include Corp. W. Holliday, Sgt. A.W. Battye, Privates J.M. Bruce, P.J. Cameron, H.H. Taylor, L.A. Swain, R. Broadbent, G. Langdon, A.J. Charles, Gunners A. Thwaites and Alfred Ewen, Major Gosse, Lance Corp. A.T. Tickle, Sergeants A.J. Ayliffe, Lieut. M.M. Cudmore and Driver K. Jarvis.

Early photographs of the gardens show a meticulously fenced area of segmented lawns, pines and flower beds. Today, the area shows little resemblance to the earlier petit-point character of the gardens. Open lawns, tall pines and marble memorial constitute the present day gardens. Like many of Reade's plans, the reality is a pale shadow of his proposed design. Nevertheless, the gardens have provided a pleasant, shady area for holiday-makers and have been hailed consistently as "among the chief glories of the town".

REFERENCES:

- Advertiser , 1.5.1918 (quote about the garden's progress).
Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12746.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Progress in Australia* , 1.12.1931, p.17 (quote about the 'chief glories' of the town).
- Register* , 13.3.1918 (quote about Flinders Memorial).
- S.A. Motorists Handbook* 1926-7.
- SA PP 63-1919*. 'Charles C. Reade, 'Planning and Development of Towns and Cities in S.A.'
- State Records Office — GRG 73/1.
- Tregenza, J. 'Charles Reade and the early town planning movements in Australia and New Zealand', Adelaide, 1973 (in SAC South Australian Collection).
- Victor Harbor Times*, 17.5.1918 (quote about the removal of existing trees).
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VICTOR HARBOR HERITAGE SURVEY (1997)
State Heritage Place

Memorial Gardens

VHT-SR-02

SITE RECORD:

Location: Esplanade, Victor Harbor

Description: Symmetrical lineal plan with rows of Norfolk Island Pines either side of a central lawn area

Land Description: CT 1281/1917: Section 766, Hundred of Encounter Bay, Recreation Reserve Act of Parliament

Local Government Area: District Council of Victor Harbor

Owner: District Council of Victor Harbor

Current Use: Memorial Garden/Recreation

Original Use(s): Memorial Garden/Recreation

Heritage Status: State Heritage Branch: 6626-12746

Other Assessments: Heritage Survey of Fleurieu Peninsula: 140

Photograph Nos.: J. Donovan
5/21, 25

Report by: J. Donovan, with historical background: I. Iwanicki,
I. Nelsen and T. Whitehill, 19.7.1984

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VH—SR-02

MEMORIAL PLAQUES

1. Cross of Sacrifice:

LEST WE FORGET

1939 — 1945

2. Memorial:

Facing West

1939

ANWYL P.I.
ARNOLD G.
BLACKWELL A.C.
CAMERON L.C.
COX W.L.
CUMMINGS M.K.
DAVIS L.
DAY R.V.
DOUGLAS A.C.
FISHER R.
GILLESPIE A.G.
GROSVENOR C.I.
GROSVENOR R.A.
HACKETT C.G.

1945

HEHIR R.J.
JENKINS D.J.
JONES C.C.
KIRK L.A.
UNDO R.H.
NEILL K.J.
NIGHTINGALE H.
ROSE G.H.
SEDUNARY A.J.
SWEETMAN D.F.
THORPE R.E.
TUGWELL L.A.O.
WILLIAMS H.K.
WILLIAMS R.

WILSON, H.R. LEST

WE FORGET

Facing North

1914-1918

IN HONOR OF THOSE
WHO ENLISTED FROM THIS DISTRICT
FOR SERVICE IN THE GREAT WAR

F.W.C. ADEY
G. ADEY
T.V. ANDREW
+J.H. AYLIFFE
+W.H.
+A.W. BATTYE
TL. BATTYE
G. BAXTER
R.P.R. BOLGER
A.L. BREALEY
C.L. BREALEY

+A.C. EWIN
+M.O. FARMER
E.G. FIELD
C.H. GILLETT
A.W. GORDON
+W.H. GOSSE
L.A. GRAY
C.I. GROSVENOR
J.A. GROSVENOR
S.J. GROSVENOR
F.S. HENDERSON

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VH—SR-02

+R.L. BROADBENT
+J. McBRUCE
L.R. CAKEBREAD
G.N. CAMERON
+P.J. CAMERON
R.P. CANNON
J.I. CARSON
+A.J. CHARLES
H.R. COOTE
E.G. CROSSMAN
C.R. CUDMORE
+M.M. CUDMORE
B. DAVIS
G.A. DEPLEDGE
J.W. DEPLEDGE
F.H.B. DORMER
C.W. EMMEL

W. HENDERSON
A.J. HODGEMAN
+ W. HOLLIDAY
D.E. HONEYMAN
A.G. HUTCHINSON
S.T. HYDE
A.H. JARVIS
A.H. JARVIS, JNR.
G.L. JARVIS
E.R. JARVIS
+K. JARVIS
A.W. JEFFERY
A.V. JOSEPHSON
+A.C. KNOX
+G. LANGDON
H.W. MANTELL
E.B. MARTIN

+ DIED ON SERVICE

Facing South

1914-1918

IN HONOR OF THOSE
WHO ENLISTED FROM THIS DISTRICT
FOR SERVICE IN THE GREAT WAR

A.V. MAXWELL
D.V. MAXWELL
H. MAYFIELD
G.H.J. MEYER
M.J. MEYER
C.L. MILLER
G. MITCHELL
C. MORRIS
A.A. MOYLE
A.H. MOYLE
L.R. MULLER
H.M. PARSONS
J.W. PARSONS
L.C. PAULL
G.A.C. PHILLIPS
A.W. PITT
L.V. REID
O.J. RICHARDSON
R.R. ROSE
+F.H. RUMBELOW
A.L. SEDUNARY
G. SHANNON
L.F. SHANNON
S.M. SHANNON
G.S. SHIPWAY
A. SINCLAIR
A. SLADDIN
R.S. SLADDIN

C.P. SMITH
F. SMITH
+G.J. SHELL
O. SOWERBY
A. STALEY
H.S. SWAIN
A. SWANSON
+H.H. TAYLOR
C. THOMPSON
R.S. THOMPSON
C.P. THORPE-CLARK
+A.T. THWAITES
+A. TICIKLIE
A.W. TREVENA
H.W. TREVENA
W.C. TREVENA
H.S. TRIPP
V.A. TUGWELL
S.R. WALLACE
A.A. WATSON
C.W. WATSON
J.A. WATSON
+G. WHITE
G.R. WHITING
S. WHITING
F. WILTON

E.H. WOODARD
+ DIED ON SERVICE

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VH—SR-02

3. Individual Plaques placed on trees:

PLANTED IN MEMORY
OF
MJR W.H. GOSSE, M.C.
5-4-1918

PLANTED IN MEMORY
OF
PTE. H.H. TAYLOR
13-6-1916

PLANTED IN MEMORY
OF
PTE. A.J. CHARLES
9-5-1918

PLANTED IN MEMORY
OF
PTE. P.J. CAMERON
7-8-1915

PLANTED IN MEMORY
OF
CAPT. A.C. KNOX
20-10-1914

PLANTED IN MEMORY
OF
LT. M.M. CUDMORE, M.C.
27-3-1916

PLANTED IN MEMORY
OF
PTE. R.L. BROADBENT
31-7-1917

PLANTED IN MEMORY
OF
SGT. A.W. BATTYE, M.M.
5-10-1917

PLANTED IN MEMORY
OF
DVR. A.T. THWAITES
12-12-1917

PLANTED IN MEMORY
OF
DVR. K. JARVIS
30-12-1916

PLANTED IN MEMORY
OF
PTE. J. McBRUCE
29-7-1915

PLANTED IN MEMORY
OF
SGT. J.H. AYLIFFE
7-11-1917

PLANTED IN MEMORY
OF
L-CPL. A. TICKLIE, M.M.
11-4-1917

PLANTED IN MEMORY
OF
GNR. A.C. EWIN
2-6-1917

PLANTED IN MEMORY
OF
LT. M.O. FARMER
30-4-1918

PLANTED IN MEMORY
OF
THE UNKNOWN SAILOR
1914-1918

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VH—SR-02

PLANTED IN MEMORY
OF
PTE. G. LANGDON
27-11-1917

PLANTED IN MEMORY
OF
PTE. L.A. SWAIN
26-2-1917

PLANTED IN MEMORY
OF
CPL. W.H. AYLIFFE
5-4-1916

PLANTED IN MEMORY
OF
PTE. G.J. SNELL
21-4-1918

PLANTED IN MEMORY
OF
PTE. F.H. RUMBELOW
12-10-1917

PLANTED IN MEMORY
OF
CPL. W. HOLLIDAY
1-10-1917

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Memorial Gardens

VHT—SR-02



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Customs House and Station Master's VHT—SR-03
Residence

2 Flinders Parade, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A single-storey coursed bluestone building with rendered quoins and dressings. There is a front verandah, the hipped roof is of corrugated galvanised iron and the multi-pane double hung sash windows have timber framed surrounds. The building is very close to the street alignment and backs on to the railway reserve. Currently extensions to the western end of the building are in progress.

Statement of Heritage Value:

The building is primarily of historical significance because of its close identification with the maritime history of Victor Harbor and also with the development of the railway on the south coast of the Fleurieu Peninsula. The building is also of considerable architectural interest because of its design and high quality construction. The residence forms a significant part of a larger historical precinct in Victor Harbor.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the building demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) the building demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
-

RECOMMENDATION:

The former Customs House and Station Master's Residence was entered in the State Heritage Register on 28 November 1985. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Customs House and Station Master's VHT—SR-03 Residence

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the building demonstrates important aspects of the evolution or pattern of the State's history;*

Maritime and railway developments centred on Victor Harbor and these reflected the essential feature of the early history of the town before it became recognised as a premier resort area.

- (e) *the building demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

This is reflected in the fine design and detailing of the building.

BRIEF HISTORICAL BACKGROUND:

The *Southern Argus* of 16 July 1874 carried a request for tenders for the construction of a cottage for the station master at Victor Harbor. The notice indicated that the cottage was designed by the Architect's Office in Adelaide, under G.T. Light. A report in the same paper of 21 June 1877 indicated that 'the walls are now up for the Stationmaster's residence'.

--

A National Trust report of March 1980 suggests that the builder was probably Richard Gould or Henry Weymouth, they being the only stone masons in the town at that time.

In 1915, after Victor Harbor's significance as a port declined, the land on which the building stands was handed over to the authority of the South Australian Railways.

The National Trust (South Coast Branch) later leased the property from Australian National and established a Museum in the building. The Trust ultimately acquired the property and continues to use the building as a meeting place and Museum.

REFERENCES:

Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12739.

Donovan and Associates. 'Railway Heritage of South Australia', National Trust of South Australia, Adelaide, 1992, Part II, pp.111-4.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

National Trust of South Australia file no. 2884.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Customs House and Station Master's VHT—SR-03
Residence

Southern Argus, 16.7.1874; 21.6.1877.

Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press,
Victor Harbor, 1965, reprint 1979, p.32.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Customs House and Station Master's VHT—SR--03
Residence

SITE RECORD:

Location:	2 Flinders Parade, Victor Harbor
Description:	Single-storey coursed bluestone building
Land Description:	CT 5081/932: Part Lot 5, Section 16, Hundred of Encounter Bay
Local Government Area:	District Council of Victor Harbor
Owner:	National Trust
Current Use:	Museum
Original Use(s):	Customs House/Station Master's Residence
Heritage Status:	State Heritage Branch: 6626-12739
Other Assessments:	National Trust Recorded List: 2884 Heritage Survey of Fleurieu Peninsula: 146 Railway Heritage Survey, 1992
Photograph Nos.:	J. Donovan 5/23
Report by:	P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Customs House and Station Master's VHT—SR-03
Residence



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Complex

VHT—SR-04

Railway Terrace, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a large complex which includes the railway station, the one-time goods shed, the tracks and railway gates.

Statement of Heritage Value:

P. Donovan, *Railway Heritage Survey*, 1992

'Though the railway station was built in the early part of the present century, with the older goods shed it forms a historically significant complex because of its identification with the history and development of the railway on the south coast of the Fleurieu Peninsula. The goods shed is a simply designed building, but the railway station is of distinction because of its design and construction. The complex forms a significant part of a larger historical precinct in Victor Harbor.'

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the railway complex demonstrates important aspects of the evolution or pattern of the State's history.
-

RECOMMENDATION:

The Railway Complex was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Complex

VHT—SR-04

ASSESSMENT OF HERITAGE VALUE:

Criterion

- (a) *the railway complex demonstrates important aspects of the evolution or pattern of the State's history.*

The development of the south coast railway was built to facilitate the export of goods from inland Australia transported to Goolwa by river transport. This transport history was fundamental to the early development of Victor Harbor.

HISTORICAL BACKGROUND:

P. Donovan, *Railway Heritage Survey*, 1992

The goods shed is associated with the 1864 opening of the railway from Goolwa to Port Victor. The first stage of this line was constructed ten years previously from Goolwa to Port Elliot to provide a deep water port for goods brought down the River Murray: it has claim to being the first railway in mainland Australia. Port Elliot proved unsuitable and the line was extended to Port Victor, which became the main port of the Murray trade. The goods shed was built to cater for freight traffic on the horse drawn tramway and is one of the few items to be directly identified with this era.

In February 1869 this very early horse tramway was connected to Strathalbyn via Middleton and Currency Creek and continued to be operated by horse until 1883 when the south coast line was connected to the line from Adelaide with a new branch line being constructed from Mount Barker Junction.

The present station was completed in 1925. Designed by R.H. Chapman, the engineer for the department, it is an integral part of the system begun in 1853 and extended to Victor Harbor in 1864.

Australian National closed the line from Strathalbyn to Victor Harbor on 14 January 1986, though it has been re-opened for use as a tourist railway under the control of 'Steamranger.' Meanwhile, the goods shed continued to be used for its original purpose until 1967. Since 3 July 1994 the shed has been used as the headquarters of the South Australian Whale Centre.

REFERENCES:

- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11730.
- Donovan and Associates. 'Railway Heritage of South Australia', National Trust of South Australia, Adelaide, 1992, Part II, pp.103-10.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Complex

VHT—SR-04

National Trust of South Australia file no. 1486.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987.

SA PP 47-1955, p.46.

Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Complex

VHT—SR-04

SITE RECORD:

Location: Railway Terrace, Victor Harbor

Description: The railway station, goods shed and associated permanent way

Land Description: CT 5284/332, CT 5284/333:
Lot 1 and 2, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Current Use: Steamranger Tours/South Australian Whale Centre

Original Use(s): Railway

Heritage Status: State Heritage Register: 6626-11730

Other Assessments: National Trust Recorded List (Goods Shed): 1486
National Trust File: 3844
Heritage Survey of Fleurieu Peninsula: 141, 142

Photograph Nos.: J. Donovan
5/22, 24

Report by: P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Complex

VHT—SR-04



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

8 Railway Terrace, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

The dwelling and shop are attached. Both are single storey. The dwelling is of rendered masonry construction with rendered brick quoins and surrounds. The roof is hipped and of corrugated galvanised iron. Windows are timber framed double hung sash. The front verandah has a concave roof and is supported on timber posts. The attached shop is of brick construction built on the street alignment. It has a bullnose verandah supported on timber posts. There is a rendered brick parapet above the verandah. The roof is of corrugated galvanised iron. There is a large multi-paned and timber framed front window.

Statement of Heritage Value:

This place is primarily of historical significance, as an example of an early commercial enterprise in Victor Harbor. It helps to reinforce the heritage significance of the area near the railway station.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the shop and dwelling demonstrates important aspects of the evolution or pattern of the State's history.
-

RECOMMENDATION:

The Shop and Dwelling were entered in the State Heritage Register on 28 November 1985. They should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

ASSESSMENT OF HERITAGE VALUE:

Criterion

- (a) *the shop and dwelling demonstrate important aspects of the evolution or pattern of the State's history.*

Located opposite the railway station, small commercial businesses such as this, were fundamental to the development of country towns.

BRIEF HISTORICAL BACKGROUND:

There is little specific historical information associated with this place. The design and detailing suggests that the dwelling was built in the later nineteenth century, with the shop being added later.

REFERENCES:

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide, 1982.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11034.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985. --
- Hodge, C.R. *Encounter Bay—The Miniature Naples of Australia*, Adelaide, 1932.
- Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

SITE RECORD:

Location: 8 Railway Terrace, Victor Harbor

Description: Single-storey masonry dwelling with attached shop built of brick. Both have corrugated galvanised iron roofs and front verandahs

Land Description: CT 4028/526, CT 4028/527:
Lot 66 and 81, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Original Use(s): Dwelling

Heritage Status: State Heritage Register: 6626-11034

Other Assessments: Heritage Survey of Fleurieu Peninsula: 118

Photograph Nos.: P. Donovan

Report by: P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-06

9 Railway Terrace, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a single-storey building, with projecting gabled ends built on the street alignment. The dwelling section is built of stone, with brick quoins and surrounds. The roof is hipped and gabled and of corrugated galvanised iron. There is a flat roofed verandah to the central dwelling, and a bull-nosed verandah to the shop front. The gabled ends have rendered masonry parapets above the cornice and verandah. The shop front has a recessed entrance with large plate glass windows.

Statement of Heritage Value:

This place is primarily of historical significance, as an example of an early commercial enterprise in Victor Harbor. It helps to reinforce the heritage significance of the area near the railway station.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the shop and dwelling demonstrates important aspects of the evolution or pattern of the State's history.
-

RECOMMENDATION:

The shop was entered in the State Heritage Register on 28 November 1985. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-06

ASSESSMENT OF HERITAGE VALUE:

Criterion

- (a) *the shop and dwelling demonstrates important aspects of the evolution or pattern of the State's history.*

Located opposite the railway station, small commercial businesses such as this, were fundamental to the development of country towns. ,

BRIEF HISTORICAL BACKGROUND:

I. Nelsen and I. Iwanicki, State Heritage Branch, 12.6.1985

Number 9 Railway Terrace is currently a boot and shoe shop. The business was first established by a Welshman, Henry Davies in 1867. His son, Edward Thomas, became manager in 1895 and in turn his son Alfred Davies and descendants managed the business up to the present day, providing newspapers and postcards as well as footwear. The shop's appearance, both inside and outside, has changed little over the years, and there are few surviving family businesses in South Australia that can lay claim to continued operation over 110 odd years. (Heames boot shop in Norwood and Foster's Store in Quorn are two other examples of long owned family businesses).'

The shop is currently unused.

REFERENCES: --

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide, 1982.
Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12766.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
Hodge, C.R. *Encounter Bay — The Miniature Naples of Australia*, Adelaide, 1932.
Strempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-06

SITE RECORD:

Location: 9 Railway Terrace, Victor Harbor

Description: Single-storey building with masonry walls and corrugated galvanised iron roof. Both the dwelling and the shop have front verandahs

Land Description: CT 99/68: Lot 65, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: N.M. Taylor and A.E. Davies

Current Use: Dwelling and shop

Original Use(s): Site of first Savings Bank

Heritage Status: State Heritage Register: 6626-12766

Other Assessments: Heritage Survey of Fleurieu Peninsula: 119
National Trust Recorded List: 3212

Photograph Nos.: P. Donovan

Report by: P. Donovan
historical information: I. Nelsen, I. Iwanicki,
12.6.1985

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT—SR-06



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Telegraph Station and Post Office

VHT—SR--07

2 Coral Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a single-storey building. The walls are of stone with rendered quoins and surrounds. There is a cornice and parapet at the top of the walls. The roof is hipped and of corrugated galvanised iron. Windows are timber framed and double hung sash. The main door to the street is of timber, with a semi-circular fanlight above.

Statement of Heritage Value:

This place is of architectural significance because of its design and fine detailing. It is historically significant because of its identification with the development of the post and telegraph network throughout South Australia.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the building demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) the building demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
-

RECOMMENDATION:

The former Telegraph Station and Post Office was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Telegraph Station and Post Office

VHT—SR--07

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the building demonstrates important aspects of the evolution or pattern of the State's history;*

The development of the post and telegraph network, and other government agencies, was important in towns such as Victor Harbor. The extension of the telegraph was particularly important in a port.

- (e) *the building demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

This is reflected in the high quality of the building's design and detailing. It was a significant public building in the town.

HISTORICAL BACKGROUND:

I. Iwanicki, State Heritage Branch, 25.5.1984

^Built over a period of 10 years, the telegraph station and post office building at Port Victor is located close to the railway line on Allotment 714, on what was originally designated railway reserve in the private subdivision of Section 16, Hundred of Encounter Bay. Two years after the railway extension from Port Elliot to Port Victor was opened in 1864; building commenced on the post office. Its construction was evidence of the town's development as the new main sea-port for Goolwa river-trade following the closure of Port Elliot as a port. The latter proved unsafe for shipping.

Confusion between Port' Victor and Port Victoria in both postal deliveries and navigation led to the re-naming of Port Victor to Victor Harbor in 1921. (This referred to the marine port, although for many years the township's name was spelt "Victor Harbour").

The post office was built at a cost of £1,490 to a design by G.T. Light, the Colonial Architect. It was used as the town's main post office until 1921, when it became a residence for the postmaster [or staff] following the opening of a larger post office. [It was used in this way until June 1991.]

Encounter Bay was one of the earliest districts to have a postal service, evidenced by a *Gazette* notice in August 1839 which informed readers of a weekly mail service between Adelaide and Encounter Bay. Up to April 1841, there were only 6 post offices in the State. These were the G.P.O., Port Adelaide, Port Lincoln, Morphett Vale, Willunga and Encounter Bay. Later extensions to postal services served the growth of settlement and the need for improved communications.'

In September 1991 artist Ainslie Roberts re-opened the building as a gallery-studio.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Telegraph Station and Post Office

VHT—SR--07

REFERENCES:

- Commonwealth Department of Housing and Construction archival collection.
Department of Environment and Natural Resources. State Heritage Branch, Adelaide,
file no. 6626-14056.
- Government Gazette*, 16.6.1921.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.
- Hodge, C.R. *Encounter Bay — The Miniature Naples of Australia*, Adelaide, 1932.
Mortlock Library of South Australiana, SGO Docket 6160 of 1916; research note 94.
National Trust of South Australia file no. 867.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council
of Victor Harbor, Victor Harbor, 1987.
- Southern Argus*, 19.9.1868.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Telegraph Station and Post Office

VHT—SR-07

SITE RECORD:

Location: 2 Coral Street, Victor Harbor

Description: Single-storey stone building

Land Description: CT 2407/80: Pt Section 714, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Current Use: Gallery

Original Use(s): Telegraph Station/Post Office

Heritage Status: State Heritage Register: 6626-14056

Other Assessments: National Trust Recorded List: 867
Heritage Survey of Fleurieu Peninsula: 122

Photograph Nos.: J. Donovan
5/20

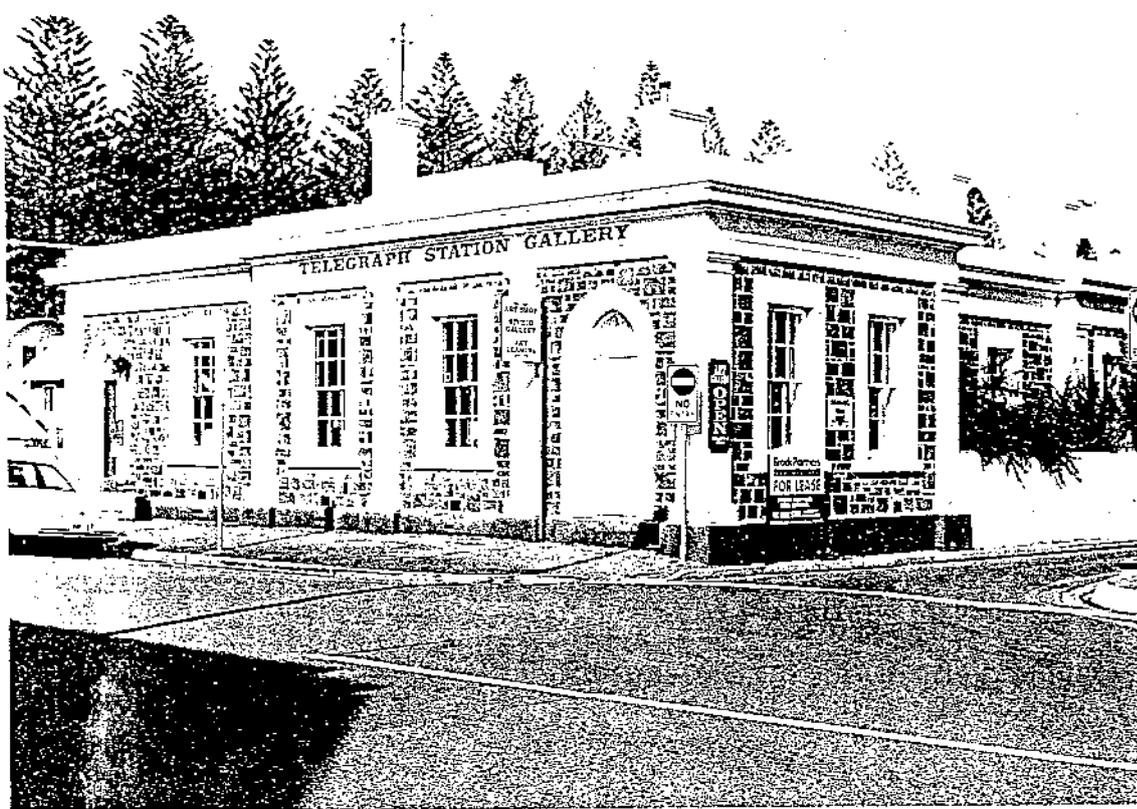
Report by: I. Iwanicki, 25.5.1984

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Telegraph Station and Post Office

VHT—SR 07



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

The Anchorage

VHT—SR-08

20-23 Flinders Parade, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A double-storey building with limestone walls and painted brick surrounds to doors and windows. The hipped and gabled roof has timber finials, red brick chimneys and is covered with corrugated galvanised iron. There are timber framed double hung sash windows with french windows to the first floor rooms. These windows lead on to a timber framed balcony and verandah, where there are five decorative lights. The balustrade to the first and ground floors is also timber and there are decorative timber brackets to the first floor verandah with timber detailing to the ground floor verandah. There are timber double doors on the ground floor level with glass panels in the upper portion at the front entrance which is recessed; the door has an arched fanlight above. Steps lead to this front entrance. Two-storey additions have been built on the eastern side of the original guest house.

The building continues to be used as a guest house.

Statement of Heritage Value:

This place is a good example of the large guest houses built at Victor Harbor during the early twentieth century to accommodate visitors to the resort town. Such buildings reflected the essential character of Victor Harbor during the twentieth century. It is of historical significance because of this. It is also of architectural interest because of the quality of its design and detailing.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the guest house demonstrates important aspects of the evolution or pattern of the State's history;
 - (d) the guest house is an outstanding representative of a particular class of places of cultural significance;
 - (e) the guest house demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
-

RECOMMENDATION:

The Anchorage, formerly known as the Warringa Guest House, was entered in the State Heritage Register on 5 April 1984. The building should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

The Anchorage

VHT—SR-08

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the guest house demonstrates important aspects of the evolution or pattern of the State's history;*

With the construction of the railway to Victor Harbor, the town soon developed as one of South Australia's premier resorts.

- (d) *the guest house is an outstanding representative of a particular class of places of cultural significance;*

Large guest houses such as the Anchorage underscored the importance of Victor Harbor as a holiday destination.

- (e) *the guest house demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

This is reflected in the design and detailing of the building.

HISTORICAL BACKGROUND:

K. McDougall, State Heritage Branch, 5.10.1982

... The 1880s was a period when more wealthy colonists established "marine residences" in places such as Port Lincoln and Victor Harbor. The working classes soon followed this lead with holiday trips to seaside locations, and Victor Harbor became a "watering hole" for Adelaide residents.

[The Anchorage] Guest House appeared in the tourist brochures for the South Coast in 1917 when it was known as Aurora House. (From archival photographs, it would seem to have been constructed between 1907 and 1917—possibly in 1910.)

A 1917 advertisement with a photograph of Aurora House shows a large square two-storey building with intricate timber railings on the verandahs which enclose the two seaward facades of the guest house. The building stood in seemingly pleasant semi-isolation on the "eastern foreshore", although in fact, immediately behind is the railway line. The House had accommodation for fifty guests, private sitting rooms were available and most importantly toilet facilities were both upstairs and downstairs (according to the advertisement).

With the expansion of tourist facilities in Victor Harbor, Aurora House was cut off somewhat from immediate access to the sea. The Bowling Club, and the public lawns and War Memorial Gardens were developed during the 1920s, along the eastern foreshore.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

The Anchorage

VHT—SR-08

Various alterations and extensions have been made to the guest house over time. An aerial view of the eastern section of Victor Harbor in 1928 shows the building with some changes to the roof shape indicating an extension on the northern side. Later additions, set back a little, are not as sympathetic.

Aurora House, [later] called Warringa Guest House, was one of a number of accommodation houses built in the first part of this century to cater for the tourist industry in Victor Harbor ...'

Now known as The Anchorage Guest House, the building has recently undergone restoration.

REFERENCES:

- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11750.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.186.
- Strepel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

The Anchorage

VHT—SR-08

SITE RECORD:

Location: 20-23 Flinders Parade, Victor Harbor

Description: double-storey building with limestone walls

Land Description: CT 3519/103: Pt Lot 24
CT 5255/520: Lots 20-23
CT 4204/122: Pt Lot 24, Lots 25-26 and Pt Lot 27
CT 4329/16: Pt Lot 27 and Lot 28 and Pt Lot 29
Portion Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Current Use: Guest House/Motel/Backpackers' Accommodation

Original Use(s): Guest House

Heritage Status: State Heritage Register: 6626-11750

Other Assessments: Heritage Survey of Fleurieu Peninsula: 138

Photograph Nos.: P. Donovan
10/31

Report by: J. Donovan
Historical detail, K. McDougall, 5.10.1982

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

The Anchorage

VHT—SR-08



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

ANZ Bank

VHT-SR-09

6-2 McKinlay Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

The single-storey ANZ bank has rendered walls, quoins and dressings. There are five double hung sash windows of six-light panes and two rendered chimneys. There is a chamfered main entrance on the corner of McKinlay and Coral Streets.

The whole building joins to and matches the two-storey section at the rear which also has rendered walls and quoins. There is a timber framed verandah and a timber framed balustrade at the first floor level. There is a simple corrugated galvanised iron lean-to to the verandah roof. The western end of the verandah has been enclosed in plain glass. All of the windows are timber framed double hung sashes with six-light sashes in old glass. The timber framed front door is a simple door with a glass fanlight and there is a similar door at the first floor level leading out on to the verandah. The ground floor verandah has a masonry wall balustrade with the entrance open with a rounded capping to the balustrade. The building faces on to the railway line.

Statement of Heritage Value:

The building is architecturally significant because of its design and detailing and the contribution it makes to the streetscape. It is historically significant for the manner in which it reflects the commercial development of Victor Harbor, while at the same time the development of major commercial networks throughout South Australia.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the building demonstrates important aspects of the evolution or pattern of the State's history.
-

RECOMMENDATION:

The ANZ Bank was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

ANZ Bank

VHT-SR--09

ASSESSMENT OF HERITAGE VALUE:

Criterion

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

As the town of Victor Harbor developed so too did the establishment of commercial ventures such as the ANZ bank with its state and national networks.

A plaque on the bank notes this history:

1865 — 1965
THIS PLAQUE COMMEMORATES THE OPENING
IN JUNE 1865 OF THE PORT VICTOR BRANCH
OF THE BANK OF SOUTH AUSTRALIA
WHICH BECAME PART OF THE UNION BANK
OF AUSTRALIA LIMITED IN 1892
THIS BANK WAS MERGED ON 1ST OCTOBER 1951
WITH THE BANK OF AUSTRALASIA TO FORM
AUSTRALIA AND NEW ZEALAND BANK LIMITED

BRIEF HISTORICAL BACKGROUND:

The original section of this building opened as the Bank of South Australia which was the first bank in the Encounter Bay district in 1865. The Union Bank took over the premises and used them as a dwelling for its branch manager adding a single-storey banking chamber as its offices. Currently the building is used by the ANZ Bank.

REFERENCES:

- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-14057.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay — The Miniature Naples of Australia*, Adelaide, 1932.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.67.
- Strempe, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979, p.32.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

ANZ Bank

VHT-SR--09

SITE RECORD:

Location: 6-2 McKinlay Street, Victor Harbor

Description: A single-storey stone commercial building

Land Description: CT 5200/105: Lot 43, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Current Use: ANZ Bank

Original Use(s): Branch of the Bank of South Australia

Heritage Status: State Heritage Register: 6626-14057

Other Assessments: Heritage Survey of Fleurieu Peninsula: 123

Photograph Nos.: B. Rowney
Banking Chamber: 5/19
Dwelling: 6/16

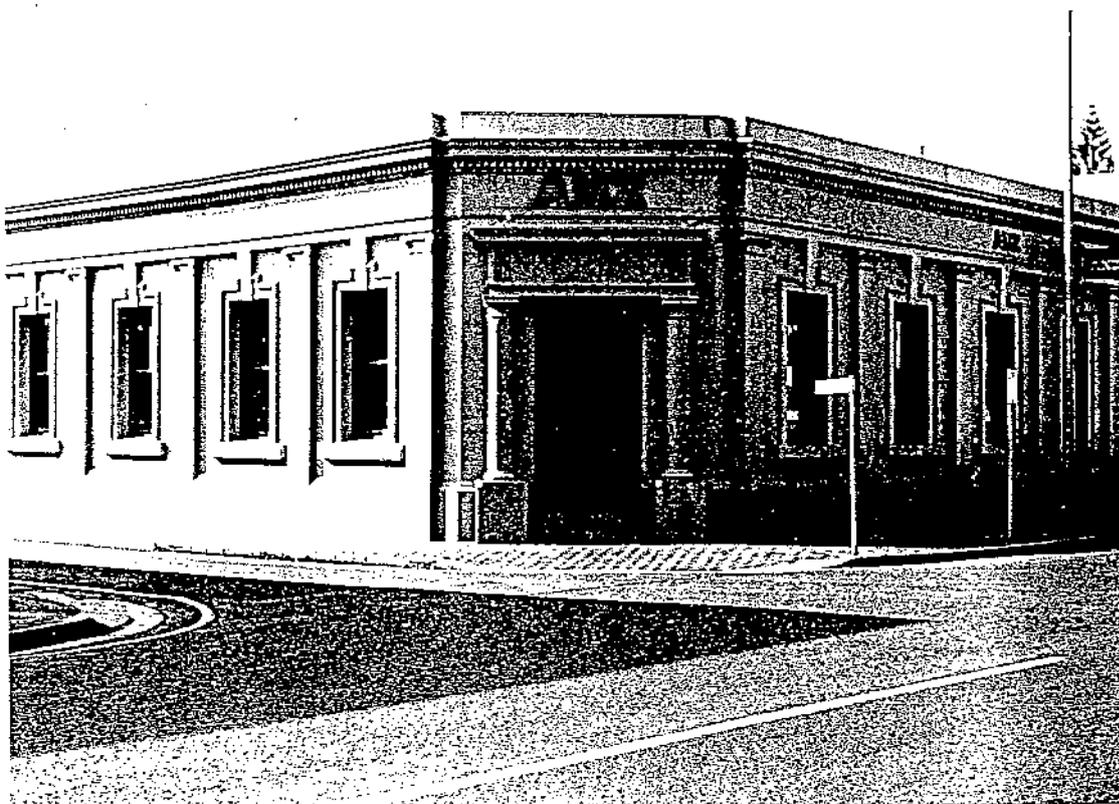
Report by: J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

ANZ Bank

VHT-SR-09



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Grosvenor Hotel

VHT—SR-10

32-44 Ocean Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A large two-storey building with masonry walls with brick quoins and rendered brick surrounds to doors and windows. The roof is hipped and of corrugated galvanised iron. A feature of the building is the first floor balcony and two-storey timber verandahs. The balustrading to the first floor balcony is of timber. Windows are timber framed double hung sash.

Statement of Heritage Value:

The architecture of this place is simple and utilitarian, but it is of heritage significance for the manner in which it reinforces the character of Victor Harbor as a major South Australian resort town. It is an important contributory feature to the character of the street because of its scale and corner location.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the hotel demonstrates important aspects of the evolution or pattern of the State's history.
-

RECOMMENDATION:

The Grosvenor Hotel was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Grosvenor Hotel

VHT SR-10

ASSESSMENT OF HERITAGE VALUE:

Criterion

- (a) *the hotel demonstrates important aspects of the evolution or pattern of the State's history, particularly the development of Victor Harbor as a major resort town.*

With the construction of the railway to Victor Harbor, the town soon developed as one of South Australia's premier resorts. Large guest houses and hotels such as the Grosvenor underscored the importance of Victor Harbor as a holiday destination.

BRIEF HISTORICAL BACKGROUND:

Located on a prime corner site, the Grosvenor Hotel was built in 1896 as Victor Harbor's gained a growing reputation as a popular seaside resort. The seventy-roomed hotel was opened in time for the 1897-98 holiday season. According to Michael Page 'it quickly attracted a fashionable clientele' which included the Governor, Lord Tennyson, when he visited Encounter Bay in 1902 'to unveil the Flinders Memorial on the Bluff'.

REFERENCES:

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide; 1982.
- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.902-3.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12767.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay—The Miniature Naples of Australia*, Adelaide, 1932.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.104.
- Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Grosvenor Hotel

VHT—SR-10

SITE RECORD:

Location:	32-44 Ocean Street, Victor Harbor
Description:	Large two-storey masonry building
Land Description:	CT 5138/931: Lots 63, 82-84, Section 16, Hundred of Encounter Bay
Local Government Area:	District Council of Victor Harbor
Current Use:	Hotel
Original Use(s):	Hotel
Heritage Status:	State Heritage Register: 6626-12767
Other Assessments:	Heritage Survey of Fleurieu Peninsula: 110
Photograph Nos.:	J. Donovan 5/17
Report by:	J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Grosvenor Hotel

VHT—SR-10



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

State Bank of South Australia

VHT—SR-11

45 Ocean Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a large two-storey building located on the corner of Coral and Ocean Streets. It is of rendered masonry construction. The corner entrance is dominated by large columns on the eastern side. There is a cornice and parapet on top of the main walls.

Statement of Heritage Value:

The building is architecturally significant because of its fine design and detailing and the contribution it makes to the streetscape. It is historically significant for the manner in which it reflects the commercial development Victor Harbor, while at the same time the development of major commercial networks throughout South Australia.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the bank building demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) the bank building demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
-

RECOMMENDATION:

The State Bank of South Australia was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

State Bank of South Australia

VHT—SR-11

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the bank building demonstrates important aspects of the evolution or pattern of the State's history, particularly commercial development and the inclusion of Victor Harbor in these statewide and national networks;*

As the town of Victor Harbor developed so too did the establishment of commercial ventures such as the State bank with its state and national networks.

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

Designed by architect C.W. Rutt, the bank displays fine design and detailing occupying as it does a prime corner location.

BRIEF HISTORICAL BACKGROUND:

A branch of the Savings Bank of South Australia had operated on this site in Granite House for some years prior to the construction of this building. In 1927 it was announced that Granite House would be demolished and a new bank erected. Designed by architect C.W. Rutt and built by Ray Milton, the two-storey bank opened in March 1928. Costing £4,900, the base of the building was of grey granite to a height of 4 ft while the superstructure was of Medusa cement with sandstone finish. While construction was taking place, the bank continued to operate out of premises next to the Post Office.

The building continues to be used for its original purpose by the State Bank (previously the Savings Bank of South Australia). A plaque notes:

THE SAVINGS BANK OF SOUTH AUSTRALIA
VICTOR HARBOR
COMMEMORATING THE ATTAINMENT ON 20TH FEB. 1959 OF
ONE MILLION POUNDS
OF DEPOSITORS' BALANCES BY THIS BRANCH

L.V. HUNKIN
CHAIRMAN OF TRUSTEES

E.S. WILLIAMS
GENERAL
MANAGER

D.A. ANNELLS
BRANCH MANAGER

UNVEILED BY
HIS WORSHIP THE MAYOR OF VICTOR HARBOR W.W. JENKINS ESQ, M.P.,
13TH MARCH 1959

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

State Bank of South Australia

VHT—SR--11

REFERENCES:

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide, 1982.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12769.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay—The Miniature Naples of Australia*, Adelaide, 1932.
- Page, Michael. *Victor Harbor: From pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.148.
- S.A. Register*, 27.3.1928.
- Strempele, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
- Victor Harbor Times*, 5.8.1927, p.2; 30.3.1928, pp.2-3.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

State Bank of South Australia

VH—SR-11

SITE RECORD:

Location: 45 Ocean Street, Victor Harbor

Description: Large two-storey rendered masonry building

Land Description: CT 4026/391: Lot 102, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Current Use: State Bank

Original Use(s): Savings Bank

Heritage Status: State Heritage Register: 6626-12769

Other Assessments: Heritage Survey of Fleurieu Peninsula: 108

Photograph Nos.: J. Donovan
5/18

Report by: J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

State Bank of South Australia

VHT—SR-11



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT-SR-12

11-12 Coral Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

Both buildings are of sandstone with rendered quoins and surrounds. The elevations have decorative rendered pilasters, cornices and pediments. Both are single-storey, although the town hall has a very high ceiling and roof. The roof of each building is of corrugated galvanised iron. Window and door surrounds are of timber.

Statement of Heritage Value:

The historical significance of these buildings lies in their identification with the Institute movement, the endeavour of local people to improve themselves, and the development of local government in the area. They are also- significant because they were a community meeting place and the venue for significant meetings and social occasions.

The size, scale and detail of these buildings also ensures that they make a major visual contribution to Coral Street, complementing other buildings nearby.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the Town Hall and Library demonstrate important aspects of the evolution or pattern of the State's history;
 - (e) the buildings demonstrate a high degree of creative, aesthetic or technical accomplishment, or are outstanding representatives of particular construction techniques or design characteristics;
 - (g) the buildings have a special association with the life or work of an organisation or an event of historical importance.
-

RECOMMENDATION:

The Town Hall and Library was entered in the State Heritage Register on 27 September 1990. They should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT—SR--12

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the Town Hall and Library demonstrate important aspects of the evolution or pattern of the State's history;*

The development of local government in the district and that of the Institute movement were important in providing not only a sense of community in Victor Harbor but also vital in establishing services in the growing area.

- (e) *the buildings demonstrate a high degree of creative, aesthetic or technical accomplishment, or are outstanding representatives of particular construction techniques or design characteristics;*

This is reflected in the high quality of the design and detailing of the buildings.

- (g) *the buildings have a special association with the life or work of an organisation or an event of historical importance;*

The development of the Institute movement in South Australia and the development of local government were important in providing not only a sense of community in Victor Harbor but also vital in establishing services in the growing area.

BRIEF HISTORICAL BACKGROUND:

The first Institute at Victor Harbor consisted of a small wooden building which was erected on part of Lot 31 in approximately 1868. However, the Institute committee soon realised that a more permanent structure was necessary and asked local sawmill owner Emil Wentzell to draw up plans and specifications for a new building. As well as this, according to Michael Page, Wentzell gave the bluestone for the foundations of the building which were to measure 25 x 18 feet with a ceiling of 15 feet in height.

Meanwhile, membership of the Institute increased and in 1874, once the mortgage on the loan over the building had been paid off, the committee once again sought to build a larger structure. With this in mind, the Institute bought the remainder of Lot 101 for £100 and commissioned the Adelaide architect Rowland Rees to design a new building.

The tender for the construction of the Institute was let to E. Weymouth in June 1877. Opened in 1878 the Institute was enlarged in 1882 when a two-room librarian's residence was added, and in 1956 substantial renovations were carried out. These were opened by South Australian premier Sir Thomas Playford on 1 December 1956. It continued as an Institute library until 28 February 1981 when it closed. At this time the South Australian government and the District Council 'took over the premises' and the new public library opened in the Institute building on 31 July 1981. A mobile library service had begun in May 1980.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT-SR--12

A plaque at the front of the Library notes:

DISTRICT COUNCIL OF VICTOR HARBOR
THE VICTOR HARBOR PUBLIC LIBRARY
FORMERLY INSTITUTE LIBRARY AND CORPORATION OFFICE
THESE BUILDINGS WERE OFFICIALLY OPENED BY
THE HON. C. MURRAY HILL M.L.C.
MINISTER OF LOCAL GOVERNMENT
31ST JULY 1981

C.M. THORPE, MAYOR

MR. F.G. WEST
PRESIDENT
INSTITUTE LIBRARY

MRS R.A. COOK
CHAIRMAN
MOBILE LIBRARY COMMITTEE

The Town Hall was built next to the Institute in 1904-05 with the foundation stone being laid by Sir Langdon Bonython on 1 September 1904. In 1939 the building was enlarged and modernised.

Two foundation stones are evident on the Town Hall. The first, at the front of the building, notes:

THIS STONE WAS LAID BY
SIR J. LANGDON BONYTHON
SEPT. 1ST 1904

while that at the rear on the extension notes:

THIS FOUNDATION STONE WAS LAID BY
SIR J. LANGDON BONYTHON M.C.M.A.
26TH JANUARY 1939

S.D. BRUCE, MAYOR

A.H. WARLAND, TOWN CLERK

REFERENCES:

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide, 1981.
- Burgess, H.T. (ed.). *The Cyclopaedia of South Australia*, vol. II, Cyclopaedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.902-3.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-14055.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay—The Miniature Naples of Australia*, Adelaide, 1932.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT-SR--12

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, pp.71-2, 106, 168, 186, 216.

Southern Argus, 21.6.1877, p.3a.

Stempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT-SR-12

SITE RECORD:

Location: 11-12 Coral Street, Victor Harbor

Description: Both buildings are single-storey and built of stone

Land Description: CT 4039/96; CT 3053/42
Lots 100 and 101, Section 16, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: District Council of Victor Harbor

Current Use: Town Hall and Library

Original Use(s): Town Hall and Library

Heritage Status: State Heritage Register: 6626-14055

Other Assessments: Heritage Survey of Fleurieu Peninsula: 106

Photograph Nos.: J. Donovan
5/15, 16

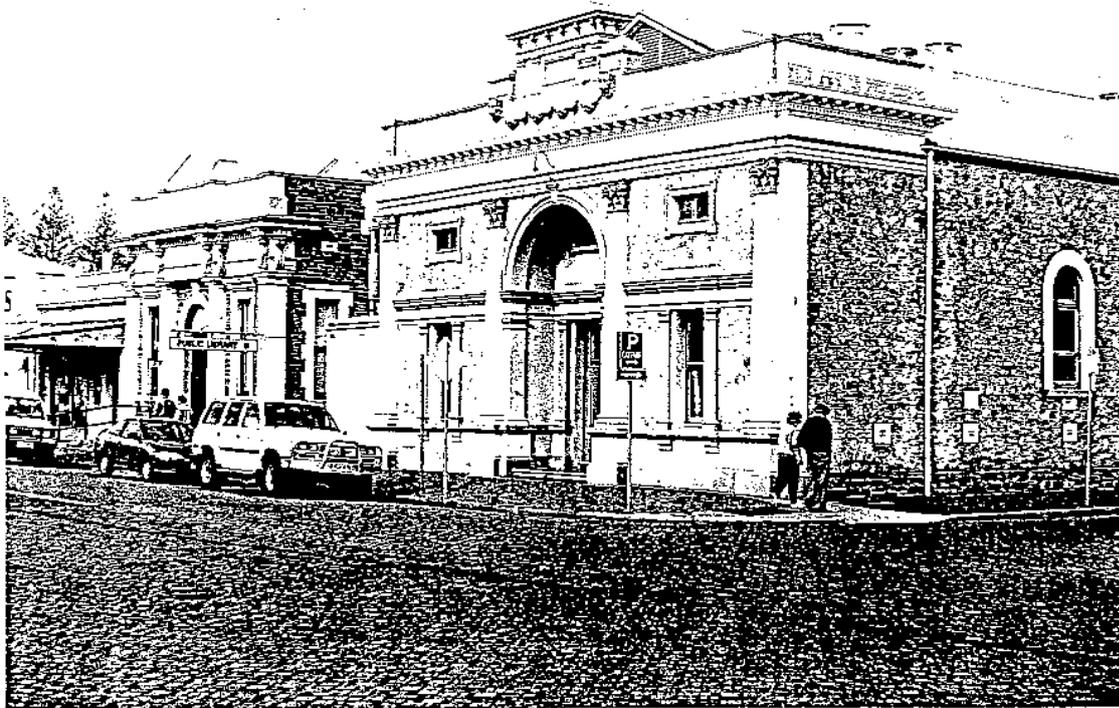
Report by: J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Town Hall and Library

VHT-SR--12



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Newland Memorial Uniting Church

VHT—SR--13

20-28 Victoria Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a single-storey building with rendered masonry walling. It has a distinctive design with a curved facade dominated by a open porch with large Ionic columns. The roof is hipped and features Marseilles terra cotta tiles. There is label moulding above the windows and rendered pediments above the doorways.

Statement of Heritage Value:

This place is of architectural significance because of the high quality of its design and detailing. It is of historical significance because of its association with the Congregational Church in Victor Harbor, and through it, with the Rev. R.W. Newland, who was one of the pioneers of the district and the one whom the church commemorates. Its distinctive design means that it is a prominent landmark in the town.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the church demonstrates important aspects of the evolution or pattern of the State's history
 - (e) the church demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
 - (g) the church has a special association with the life or work of a person or organisation or an event of historical importance.
-

RECOMMENDATION:

Newland Memorial Uniting Church was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Newland Memorial Uniting Church

VHT—SR-13

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the church demonstrates important aspects of the evolution or pattern of the State's history;*

This is reflected in the important contribution made to the social history of the community by the Congregational Church as it expanded into the rural areas of South Australia;

- (e) *the church demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, because of its high quality design and detailing;*

The church's unusual design and detailing are of a high quality with the building featuring prominently on a corner site.

- (g) *the church has a special association with the life or work of a person or organisation or an event of historical importance.*

The Newland family were extremely important in the development of the Congregational Church at Victor Harbor. Rev. Ridgway Newland was the first Congregational minister in the area and it was he who established the small church known as The Tabernacle at Encounter Bay which opened in 1846. His son, Simpson Newland, and grandson, Sir Henry Newland, were instrumental in providing resources for the building of the church.

BRIEF HISTORICAL BACKGROUND:

The Newland Memorial Church was the second Congregational church to be built at Victor Harbor and adjacent that built in 1869. This followed a bequest of £500 by Simpson Newland in 1925 that a new church should be built. Constructed on land donated by Sir Henry Newland, the foundation stone was laid on 23 April 1927 by Sir Henry in memory of his father and grandfather. Estimated to cost £10,000 the church was opened on 22 October 1927.

Across the pediment of the church is the inscription:

1839 NEWLAND MEMORIAL CONGREGATIONAL CHURCH 1927

A further inscription set within a rendered window space notes:

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Newland Memorial Uniting Church

VHT—SR--13

TO THE GLORY
OF GOD
AND
IN MEMORY OF
THE REVEREND
R.W. NEWLAND
AND
OF HIS SON
SIMPSON NEWLAND
C.M.G.

while the foundation stone indicates that:

THIS STONE WAS LAID
BY
H. SIMPSON NEWLAND
C.B.E., D.S.O., M.S., F.R.C.S
16TH APRIL 1927

REFERENCES:

- Cameron, John. *A Band of Pioneers — A History of the Congregational Church along the South Coast of South Australia from 1839 to 1977*, Adelaide, 1977.
Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-14090.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay—The Miniature Naples of Australia*, Adelaide, 1932.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.148.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Newland Memorial Uniting Church

VH—SR-13

SITE RECORD:

Location: 20-28 Victoria Street, Victor Harbor

Description: Single-storey rendered masonry building with Marseilles tiles on the roof. The detailing is a feature of the front elevation, particularly the columns which form a central loggia, the moulding about windows and doors and the pediments above the doors

Land Description: CT 5200/477: Lots 12-15, Section 15, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: Newland Memorial Congregational Church Inc.

Current Use: Church

Original Use(s): Congregational Church

Heritage Status: State Heritage Register: 6626-14090

Other Assessments: National Trust Recorded List: 1487
Heritage Survey of Fleurieu Peninsula: 100

Photograph Nos.:- J. Donovan
5/14

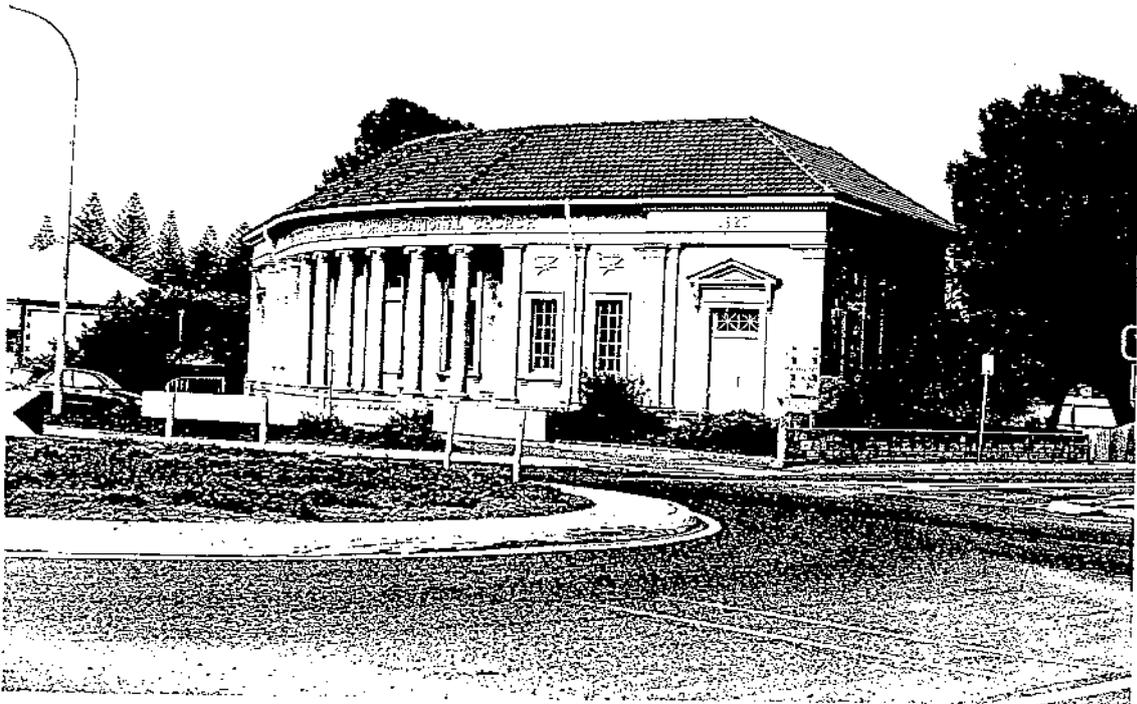
Report by: J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Newland Memorial Uniting Church

VHT—SR--13



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Uniting Church Hall

VHT—SR-14

30 Victoria Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a large single-storey building. The walls are of coarsed bluestone, with rendered brick quoins and surrounds. Windows are round arched. The roof is gabled and of corrugated galvanised iron. The front elevation features a central rendered and decorative feature containing a three-light window above the front door and a bell tower in the pediment above the front gable. The double front doors are of timber and are reached by a short central stairway with rendered masonry balustrading.

Statement of Heritage Value:

This place is of architectural significance because of the quality of its design and detailing. It is of historical significance because of its association with the Congregational Church in Victor Harbor and the manner in which its construction marks a significant phase in the development of the town.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the hall demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) the hall demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
 - (g) the hall has a special association with the life or work of a person or organisation or an event of historical importance.
-

RECOMMENDATION:

The Uniting Church Hall was entered in the State Heritage Register on 27 September 1990. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Uniting Church Hall

VHT—SR--14

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the hall demonstrates important aspects of the evolution or pattern of the State's history;*

This is reflected in the important contribution made to the social history of the community by the Congregational Church as it expanded into the rural areas of South Australia;

- (e) *the hall demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, because of its high quality design and detailing;*

The design and detailing of the one-time church are of a high quality and occupy a prime corner location.

- (g) *the hall has a special association with the life or work of a person or organisation or an event of historical importance.*

The Newland family were extremely important in the development of the Congregational Church at Victor Harbor. Rev. Ridgway Newland, after whom this church was named, was the first Congregational minister in the area and it was he who established the small church known as The Tabernacle at Encounter Bay which opened in 1846.

BRIEF HISTORICAL BACKGROUND:

Built during 1868 by E. Weymouth, this was the first Congregational Church constructed in the town of Victor Harbor. The building was named after the Rev. Ridgway Newland who established the small church known as The Tabernacle at Encounter Bay which opened in 1846. Mrs R.W. Newland laid the foundation stone on 10 March 1868 and so anxious was the congregation to begin services that the opening ceremony was held on 19 July 1869 before the walls and ceiling had been plastered. Those who formed the Building Committee charged with raising approximately £1,000 towards the cost included Herbert Grosvenor, John Higgins, Jabez Grimble, Richard Allen, Andrew Oliver, James Cakebread, Ezra Robinson, Lavington Tite, William Newland and Edward Boothby.

A plaque attached to the front wall of the hall notes:

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Uniting Church Hall

VHT-SR-14

FIRST NEWLAND MEMORIAL CHURCH
BUILT 1869 OPENED JULY 1869
MAY 1867, THE REV. CHARLES HODGE
RESOLVED THAT "A PLACE OF WORSHIP
TO BE CALLED NEWLAND CHURCH IN
CONNECTION WITH THE CONGREGATIONAL
BODY BE BUILT IN THE TOWNSHIP
OF PORT VICTOR OR ALEXANDRA
TO ACCOMODATE [sic] 200 PERSONS",
LAND DONATED BY MR. A.F. LINDSAY

There are two foundation stones. The first notes:

HODGE MEMORIAL ANNEXE
THIS STONE WAS LAID BY
CHAS. R. HODGE ESQ.
MAY 12TH 1919 A.D.
IN LOVING MEMORY OF
REV. CHAS. HODGE.

while the second indicates:

THE FOUNDATION STONE OF THIS CHURCH
WAS LAID BY
MRS. R.W. NEWLAND
WIDOW OF THE
REV. RIDGEWAY WILLIAM NEWLAND,
10TH MARCH 1868.

REFERENCES:

- Cameron, John. *A Band of Pioneers — A History of the Congregational Church along the South Coast of South Australia from 1839 to 1977*, Adelaide, 1977.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-14089.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay — The Miniature Naples of Australia*, Adelaide, 1932.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, pp.38-9, 75-6.
- Southern Argus*, 19.9.1868.
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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Uniting Church Hall

VHT—SR-14

SITE RECORD:

Location: 30 Victoria Street, Victor Harbor

Description: Large single-storey rectangular building. The walling is of stone with rendered quoins and surrounds. The roof is gabled and of corrugated galvanised iron

Land Description: CT 4019/387: Lot 42, Section 15, Hundred of Encounter Bay

Local Government Area: Victor Harbor

Owner: D.A. Wilson, Chairman, Newland Property Committee

Current Use: Church Hall

Original Use(s): Church

Heritage Status: State Heritage Register: 6626-14089

Other Assessments: Heritage Survey of Fleurieu Peninsula: 99

Photograph Nos.: J. Donovan
5/13

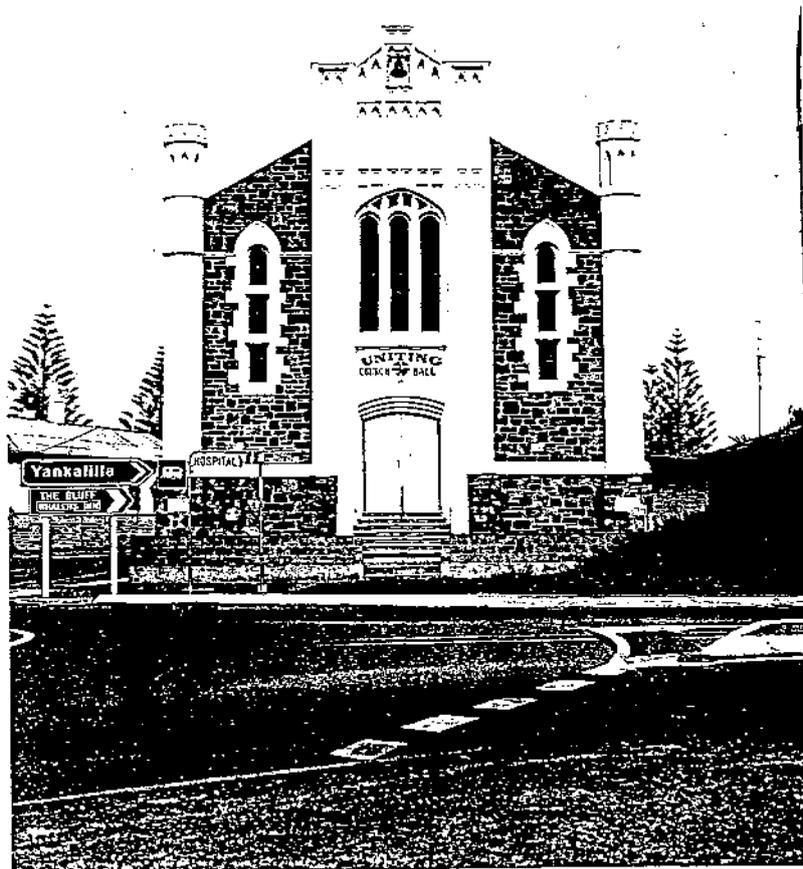
Report by: P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Uniting Church Hall

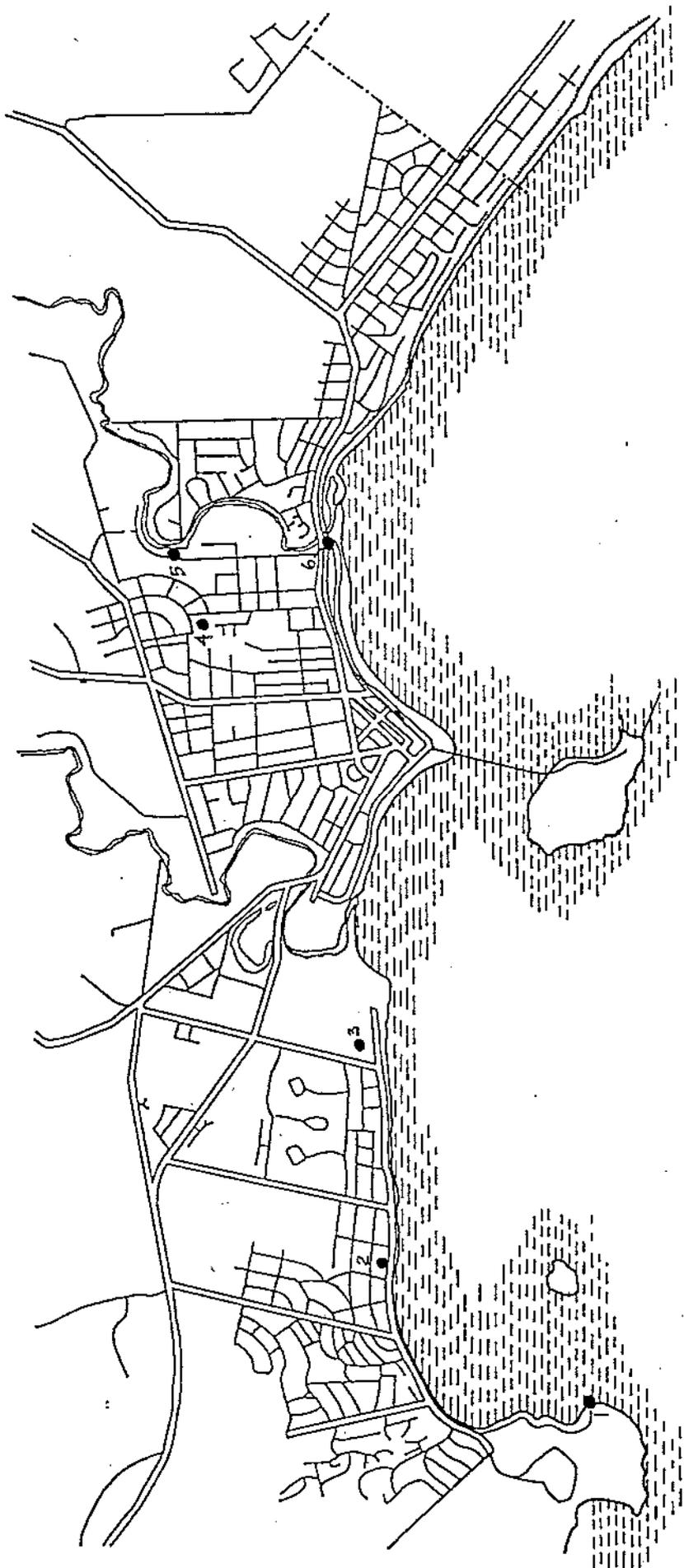
VHT—SR-14



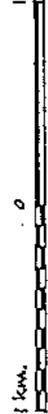
1. PLACES CURRENTLY ENTERED IN THE STATE HERITAGE REGISTER (cont.)

1.2 Victor Harbor — Suburban (VHS)

- Jetty and Whaling Site—The Bluff (VHS—SR-01)
- Former Fountain Inn, 66 Franklin Parade (VHS—SR-02)
- Former Mill, Gibson Avenue (VHS—SR-03)
- Mt Breckan, Renown Avenue (VHS—SR-04)
- `Castlemaine', 20 Gum Avenue (VHS—SR-05)
- Railway Bridge, Hindmarsh Road (VHS—SR-06)



VICTOR HARBOR HERITAGE SURVEY
SUBURBAN State Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site—The Bluff

VHS-SR-01

Three kilometres south-west of Victor Harbor Town Centre

ASSESSMENT OF HERITAGE VALUE:

Description:

Jetty and Whaling Site

A constructed stone wall attached to which is the large timber construction forming the jetty. It has a metal post and two-railed handrail. Associated with this is the small bay which was apparently used for whaling. There were timber platforms which are now gone.

The Bluff

101m high granite outcrop with a granite boulder strewn bay on its western flank containing remnant coastal vegetation mainly on its eastern face.

Statement of Heritage Value:

The Bluff

The Bluff is a significant geological feature. Its outcrop shows contact jointing of Kanmantoo metasediments and Encounter Bay Granites. Petrel Cove is strewn with granite boulders most likely eroded from the granite mass due to its highly jointed structure. This area provides excellent access to such geological processes for both educational and tourism purposes. The flora is under extreme pressure on the western side but the eastern side still contains typical flora for such protruding headlands with sixty-eight native species thirteen of which are of conservation significance. The surrounding foreshore rocks provide a perching area for a large variety of marine birds and the adjacent waters are visited by migrating fur seals which annually populate the north-east corner of West Island.

Jetty and Whaling Site

The Bluff is also of historical significance as the vantage point from which whalers spied whales. The northern site of the Bluff became the site of a whaling station. The jetty and the whaling history of the site are both significant at a State and local level and have been recorded on the State Heritage Register.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the Bluff area demonstrates important aspects of the evolution or pattern of the State's history;
- (b) the Bluff area may yield information that will contribute to an understanding of the State's history;

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site—The Bluff

VHS—SR—01

- (g) the Bluff area has a special association with the life or work of a person or organisation or an event of historical significance.
-

RECOMMENDATION:

The Jetty and Whaling Station, part of the Bluff area, were entered in the State Heritage Register on 1 September 1983. The area should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site—The Bluff

VHS-SR-01

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the Bluff area demonstrates important aspects of the evolution or pattern of the State's history, including its natural history;*

The Bluff was particularly important as a site for an early whaling station and as the vantage point from which whalers looked for whales:

- (b) *the Bluff area may yield information that will contribute to an understanding of the State's history, including its natural history;*
- (g) *the Bluff area has a special association with the life or work of a person or organisation or an event of historical significance;*

The South Australian Company founded the whaling industry at the Bluff in 1837.

HISTORICAL BACKGROUND:

I. Iwanicki, State Heritage Branch, 27.10.1982

Jetty and Whaling Site

The Bluff, or Rosetta Head, is located at the south-west end of Encounter Bay and is a conspicuous granite headland terminating the curve of Encounter Bay. It has a number of links with early European settlement and exploration, and provides a spectacular view of the surrounding sea and country. The geology of The Bluff is described as an exposure of the contact between intrusive granite and Kanmantoo Group meta-sediments, and is of possible glacial origin of form. Further details of The Bluff's geology are provided in Lamprey & Mitchell (1979) and the S.A. Division of the Geological Society of Australia Inc's publication "Geological Monuments in South Australia". (1981).

Towards the end of 1837, the South Australian Company formed a station as part of its whaling activities near The Bluff with Mr. Samuel Stephens as its first manager. Nearby, on Granite Island, Captain Blenkinsopp had established the first mainland whaling station on Granite Island after he arrived on board the ship *Hind* in 1837. The whalers used Rosetta Harbour near The Bluff as anchorage for their ships. A certain degree of rivalry developed between the whaling stations, evidenced by a report in the *Register* on the 11th November, 1937. After moves to eject Captain Blenkinsopp failed, there were instances of assault between the whalers, and tales of smuggling. In January 1840, the whaling station No. 1, Rosetta Head, with 134 acres of land was advertised 'To Let' by the South Australian Company. The Company, which owned a total of 19 sections in the district, used sections 6, 9, and 184 for the fishery. By 1841 the South Australian Company had virtually ceased its activity in this area.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site—The Bluff

VHS-SR-01

When John Hindmarsh purchased Sect. 1, known as The Bluff, from his father Governor John Hindmarsh on 20/2/1840, a Capt. Hart, director of a whaling company, was squatting on the foreshore of Sect. 1 on Rosetta Bay. He subsequently paid John Hindmarsh £60 rent. His company appears to have continued to have success with whaling after the South Australian Company departed, for in December 1841 the *Register* reported:

Our Encounter Bay whale fisheries, it seems, have turned out a very profitable speculation during the last season to our respected colonists, Messrs. Hagan & Hart.

Whale oil at the time fetched £34/15/- per ton. In April 1851, the fishery comprised 10 or 12 buildings including boat sheds, stables, workshops, and sleeping berths. Amid a background of controversy over the future use and development of Encounter Bay, the government planned to upgrade port facilities in general and in 1854 notified its intention to construct a wharf at The Bluff in the *Gazette*. The District Council of Encounter Bay, formed in August 1853, was asked to provide a road approach to the wharf, which it completed in July 1855.

However, by the 1860's the whaling industry at The Bluff had been discontinued. Apart from a brief revival in 1870 by Mr. Ranford of Port Adelaide for 2 seasons, the only testament to the activities of the whalers at The Bluff were the remains of the station, long since gone, and the large bleached bones of the slaughtered whales which littered the area.

In 1927, Section 1, by now divided into Sections 1 & 300, were gazetted as a Recreation & Pleasure Resort, followed by a gazettal of Sect. 294 (another part of the original Sect. 1) as the same in 1938. A tablet to commemorate the meeting of the explorers Matthew Flinders and Nicholas Baudin in the nearby Bay in 1802 was erected in a granite boulder at the summit of The Bluff and unveiled in 1902 by His Excellency Lord Tennyson, the Governor. This is now included in a trig reserve on sect. 393. ...'

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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site—The Bluff

VHS-SR-01

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Register of the National Estate Database Natural Places, Regionally sorted p.4.

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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site — The Bluff

VHS—SR—01

SITE RECORD:

Location: The Bluff, Victor Harbor

Description: 101m high granite outcrop with a granite boulder strewn bay on its western flank containing remnant coastal vegetation mainly on its eastern face along with the wooden pier jetty and whaling site

Land Description: Sections 294, 300 — *Government Gazette* 22.9.1938
Section 1 — *Government Gazette* 2.6.1927
Section 393 — Trig Reserve Station
Part Section 2
Hundred of Waitpinga

Local Government Area: District Council of Victor Harbor

Owner: Crown Land under the care and control of the District Council of Victor Harbor

Current Use: Recreation and Pleasure Resort Reserve

Original Use(s): Whaling site

Heritage Status: State Heritage Register: 6626-10353

Other Assessments: Register of the National Estate Database Listing No. 007472 File No. 3/09/080/0006
Heritage Survey of Fleurieu Peninsula: 62

Photograph Nos.: B. Rowney/S. Coote
1/19; 5/4

Report by: R. Taylor: The Bluff, 20.5.1997
I. Iwanicki: Jetty and Whaling Site

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Jetty and Whaling Site — The Bluff

VHS-SR-01



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Fountain Inn

VHS-SR-02

66 Franklin Parade, Encounter Bay

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a single-storey building with rendered and painted masonry walls. The roof is hipped and of corrugated galvanised iron. There is a broad concave return verandah on the front elevation.

The building is currently used as a private residence.

Statement of Heritage Value:

This place is primarily of heritage significance because of its early historical associations. It was built as a inn and, besides being one of the earliest surviving buildings in the area, is one of the earliest commercial buildings. Its location also reflects the early urban development at Yilki. It is of additional significance as the venue for the earliest meetings of the District Council of Encounter Bay, and later, as the home of the Congregational minister, Rev. James Jefferis.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the building demonstrates important aspects of the evolution or pattern of the State's history particularly with its association with the whaling industry that once flourished at Encounter Bay;
 - (f) the building has strong cultural or spiritual associations for the community or a group within it because of its identification with the earliest settlement in the area which grew into one of the state's premier resorts. It was identified with the foundation of local government in the area;
 - (g) the building has a special association with the life or work of a person or organisation or an event of historical importance, in this case with the Rev. James Jefferis.
-

RECOMMENDATION:

The former Fountain Inn was entered in the State Heritage Register on 29 May 1981. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Fountain Inn

VHS-SR--02

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the building demonstrates important aspects of the evolution or pattern of the State's history particularly with its association with the whaling industry that once flourished at Encounter Bay;*

The Fountain Inn was built in 1847 for Mr Robinson who sought custom from whalers and seafarers who frequented the area and occasional visitors. Although not directly identified with whaling, it was initially largely dependent upon this industry. To this extent it reflects the early history of the region.

- (f) *the building has strong cultural or spiritual associations for the community or a group within it because of its identification with the earliest settlement in the area which grew into one of the state's premier resorts. It was identified with the foundation of local government in the area;*

Built in 1847, the Fountain Inn, is one of the earliest surviving buildings. Its location reflects the early settlement of the region closer to the whaling site at the Bluff than the later town of Victor Harbor.

As the only public house in the area, the inn was used as the venue for the earliest meetings of the Inman Council and is identified with the origins of local government in the region.

- (g) *the building has a special association with the life or work of a person or organisation or an event of historical importance, in this case with the Rev. James Jefferis;*

The Rev James Jefferis was a Congregational minister who ministered in the area and lived in retirement in the one-time inn. The nearby Jefferis Church was built in his memory.

BRIEF HISTORICAL BACKGROUND:

The Fountain Inn was built in 1847 for Mr Robinson. It was built as a place where whalers, seafarers, and the occasional visitors, could be served and accommodated. In 1850 it was described as having a shingle roof, and an outside staircase to an attic. As one of the few public buildings in the area, the Fountain Inn became the meeting place for the Inman Council from 15 May 1856. The Fountain Inn closed in 1870 and since then has been used as a private residence. In 1894 the property was acquired by the Rev. James Jefferis.

A plaque at the front of the property notes:

FOUNTAIN INN
1847

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Fountain Inn

VHS-SR-02

REFERENCES:

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- Yelland, E.M. *Colonists, Copper and Corn in the Colony of South Australia 1850-51, by Old Colonist*, Hawthorn Press, Melbourne, 1970, pp.73-4.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Fountain Inn

VHS-SR-02

SITE RECORD:

Location: 66 Franklin Parade, Encounter Bay

Description: Single-storey masonry building

Land Description: CT 5388/537: Lot 223, Section 10, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: M.E. Brewster-Jones

Current Use: Dwelling

Original Use(s): Inn

Heritage Status: State Heritage Register: 6626-10357

Other Assessments: Register of the National Estate
National Trust Classified List:
Heritage Survey of Fleurieu Peninsula: 44

Photograph Nos.: J. Donovan
5/6

Report by: P. Donovan/J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Fountain Inn

VHS-SR-02



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Mill

VHS—SR-03

Gibson Avenue, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

Built as a wind-driven mill, the walls are of coursed limestone rubble which are nearly a metre thick at the base. The walls taper in to the upper storey. There are modern additions attached to enable the former mill to be used as part of a private dwelling.

Statement of Heritage Value:

The former mill is primarily of historical significance because of its identification with early primary industry in the region. It reflects the importance of agriculture in the early local economy.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the former mill demonstrates important aspects of the evolution or pattern of the State's history, particularly the importance of agriculture in the early local economy.
-

RECOMMENDATION:

The former mill was entered in the State Heritage Register on 24 July 1980. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Mill

VHS—SR-03

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the former mill demonstrates important aspects of the evolution or pattern of the State's history;*

The first mill to be erected in the south, the mill reflected the importance of agriculture in the early local economy.

BRIEF HISTORICAL BACKGROUND:

This windmill was originally built in 1850 by Porter Helmore. William Hunt was the miller. It was partly destroyed in 1853 when a fierce wind removed the cupola and sails and damaged the wooden driving gear and drive shaft. It was acquired by Joshua Gibson in 1864. In 1928 the shell was converted to a summer residence by a Mr Ellis of Port Adelaide. Extensions were carried out in 1954 (kitchen) and in 1959 (boat shed).

REFERENCES:

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- Page, Michael, *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.35.
- Yelland, E.M. *Colonists, Copper and Corn in the Colony of South Australia 1850-51, by Old Colonist*, Hawthorn Press, Melbourne, 1970, p.74.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Mill

VHS—SR-03

SITE RECORD:

Location: Gibson Avenue, Victor Harbor

Description: Coursed limestone rubble tower originally built for use as a wind-driven mill

Land Description: CT 2315/98: Lot 44, Section 13, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: N. Gilbert

Current Use: Dwelling

Original Use(s): Mill

Heritage Status: State Heritage Register: 6626-10352

Other Assessments: Register of the National Estate
National Trust Classified List: 295
Heritage Survey of Fleurieu Peninsula: 65

Photograph Nos.: B. Rowney/S. Coote
4/4

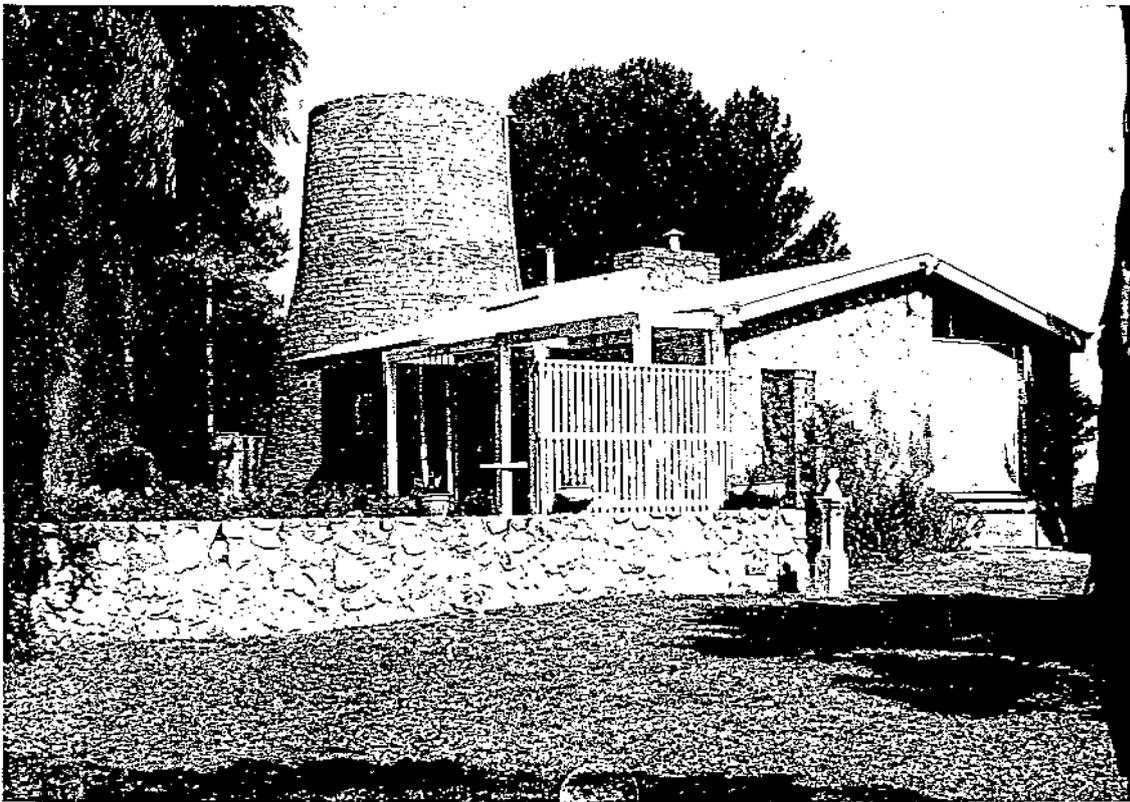
Report by: P. Donovan/B. Rowney/P. Sumerling

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Former Mill

VHS—SR-03



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS—SR-04

Renown Avenue, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A large rambling double-storey mansion in the Gothic style set in large grounds on a hill overlooking Victor Harbor, Mt Breckan is a prominent feature of the landscape. It is built of sandstone and has rendered quoins and surrounds. The hipped and gabled roof is of corrugated galvanised iron, while the major feature of the building is the square tower of four storeys which has a castellated top. There are close eaves, pairs of timber framed double hung sash windows and a small verandah to the front of the building. This is concave and has timber posts. The main entrance to Mt Breckan is at the base of the tower. This is rendered and it has a rendered pointed arch to the tower entrance. To the north is a single storey element.

Mt Breckan is currently undergoing restoration.

Statement of Heritage Value:

Mt Breckan is of heritage significance because of the manner in which it reflects Victor Harbor's position as one of South Australia's premier resorts. It is a place of architectural significance because of its design, detailing and scale. It is a prominent landmark set on an elevated position above the town. It is of additional historical significance because of its association with prominent South Australians and later because of its use as a training school by the Royal Australian Air Force during World War II.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) Mt Breckan demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) Mt Breckan demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
 - (g) the building has a special association with the life or work of a person or organisation or an event of historical importance.
-

RECOMMENDATION:

Mt Breckan was entered in the State Heritage Register on 14 August 1986. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS-SR-04

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *Mt Breckan demonstrates important aspects of the evolution or pattern of the State's history;*

This is reflected in the development of Port Victor as a major resort.

- (e) *Mt Breckan demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

This is reflected in the high quality of the design and detailing, and the grand scale of the building.

- (g) *Mt Breckan has a special association with the life of a person of historical importance.*

Mt Breckan was designed for the Hay family by William McMinn of whom Michael Page notes was 'one of the earliest [architectural] practitioners of note to have been trained in South Australia.' McMinn was responsible for the design of the Governor's summer residence at Marble Hill and the original Children's Hospital. Mt Breckan was also associated with the prominent Hay and Gosse families and the Royal Australian Air Force.

HISTORICAL BACKGROUND:

R. Taylor and I. Iwanicki, State Heritage Branch, 12.7.1985

'Mt. Breckan at Victor Harbor was built in 1880 for Alexander Hay (1820-1898), a wealthy pastoralist and merchant in South Australia. He was a member of both houses of Parliament between 1857 and 1891, spending thirteen of the latter years of his parliamentary career as a member of the Legislative Council. In addition, he served on the Central Road Board and was Commissioner of Public Works for the year 1860-1. In Adelaide, he built 'Linden' on 65 acres of land at Burnside. The family, once Mt. Breckan was built, alternated living at the two houses. After the death of his first wife, Hay remarried Agnes Grant Gosse, and built Mt. Breckan as a home for her on land he purchased from John Hindmarsh Jr. The building, situated on a hill overlooking the sea, was designed by William McMinn in the Gothic Revival Style and built by W. Pett.

A huge 2-storey mansion, comprising 22 rooms, an eighty foot tower and main hall measuring 35 x 48', the building fitted the owner's request for a 'commodious structure in which social re-unions might be held in gaiety and comfort'. The great hall reached up through the centre of the house to a great vaulted and beamed ceiling, and a double staircase of delicately carved timber, leading up to an upstairs hall featuring an arched colonnade, was a major feature of the 2 halls. Ornate mouldings and fittings, Italian marble statuary, valuable paintings and objects d'art graced the mansion. Mrs.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS—SR-04

Hay described the house in her autobiography, the following being an account of the library.

... A large double window was on the south-east side, and another of the same sort was on the north-east. The former commanded a superb view of the sea, with an island opposite and thickly wooded country in between. The latter overlooked a lovely winding river and a fine range of distant mountains.

On the third side of the room was an open-tiled fireplace, with a quaint mantelpiece and overmantel in walnut wood. A sliding door was on one side of the fireplace leading out into a large and extremely handsome upper hall, but at the time ... a Japanese screen of great beauty almost hid the door.

Built at a cost of £25,000, Mt. Breckan at the time of its owner's death in 1898 was described as the nearest approach to a Scottish Baronial castle in the colonies.

... Guted by fire in 1909, the building was rebuilt by W.F. Connell who bought the 300 acre property for £5,000 ... [The building was extensively altered internally while stone extensions were added on the western and north-eastern sides. Adelaide architect F.W. Dancker was in charge of the rebuilding.]

After rebuilding in 1911, Mount Breckan was used as a residential club (the Mount Breckan Club Ltd.) until 1941, when it was bought by the Commonwealth Government. During the Second World War, it became a training centre for the R.A.A.F., and subsequently a rehabilitation hospital after the end of the war. Upstairs rooms were converted to nursing staff quarters and the invalids stayed in the downstairs rooms. In 1962, it was taken over by the Adelaide Bible Institute and served as a theological college until 1978 when Mr. Greg Francis converted it to a sports and recreation centre.'

Mt Breckan was later used as a camp and conference centre.

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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS—SR-04

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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS—SR-04

SITE RECORD:

Location: Renown Avenue, Victor Harbor

Description: A large stone mansion with hipped and gabled corrugated galvanised iron roof

Land Description: CT 5260/881: Lot 11, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: M. Taplin, Breckan Holdings Pty Ltd

Current Use: Residence

Original Use(s): Residence

Heritage Status: State Heritage Register: 6626-13176

Other Assessments: National Trust Recorded List: 48
Heritage Survey of Fleurieu Peninsula: 129

Photograph Nos.: J. Donovan
4/22

Report by: R. Taylor and I. Iwanicki, 12.7.1985

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Mt Breckan

VHS—SR-04



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

'Castlemaine'

VHS—SR-05

20 Gum Avenue, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

Large residence built on three levels on high ground overlooking the Hindmarsh River and set in gardens which feature a central circular fountain. Castlemaine is built of rendered pebble dash masonry which has been painted white as have the quoins and surrounds. The hipped and gabled roof is of terracotta tiles, and there are finials and chimney pots atop the chimneys.

A feature of the building is the square castellated tower to the front elevation. A divided stairway leads to the main entrance and there are lights on the pillars. The double doors are of timber. Castlemaine' has been worked in leadlight above the front doors.

The ground floor verandah area has been enclosed in glass, while the eastern side of the first floor level has been enclosed to form a sleepout. The first floor verandah on the western side remains open where it has timber balustrading. The upper section of the timber framed double hung sash windows contain nine panes. All woodwork has been painted white.

A large open timber deck has been erected at the rear of the building.

Statement of Heritage Value:

'Castlemaine' is of heritage significance because of the manner in which it reflects Victor Harbor's position as one of South Australia's premier resorts. It is a place of architectural significance because of its design, detailing and scale. It is of additional historical significance because of its association with prominent South Australians, most notably William Sowden.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) 'Castlemaine' demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) Castlemaine' demonstrates a high degree of creative, aesthetic or technical accomplishment;
 - (g) 'Castlemaine' has a special association with the life or work of a person or organisation or an event of historical importance.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

'Castlemaine'

VHS—SR-05

RECOMMENDATION:

'Castlemaine' was entered in the State Heritage Register on 4 March 1993. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

`Castlemaine'

VHS—SR-05

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *Castlemaine ' demonstrates important aspects of the evolution or pattern of the State's history;*

This is reflected in the development of Port Victor as a major resort.

- (e) *Castlemaine' demonstrates a high degree of creative, aesthetic or technical accomplishment,*

`Castlemaine' was designed by Adelaide architect Henry Ernest Fuller who, with Hedley Dunn, won the design prize for the Stock Exchange building in 1901.

- (g) *'Castlemaine ' has a special association with the life or work of a person or organisation or an event of historical importance;*

The building has a special association with the life of Sir William Sowden who was a former editor-in-chief of the *South Australian Register*, a one-time President of the Public Library, Museum and Arts Board, and an active advocate of the Institutes Association and the Australian Library Association.

BRIEF HISTORICAL BACKGROUND:

Including details from the report by H. Angas, State Heritage Branch

The land on which `Castlemaine' was built was originally part of the Mt Breckan estate. The land was subsequently subdivided and portions were bought by Sir William John Sowden between March 1927 and May 1931. Sir William was a former editor-in-chief and part-owner of the *South Australian Register* from 1899 to 1922, a President of the Public Library, Museum and Arts Board, and an active participant in the Institutes Association and the Australian Library Association.

`Castlemaine', named after Sir William's birthplace in central Victoria, was designed by Adelaide architect Henry E. Fuller. Fuller in partnership with Hedley Dunn, had won first and second prizes in the Stock Exchange of Adelaide design competition. Built by E.J. Williams for the sum of £5,341, the *Victor Harbor Times* of 13 July 1928 noted the building's progress.

The property passed to Sir William's wife, Margaret, in October 1943 following his death then to William H.H. Adams, 'a local art collector' in May 1949, then to Ronald and Thelma Ward in April 1952. In 1982 the house was converted into a Christian retreat, 'The 500 Club', an interdenominational Christian organisation, which used the property as a guest house for its members. According to Hamish Angas, 'they made several alterations to the interior of the house in order to use the building for institutional purposes'. The present owners acquired the property in October 1966.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

'Castlemaine'

VHS—SR-05

REFERENCES:

Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-14428.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, pp.149, 186, 213.

Victor Harbor Times, 13.7.1928.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

'Castlemaine'

VHS—SR-05

SITE RECORD:

Location: 20 Gum Avenue, Victor Harbor

Description: Large threeel-storey dwelling

Land Description: CT 4188/193: Lot 375 and Part Lot 315,
Section 18, Hundred of Encounter Bay

Local Government Area: District Council of Victor Harbor

Owner: M. and J. Willis

Current Use: Residence

Original Use(s): Residence

Heritage Status: State Heritage Register: 6626-14428

Other Assessments: Heritage Survey of Fleurieu Peninsula: 20
National Trust File: 1700

Photograph Nos.: J. Donovan
4/23

Report by: J. Donovan/H. Angas

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

'Castlemaine'

VHS—SR-05



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Bridge

VHS—SR—06

Hindmarsh Road, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

Reinforced concrete bridge of five spans—two of 8.8m and three of 9.2m—with concrete decorations to the piers. This is a bridge of massive design and construction and with simple decorative features.

Statement of Heritage Value:

P. Donovan, *Railway Heritage Survey*, 1992

'This bridge spanning the Hindmarsh River near Victor Harbor was built in about 1907 to a design by Alexander Moncrieff. It is primarily of engineering significance though forms an important part of the significant railway line between Goolwa and Victor Harbor. This is one of six significant concrete railway bridges built in South Australia in the early part of the twentieth century and the first of three concrete girder structures which provide evidence of an evolution in design.'

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the bridge demonstrates important aspects of the evolution or pattern of the State's history, in particular, the development of the rail network;
 - (e) the bridge demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, because of its concrete construction.
-

RECOMMENDATION:

The Railway Bridge was entered in the State Heritage Register on 20 November 1986. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Bridge

VHS—SR-06

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the bridge demonstrates important aspects of the evolution or pattern of the State's history, in particular, the development of the rail network;*

The development of the rail network throughout South Australia was fundamental to the revolution in transport and the economic development of the colony and state. The development of this railway was a significant feature of the history of this region and linked this history with the maritime history associated with transport on the River Murray. This railway was built to help facilitate the export of goods from inland Australia which were transported on the river to Goolwa near its mouth.

- (e) *the bridge demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, because of its concrete construction and the decorative features.*

The bridge is an early example of concrete construction.

BRIEF HISTORICAL BACKGROUND:

P. Donovan, Railway Heritage Survey, 1992

'The Goolwa—Victor Harbor railway first became operational in 1864 and twenty years later steam traction was introduced from Adelaide through Strathalbyn. The track was renovated over time with this bridge being part of a series of innovative new structures.

The bridge was constructed in 1907 as part of the upgrading of the Goolwa to Victor Harbor railway line.

O'Connor considers the use of concrete in early railway bridge construction was unusual, but six concrete railway bridges were built in South Australia in a comparatively short period from 1905 to 1919: three of these bridges were of concrete girder construction, three were concrete arched. This was the first of three concrete girder bridges to be built during this period. Three of the six concrete bridges — including the other two concrete girder bridges — are on the small line between Monarto South and Sedan.

This bridge was designed by Alexander Monciieff, South Australia's Engineer in Chief from 1888 to 1909.

The reinforced concrete bridge carries a single track, 1.6m gauge railway on a ballasted deck and is continuous over spans of 8.8m, three at 9.2m and 8.8m.'

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Bridge

VHS-SR-06

REFERENCES:

Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11186.

Donovan and Associates. 'Railway Heritage of South Australia', National Trust of South Australia, Adelaide, 1992, Part II, pp.98-100.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.109.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Bridge

VHS-SR-06

SITE RECORD:

Location: Hindmarsh Road, Victor Harbor

Description: Reinforced concrete bridge of five spans—two of 8.8m and three of 9.2m—with concrete decorations to the piers

Land Description: Part Section 18, Hundred of Encounter Bay
Part Section 19, Hundred of Goolwa

Local Government Area: District Council of Victor Harbor

Current Use: Railway

Original Use(s): Railway

Heritage Status: State Heritage Branch: 6626-11186

Other Assessments: Railway Heritage Survey, 1992
Heritage Survey of Fleurieu Peninsula: 130
National Trust Recorded List: 3826

Photograph Nos.: P. Donovan
10/24

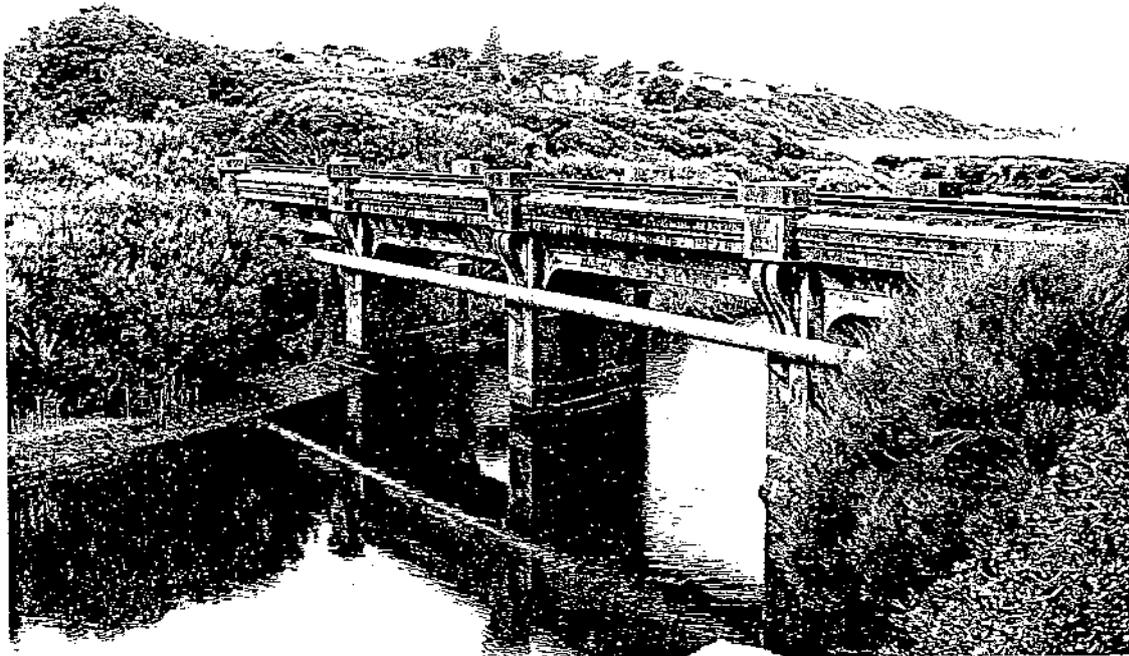
Report by: P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Railway Bridge

VHS-SR-06

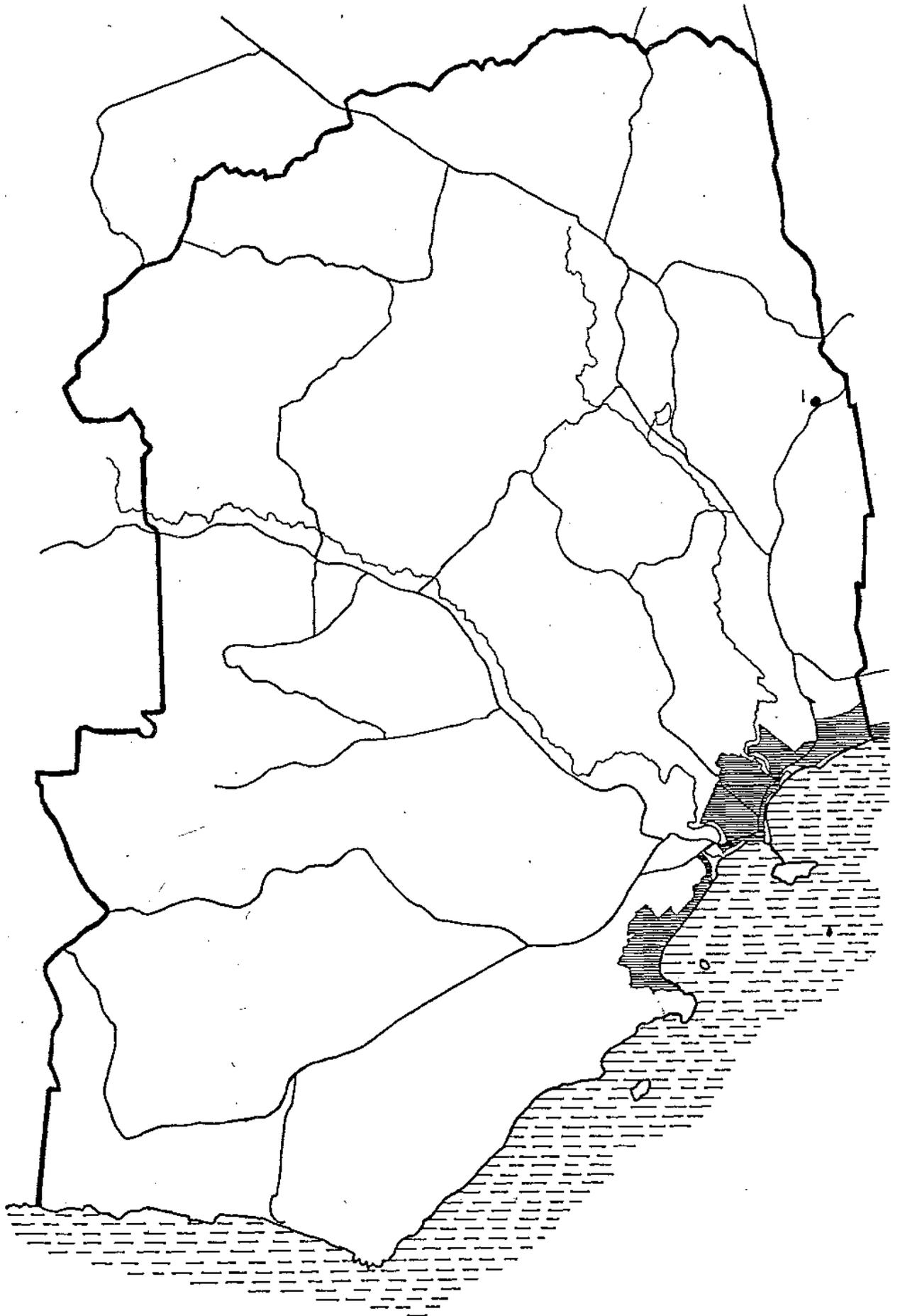


**1. PLACES CURRENTLY ENTERED IN THE STATE
HERITAGE REGISTER (cont.)**

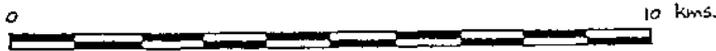
1.3 Victor Harbor—Environs (VHE)

4

- Cut Hill, Adelaide Road (VHE-SR-O1)



VICTOR HARBOR HERITAGE SURVEY
ENVIRONS State Heritage Place



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Cut Hill Stone Wall and Monument

VHE-SR-01

Adelaide Road, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

The stone wall extends for several score metres beside the road at a steep section of Cut Hill. It is built from stones quarried adjacent to the wall. It is topped by a course of stones set at right angles to those forming the wall. It stands a little more than a metre high at road level, but rises several metres above the natural level of the hillside.

Statement of Heritage Value:

The walling is of historical significance for the manner in which it is identified with early road transport in the region and the way it reflects earlier methods of road construction. The high quality of the work highlights the importance of this road.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the walling demonstrates important aspects of the evolution or pattern of the State's history;
 - (e) the walling demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
-

RECOMMENDATION:

The Cut Hill Stone Wall and Monument were entered in the State Heritage Register on 27 September 1990. They should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Cut Hill Stone Wall and Monument

VHE—SR-01

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the walling demonstrates important aspects of the evolution or pattern of the State's history;*

During the first half century of settlement in South Australia the construction of dry stone walls was common. Usually built by some of the highest paid tradesmen of the area, walls were built without mortar or cement.

- (e) *the walling demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

The wall was built as a parapet wall in 1868 by Jabez Grimble under contract to the Central Roads Board.

BRIEF HISTORICAL BACKGROUND:

With the increase in the population of the Victor Harbor district following the growth in activities at Port Victor, the Road Board began to address the problem of roads. As a consequence, money was expended on the Yankalilla Road and then the road to Willunga. The stone wall at Cut Hill was built in 1868 by Jabez Grimble, who, according to Michael Page, undertook many road contracts for the District Council.

There is a plaque fixed to the memorial cairn near the walling. It notes:

THIS WALL WAS BUILT IN 1868 BY JABEZ GRIMBLE
UNDER CONTRACT TO THE CENTRAL ROADS BOARD.
THE ROAD WAS CONSTRUCTED IN 1961 BY
THE HIGHWAYS AND LOCAL GOVERNMENT DEPT.

THIS PLAQUE WAS SET IN PLACE BY
THE HIGHWAYS AND LOCAL GOVERNMENT DEPT,
THE DISTRICT COUNCIL OF ENCOUNTER BAY AND
THE ROYAL GEOGRAPHICAL SOCIETY
OF AUSTRALASIA (S.A. BRANCH) INC.
DECEMBER 1964

The road was reconstructed in 1961.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Cut Hill Stone Wall and Monument

VHE—SR-01

REFERENCES:

Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6627-14093.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

National Trust of South Australia file no. 2510.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.67.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Cut Hill Stone Wall and Monument

VHE-SR-01

SITE RECORD:

Location: Adelaide Road, Victor Harbor

Description: Dry stone walling

Land Description: CT 4108/52, CT 4108/53: Section 148, Hundred of Goolwa

Local Government Area: Victor Harbor

Owner: Department of Transport

Current Use: Wall and Monument

Original Use(s): Wall and Monument

Heritage Status: State Heritage Branch: 6627-14093

Other Assessments: National Trust Recorded List: 2510
Heritage Survey of Fleurieu Peninsula: 12

Photograph Nos.: B. Rowney
7/26, 27, 28

Report by: P. Sumerling/J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Cut Hill Stone Wall and Monument

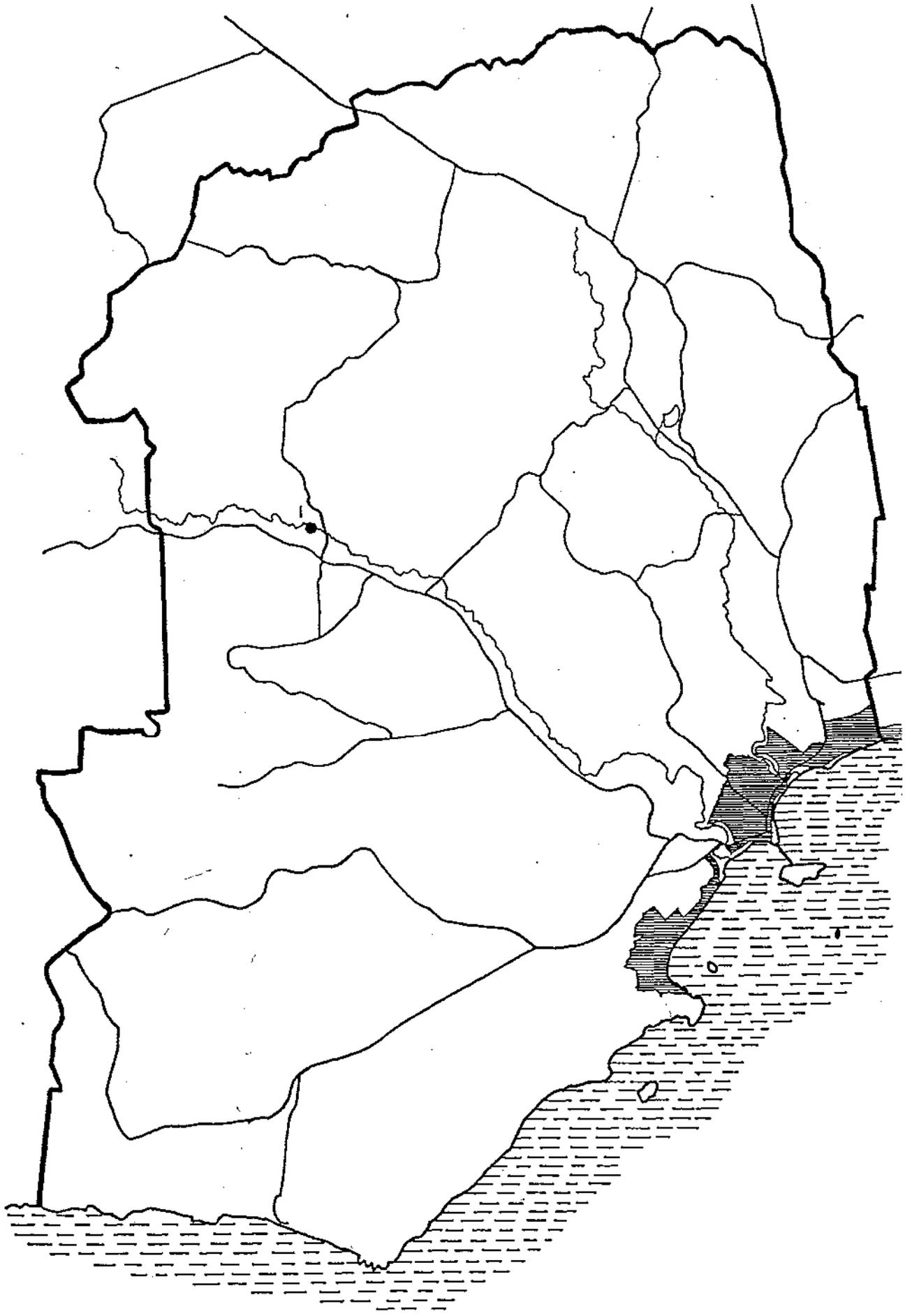
VHE-SR-01



1. PLACES CURRENTLY ENTERED IN THE STATE HERITAGE REGISTER (cont.)

1.4 Inman Valley (IV)

- Crossman's Bridge (IV—SR-O1)



VICTOR HARBOR HERITAGE SURVEY
INMAN VALLEY State Heritage Place



VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Crossman's Bridge

IV—SR—01

Via Inman Valley

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a red gum timber bridge of pier, crosshead and diagonal beam construction. The bridge is of two spans with timber abutments which stand approximately 15 metres in height. It has a timber deck and timber railings.

The bridge is no longer used for public transport and is falling into disrepair.

Statement of Heritage Value:

The bridge is of heritage significance because of the manner in which it demonstrates early road building; it is now a rare example of a large bridge constructed from red gum. It reflects early methods and modes of construction.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) the bridge demonstrates important aspects of the evolution or pattern of the State's history;
 - (b) the bridge has rare, uncommon or endangered qualities that are of cultural significance;
 - (e) the bridge demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics in the manner of its construction.
-

RECOMMENDATION:

Crossman's Bridge was entered in the State Heritage Register on 14 February 1985. It should remain on the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Crossman's Bridge

IV—SR—01

ASSESSMENT OF HERITAGE VALUE:

Criteria

- (a) *the bridge demonstrates important aspects of the evolution or pattern of the State's history, particularly the development of road transport;*
- (b) *the bridge has rare, uncommon or endangered qualities that are of cultural significance;*

the bridge is a rare example of a red gum timber bridge. The bridge was built during a time when timber was the commonly-used material. This is now a rare example of such a bridge.

- (e) *the bridge demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics in the manner of its construction.*
-

BRIEF HISTORICAL BACKGROUND:

The bridge was opened by Miss Anne Crossman in approximately 1916 and named after the Crossman family who lived in the area. Bill Stacey notes:

... the bridge has been fortunate in not being located on a road bearing major and frequent traffic. Its presence provided easy access across the River Inman to the main road between Yankalilla and Victor Harbor. It stands near the Glacier Rock tearooms, first opened by two members of the Crossman family, Mary Anne and Martha in 1909 to cater for travellers along the Inman Valley Road. The present tearooms were opened in 1959.

REFERENCES:

- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-12717.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*. Department of Environment and Natural Resources, Adelaide, 1985.
- Stacey, Bill. *Highway*, June 1983.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Crossman's Bridge

IV—SR-01

SITE RECORD:

Location: Mt Alma Road, Via Inman Valley

Description: Red gum timber bridge of pier, crosshead and diagonal beam construction

Land Description: Highways Department Plan 314: Section 259, Hundred of Encounter Bay

Local Government Area: Victor Harbor

Owner: District Council of Victor Harbor

Current Use: Bridge

Original Use(s): Bridge

Heritage Status: State Heritage Register: 6626-12717

Other Assessments: Heritage Survey of Fleurieu Peninsula: 5

Photograph No: 10/7, 8

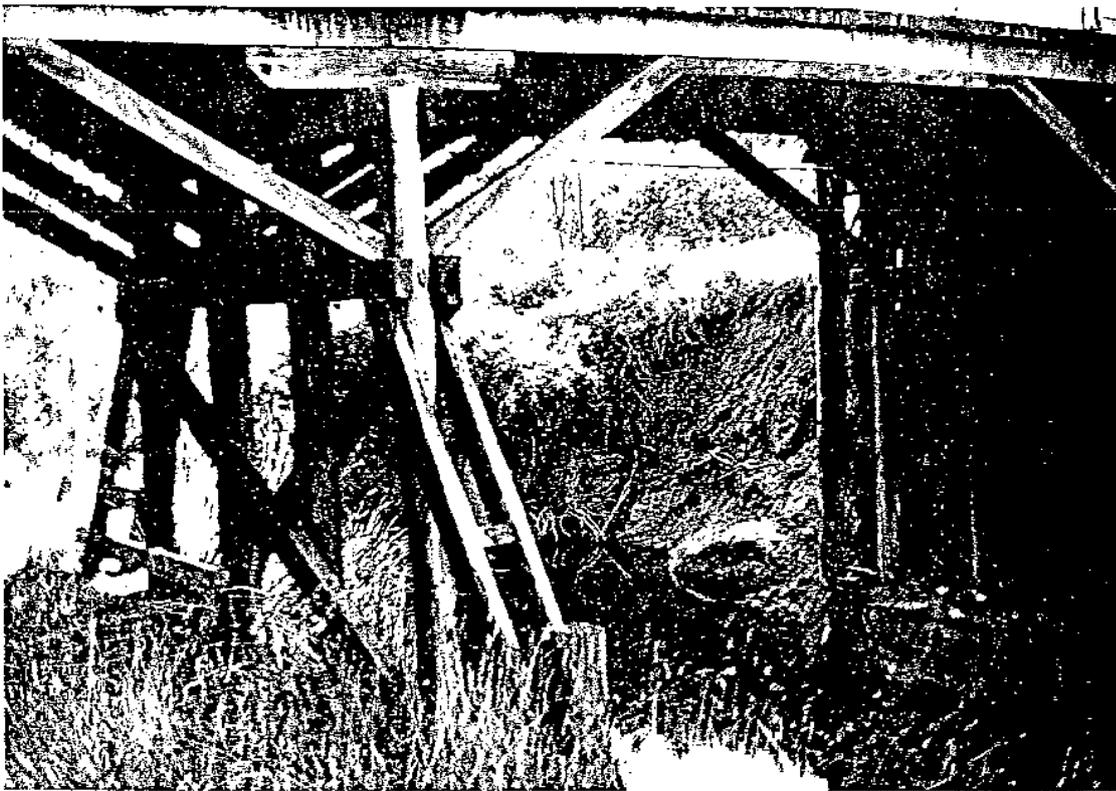
Report by: P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Crossman's Bridge

IV—SR-01



2. RECOMMENDATIONS: STATE HERITAGE PLACES

2.1 CRITERIA FOR STATE HERITAGE PLACES

Under Section 16 of the *Heritage Act 1993*, to be eligible for inclusion in the State Heritage Register a place must satisfy one or more of the following criteria:

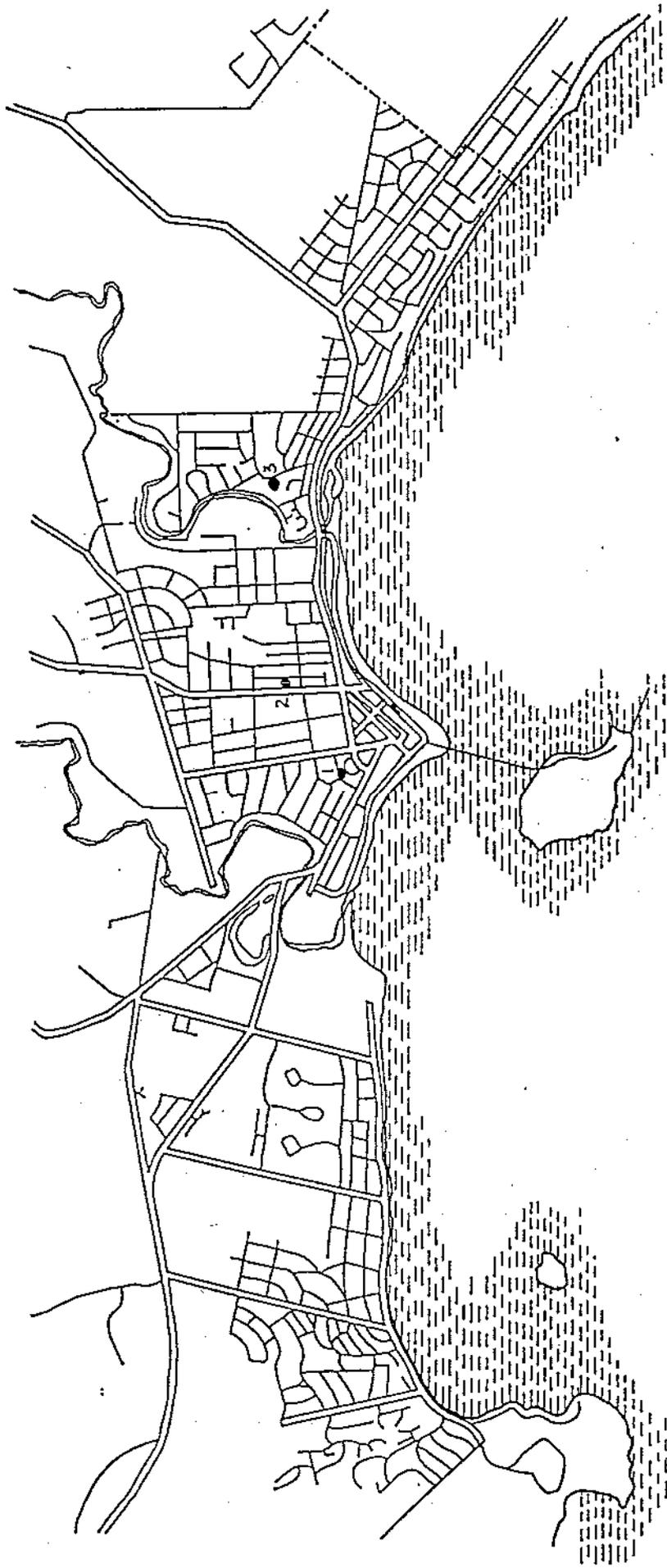
- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

2.2 RECOMMENDATIONS

In accordance with the above criteria, and allied with extensive historical research and fieldwork, the following places are recommended for inclusion in the State Heritage Register within the Victor Harbor local government area:

2.2.1 Victor Harbor — Suburban (VHS)

- St Augustine's Church, 18-24 Burke Street, Victor Harbor (VHS—RSR-O1)
- St Joan of Arc Church, 30-32 Seaview Road, Victor Harbor (VHS—RSR--02)
- 'Adare', Adare Avenue, Victor Harbor (VHS—RSR-O3)



VICTOR HARBOR HERITAGE SURVEY
SUBURBAN Proposed State Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

18-24 Burke Street, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

Exterior

Of an unusual shape, the church has limestone walls and red brick quoins. It seems to have been built in another direction at some stage. The northern end has a gabled roof with rendered parapet walls and rendered belfry. As well, there is a large tower which is built of stone and has a rendered crenellated top. There are brick quoins and a louvred bell tower. There is a small crenellated front porch which has a gabled roof and is surmounted by a cross. The church is cruciform in plan with two good-sized transepts and quite a long sanctuary.

The walls of most of the church and the tower are of limestone but have a very heavy rendering and are lined. The wall to the sanctuary on the outside is limestone, far less mortaring and struck joints rather roughly done but looks very much earlier than the main church itself. The whole rests on a bluestone base.

The porch has a slate floor and a plasterboard ceiling. There are two sets of main doors: one from the street to the porch and the other entering into the church. All doors are timber framed.

The church is set in large grounds and is complemented by a hall, rectory and columbarium.

Statement of Heritage Value:

St Augustine's Anglican Church is a fine example of a church. Its scale and the quality of the design and detailing reflect the development of Victor Harbor. As well, Thomas Jones, the architect of the church, was an early prominent architect supervising the building of the first bridge across the River Torrens and constructing the first mill that ground the first bag of flour in the colony. Appointed by the government of the day to survey, design and construct the railway from Goolwa to Port Elliot between 1852 and 1854, he later supervised the construction of the Port Elliot breakwater, designed the Congregational Church at Port Elliot, St Judes (presumably at Port Elliot) and was instrumental in founding the first Lodge of Oddfellows in 1840. One of his early city buildings to survive is the former Ebenezer Chapel in Brougham Court.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (e) St Augustine's Anglican Church demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
- (f) the church has strong cultural or spiritual associations for the community or a group within it, particularly those belonging to the Anglican community;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

(g) the church has a special association with the life of a person of historical importance.

RECOMMENDATION:

It is recommended that St Augustine's Anglican Church be provisionally entered in the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

ASSESSMENT OF HERITAGE VALUE:

- (e) *St Augustine's Anglican Church demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*

This relates particularly to the overall design of the building. The interior is of an extremely high quality: the furnishings are extremely good and aesthetically compatible. Internally the church is rendered and lined to look like stone work. It has large arches to the nave and timber scissor-type trusses to the crossing of the transepts and trusses to the sanctuary. Timber has been used throughout the church: in the ceiling, boarding, floors. The sacristy has a timber-panelled dado and reredos. It seems that the high altar still remains in its position although it has been brought forward slightly. There is another altar at the crossing point and there are timber communion rails.

The church has a small pipe organ. The pipes are on one side with the console on the other. There are a large number of pews both in the transepts and in the nave (ten pews long in the nave) as well as choir stalls. The church throughout has the same colour scheme. Lights are suspended. There is a red votive lamp hanging in the sacristy. There are stained glass windows in the sanctuary and the two transepts, with two stained glass windows in the nave. A red rose window is positioned over the front door.

- (f) *it has strong cultural or spiritual associations for the community or a group within it, particularly those belonging to the Anglican community.*

Many in the community donated gifts to the church some of which now form an integral part of the church architecture. These include:

c.1869 land given by Mr A.F. Lindsay

Arthur Fydell Lindsay arrived in South Australia in 1836 at the age of 19 years aboard the *Buffalo*. Lindsay soon became involved in community affairs becoming a member and chairman of the Encounter Bay District Council and first chairman of the local School Board of Advice. As well, he offered himself up for election in the first parliament for the seat of Encounter Bay, serving in the South Australian Assembly on three separate occasions: from March 1857 to March 1860, April 1870 to November 1871, and from September 1873 to March 1878. His generosity also included donations of land to the Congregationalists and Methodists.

1886 three-light windows donated by Mrs Agnes Hay on the death of her husband Alexander Hay who died on 4.2.1898.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Alexander Hay was the owner of Mt Breckan at Victor Harbor which was built in 1880 for his second wife Agnes. A wealthy pastoralist and merchant in South Australia, he was a member of both houses of Parliament between 1857 and 1891.

1933 pulpit donated in memory of Dr F.J. Douglas' mother.

Dr Francis John Douglas came to Victor Harbor in 1903, bought the medical practice of Dr O'Leary and served the area for the next fifty-two years. He and his wife lived in Crozier Road and were very active in community affairs.

1938 three-light windows in memory of Martha Cudmore of Adare.

In 1892 Daniel Cudmore, a member of the wealthy pastoral family, bought and rebuilt a house belonging to John Hindmarsh, naming the property Adare. The Cudmore family spent much of their time at Victor Harbor, and along with the Hays and Barr-Smith families, helped establish Victor Harbor as a summer resort.

The three-light memorial window was from the firm of Mathieson & Gibson of Melbourne. According to Jenny Zimmer, the firm glazed 'hundreds' of ecclesiastical windows until after World War II. Mathieson 'probably learned the trade with Brooks, Robinson & Co.' (another Melbourne company) and was influenced by the Munich style.

1949 one-light window in memory of Mary O'Leary (1859-1945)

Mary O'Leary was the wife of Dr Morgan O'Leary who established a medical practice in Victor Harbor in 1884, and it was she who helped him in his practice by making up all of the medicines. By the time Dr O'Leary retired in 1902, selling his practice to Dr Francis Douglas, both had endeared themselves to the community. The *Southern Argus* noted: 'His hearty helpfulness in any good cause, his generosity and kindness to the poor, were only equalled by his endeavour to hide his light under a bushel. But that his hosts of friends were aware of his reluctance and dislike of publicity, the greatest gathering ever held in this town would have met to wish him and Mrs O'Leary long life, health and happiness'.

1953 one-light window in memory of Lucy Webb (1871-1953).

Miss Lucy Webb was a teacher.

1966 three-light windows in memory of Francis John Douglas (1873-1964) and his wife Margaret Clerk Douglas (1876-1962)

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Dr Francis John Douglas, who bought the medical practice of Dr Morgan O'Leary, came to Victor Harbor in 1903 and served the area for the next fifty-two years. Dr Douglas was a graduate of the Melbourne University and went to South Africa in the Boer War as part of a Bushmen Contingent to the Transvaal. He returned in 1902 and was appointed health officer to the district council at Victor Harbor. He and his wife, Mary (whom he married in 1903), lived in Crozier Road and were very active in community affairs.

- (g) *the church has a special association with the life of a person of historical importance, most notably architect Thomas Jones.*

Thomas Jones was an early prominent architect, now much overlooked. Born in Wales in 1809 he came to South Australia in 1840 and was identified as architect and builder with the principal buildings in the city. He supervised the building of the first bridge across the River Torrens and constructed the first mill that ground the first bag of flour in the colony. He was appointed by the government of the day to survey, design and construct the railway from Goolwa to Port Elliot between 1852 and 1854.

After completing the railway he stayed on in the district and supervised the construction of the Port Elliot breakwater. He designed the Congregational Church at Port Elliot in 1862 and another church called St Judes in 1854 (possibly at Port Elliot). He moved to Moonta in 1872 for two years where he became engineer for the Peninsula Road Board and Town Surveyor. He was the architect for the Institute Building in the town for which he was given a special award by the Bank of South Australia.

Thomas Jones was the chief mover in founding the first Lodge of Oddfellows in 1840 and was the Provincial Grand Master of the Adelaide Lodge District for 1843, 1844 and 1845: in later years he was described as 'the originator of the Manchester Unity in South Australia'. He moved back to Adelaide from Yorke Peninsula after two years because of failing health but lived in the suburbs until his death in November 1892. One of his early city buildings to survive is the former Ebenezer Chapel in Brougham Court.

BRIEF HISTORICAL, BACKGROUND:

At a meeting held on 19 August 1869 at the Port Victor Hotel, plans were made to establish a church to serve the needs of the Church of England community in Victor Harbor. On land donated by Mr. A.F. Lindsay, the church was designed so that later additions could be easily incorporated. The first section, which measured only 20 ft x 30 ft, was completed in March 1870 to accommodate fifty worshippers. The plans were drawn up by Thomas Jones of Goolwa and the contractors were James Bowley and G. Weymouth. Costing no more than £150, the church was dedicated to St Augustine of Hippo (354-430AD) on 8 March 1870.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

In 1884 transepts large enough to accommodate an extra 100 people were designed by Adelaide architects Grainger, Naish and Worsley. With local contractor Andrew Oliver undertaking the works, the new additions cost approximately £400 and the church was re-opened for the Christmas period.

In the construction of the original part of the church it was noticed that air bricks were deliberately not used because it was felt that the church was more adequately ventilated by winter gales. The same reporter for the *Southern Churchman* thought the only defect in the first stage of the church 'to strike the eye is the want of height in the north and south windows. Why the architect did not carry them up another three feet it is difficult to see ...'

In 1922 the nave and tower were built by F. Fricker for £1,250. A foundation stone to these additions was laid in August 1922 and the opening of the new additions was on 21 February 1923. The porch was added in 1962 and in 1970 a walkway between the church and parish hall was added.

A foundation stone set in the buttress near the front porch doorway notes:

TO THE
GLORY OF GOD
12TH AUGUST 1922

REFERENCES:

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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR--01

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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

SITE RECORD:

Location: 18-24 Burke Street, Victor Harbor

Description: Cruciform-plan church with louvred bell tower

AMG References: 6626-9, Encounter, 1:10 000,841626

Land Description: CT.5415/740

Local Government Area: District Council of Victor Harbor

Owner: Synod of the Diocese of the Murray, Anglican Church in Australia

Current Use: Church

Original Use(s): Church

Heritage Status: Nil

Other Assessments: Heritage Survey of Fleurieu Peninsula: 44
National Trust Classified List: 851

Photograph Nos.: B. Rowney/J. Donovan
5/8, 9, 12, 13, 14

Report by: P. Sumerling/B. Rowney/J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Exterior View:



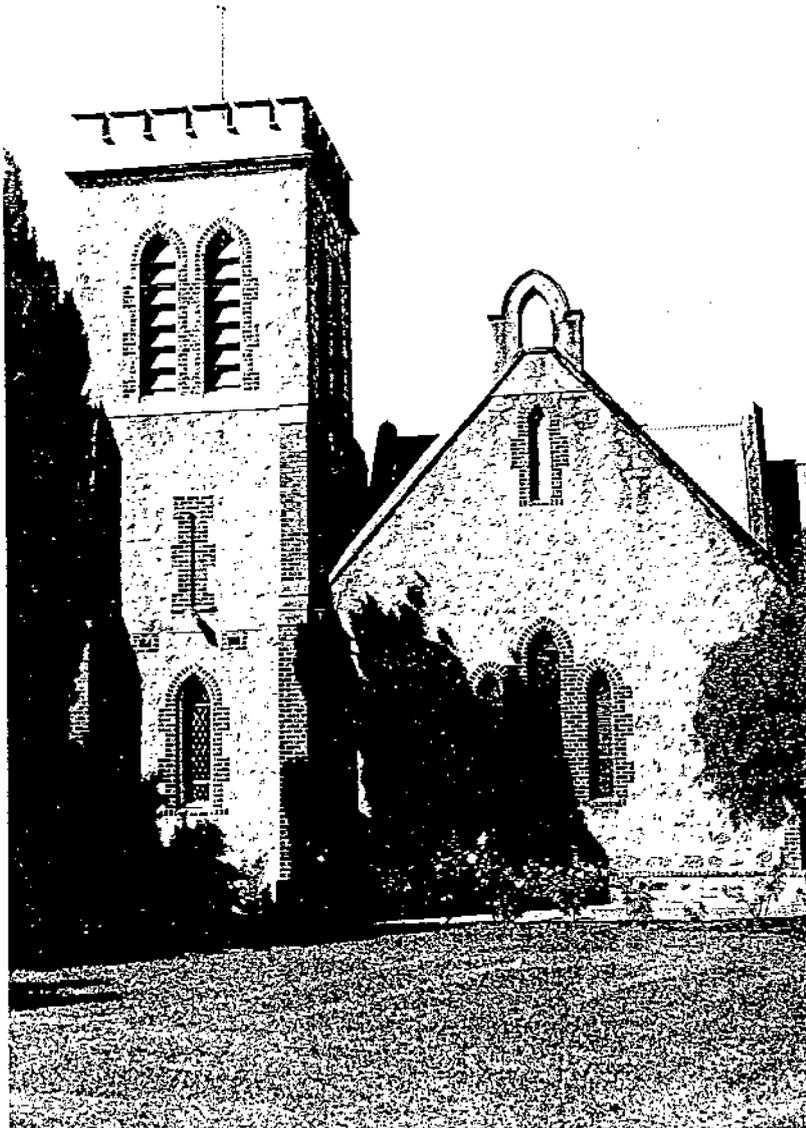
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Exterior View: Transept and Bell Tower



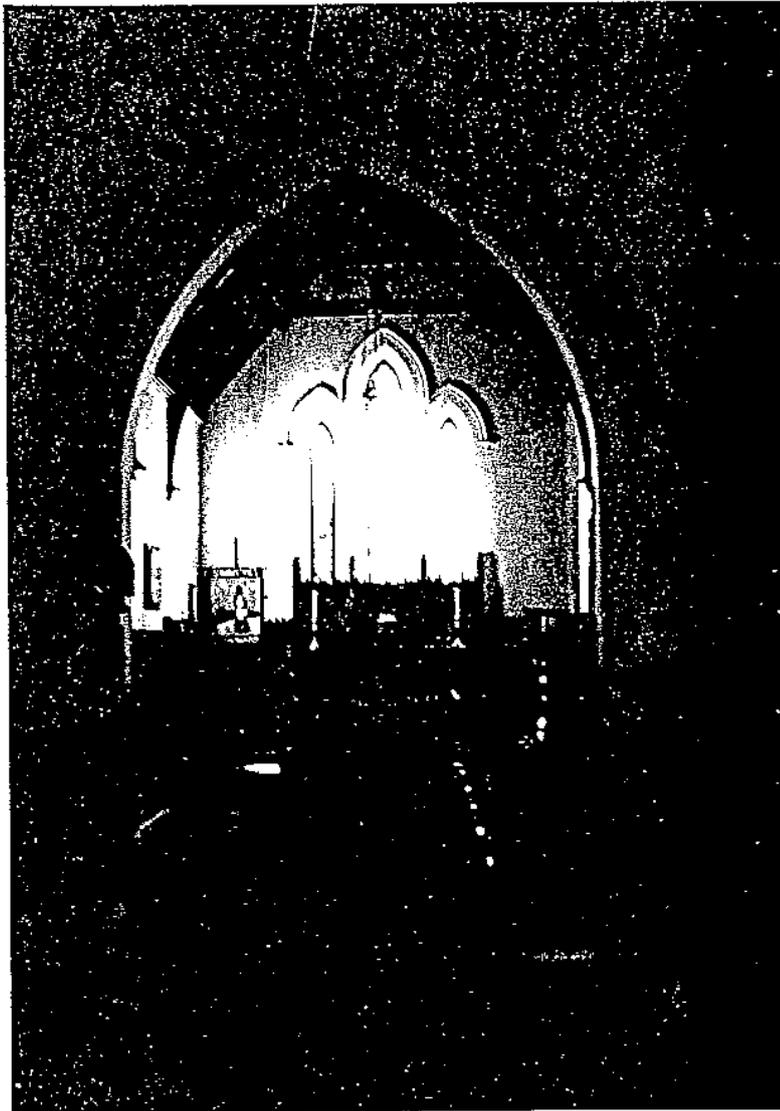
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Interior View: Sanctuary and Altar



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Augustine's Church

VHS—RSR-01

Interior View: Nave



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR--02

30-32 Seaview Road, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

A stylised Romanesque building which has a long nave with clerestory lighting and side aisles. There is a large porch to the front and an attached bell tower at the rear. The walls are rendered and painted cream. There are no quoins. The windows are small half-round leadlight that have a small dressing on plain render. The walls sit on a plain cement rendered base of about 750mm in height. The roof is Marseilles tiles and there is a terra cotta cross on the nave roof. The main doors are single-panelled with a half-round skylight above in four lights. On the front wall there is a simple cross in brickwork and on the main nave wall above the porch is a rose window with ornamental brickwork around it and a leadlight window. There is also a small vent at the top which has louvred vents. The brickwork around the gable roof simulates corbel tables.

Attached to the church on the western side is a Parish Centre which has been erected in similar materials and in a style complementary to the church design. It is rendered and has a half-round arched loggia. Large plain glass windows overlook the verandah and the building has a modern red tiled roof. A bronze plaque notes:

PARISH CENTRE
BLESSED BY
ARCHBISHOP JAMES GLEESON
C.M.G., D.D.
MARCH 4TH, 1984
IN GRATITUDE TO THE PIONEERS

"MAY THE LORD OUR GOD BE WITH US
AS HE WAS WITH OUR FOREFATHERS"
I KINGS: 8.57

Statement of Heritage Value:

St Joan of Arc Roman Catholic Church is a fine example of a Romanesque-style church. Designed by Walter H. Bagot, its scale and the quality of its design reflects in some degree the significance of Victor Harbor.

Relevant Criteria (Under Section 16(4) of the *Heritage Act 1993*):

- (e) the church demonstrates a high degree of creative, aesthetic or technical accomplishment;
the church has strong cultural or spiritual associations for the community, or a group within it;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR--02

(g) the church has a special association with the life of a person of historical importance.

RECOMMENDATION:

It is recommended that St Joan of Arc Roman Catholic Church be provisionally entered in the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS-RSR-02

ASSESSMENT OF HERITAGE VALUE:

- (e) *the church demonstrates a high degree of creative, aesthetic or technical accomplishment;*
- (g) *the church has a special association with the life of a person of historical importance, most notably architect Walter H. Bagot.*

The Romanesque-style church was designed by renowned South Australian architect, Walter H. Bagot, well-known for his church designs. Part of the firm of Woods, Bagot, Jory and Laybourne Smith, a business founded by Edward Woods earlier in the twentieth century, Walter Bagot and his partners were involved 'with a good deal of ecclesiastical architecture and they were always impenitent traditionalists'. Architects for St Peters Cathedral from 1910-47, the Roman Catholic Archdiocese from 1905-26 and Adelaide University from 1905-26, Bagot was responsible for designing the extensive additions to St Francis Xavier's Cathedral which were completed in 1926. St Patrick's on Grote Street and the Chapel of the Convent of Mercy on Angas Street were also undertaken by the firm. He was also responsible for the design of Bonython Hall (1936) and the Georgian style Barr Smith Library.

Walter Bagot was a great admirer of Italian art and architecture and established the Australian-Italian Society. He was also an original sponsor of the National Trust of South Australia, and served as president of the South Australian Institute of Architects from 1917-19 and in 1960 was made a life member of the Royal Australian Institute of Architects.

Built not just for local Catholics but also 'with the view to the accommodation of visitors to the Harbour', the church was designed closely following 'the simple form of the Italian Romanesque Basilica'. As Dean Berry noted of Walter Bagot, he 'believed that the simplicity of Italian domestic architecture and of English Georgian offered the best models for South Australia's Mediterranean climate'.

This is evident in the design of St Joan of Arc where the church is remarkably simple and the interior is very light. The side aisles are stylised Corinthian columns with half-round arches. There is a big half-round arch to the sanctuary and the sanctuary itself is a half-round barrel vault but very plain with no architectural details. The fine high altar is of marble and there is a simple modern timber altar forward of this. An upstairs gallery is accessed by a circular staircase where there is a small pipe organ. The ceiling is of plasterboard and is of timber framed construction showing the timbers. The exposed timber trusses are quite unusual in that there is no cross bracing but simply the two upper chords with the tie chord across the bottom and then full uprights bolted to hold it all together.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

The *Southern Cross* described this as:

It [St Joan of Arc] has a nave lighted by 9 clerestory [windows] and separated from the aisles by an arcade carried upon columns with foliated caps. This portion is roofed with timber principals and lined between with plaster panels.

The barrel vault of the sanctuary which was considered 'characteristic of the style' was viewed as a 'comparatively rare feature in an Australian church' in 1921.

The stained glass window was designed by C.E. Kempe & Co. of London. The company was founded in 1869 and became one of the leaders in the manufacture of stained glass in the latter part of the nineteenth century. Examples of the company's work in South Australia are to be found at Cabra Convent, and at both the Anglican and Catholic Cathedrals in Adelaide. The rose window in St Francis Xavier's Cathedral is one of the most important examples of this firm's work in South Australia.

(f) the church has strong cultural or spiritual associations for the community, or a group within it, particularly those belonging to the Roman Catholic community;

Many in the community donated gifts to the church which now form an integral part of the church architecture. These include the marble altar which was donated by the Misses Lewis of Prospect in memory of their sister Catherine, and the stained glass window donated by J.J. Maloney in memory of his wife Rachel F. Maloney which was manufactured by C.E. Kempe & Co. of London.

BRIEF HISTORICAL BACKGROUND:

As the district of Victor Harbor continued to grow, so too did the desire that a Roman Catholic church should be constructed to serve the needs of the community. Consequently, at the urging of Father B.F. Gurry, construction began in 1920 on a building designed by Walter Bagot; the foundation stone was laid by Archbishop Spence on 7 March 1920.. This was the same year that Joan of Arc was made a Saint.

The foundation stone notes:

THIS STONE WAS LAID BY THE
MOST REVEREND ROBERT W.
SPENCE, O.P., D.D.
ARCHBISHOP OF ADELAIDE
MARCH 7TH 1920

When opened by Rev. Precentor Hurley on 2 January 1921 it was stated by the *Southern Cross* that the church was a:

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

... great adjunct to the architecture of the town. It at once arrests the attention of the visitor on all sides, for it is clearly discernible in whatever direction the Harbour is approached, whether by seal, rail or road.

The dimensions of the building were given as 76 ft x 38 ft and the belfry was 60 ft in height. Built in brick and stone, and finished in cream-coloured stucco, the structure was roofed with red tiles. According to the *Advertiser* of 11 October 1927, the cost of the building was £5,000 'and although the local congregation numbers only about 40, all the liabilities, with the exception of about £800, have been wiped out'.

St Joan of Arc Church continues to be used by the local community as a Roman Catholic Church.

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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

SITE RECORD:

Location: 30-32 Seaview Road, Victor Harbor
Description: Romanesque-style church with belfry
AMG References: 6626-9, Encounter, 1:0 000, 842632
Land Description: Lot 11 — D.P.2068; CT.5358/135
Local Government Area: District Council of Victor Harbor
Owner: Catholic Church Endowment Society
Current Use: Church
Original Use(s): Church
Heritage Status: Nil
Other Assessments: Nil
Photograph Nos.: B. Rowney/J. Donovan
5/21; 11/22, 23, 24, 25, 26, 27
Report by: P. Sumerling/B. Rowney/P. Donovan

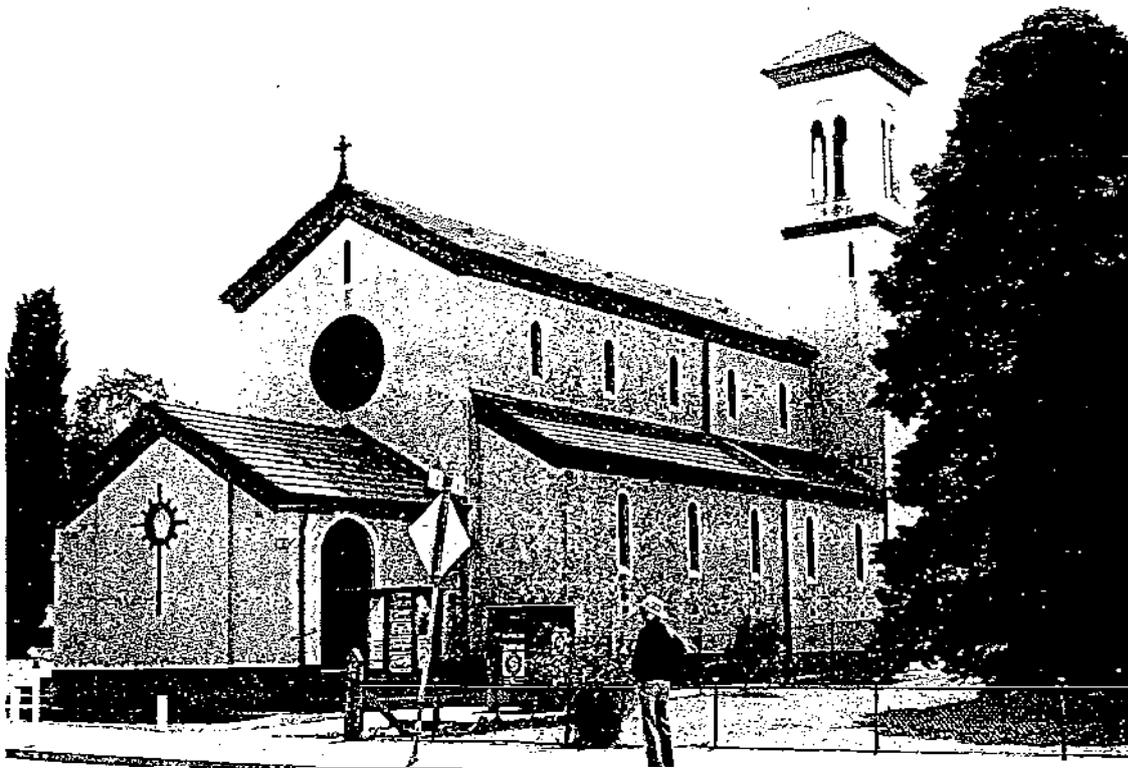
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS-RSR-02

Exterior View:



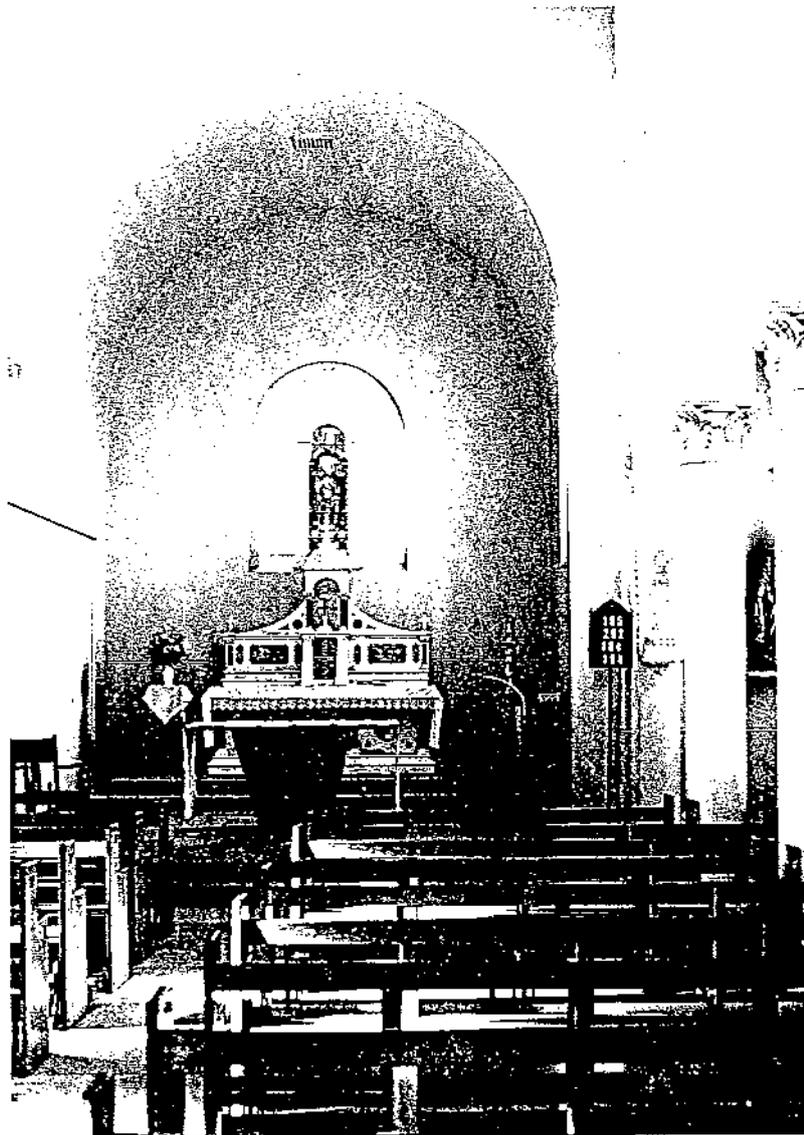
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

Interior View: looking from the Nave to the Sanctuary



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

Interior View: southern aisle showing roof trusses



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

Interior View: looking towards western aisle showing clerestory



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

St Joan of Arc Church

VHS—RSR-02

Interior View: showing organ and choir loft



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

VHS-RSR-03

Adare Avenue, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

`Adare' is a two storey mansion with a central tower. The walls of the building are rendered throughout and lined to give the impression of ashlar stonework. There are rendered quoins and window dressings. The verandah has a floor of tessellated tiles with the ground floor and upper floor verandahs being supported by timber posts. The roof is of corrugated galvanised iron. One side of the main entrance is the large bay window to the dining room while the feature of the southern side of the house is a stair which leads to a porch outside the ballroom.

The single storey section is apparently the original part of the building. It has a hipped corrugated galvanised iron roof. All walls are rendered and lined and there appears to be a cellar underneath. The timber framed verandah is simply designed. It has a timber balustrade and beam and cast iron brackets and a timber framed stair leading to the main door.

There is an underground tank with a large arched beehive type top.

Additions have been made to the north in sympathy with the details of the original. Here there is also an associated building of bluestone with brick quoins and dressings. This is believed to have been an early part of the original building. This building has been rendered to sill level. The windows are single paned casement windows and with brick sills. The doors are simply panelled. This building has slate thresholds.

Statement of Heritage Value:

`Adare' is of State heritage significance because of its association with the development of Port Victor as a major tourist resort and its association with the Cudmore family. Designed by Frederick Dancker, `Adare' is also significant because of the high quality of its design and detailing and its grand scale. It is claimed Dancker was the first to introduce turret roofs into South Australia and the first South Australian to call for the use of reinforced concrete in walls. Dancker was also responsible for the design of the former residence that is now part of the Burnside Memorial Hospital, the Queen Victoria Hospital, St Paul's Lutheran Church at Hahndorf and the Malvern Uniting Church.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

- (a) `Adare' demonstrates important aspects of the evolution or pattern of the State's history;
- (e) `Adare' demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, especially in the high quality of its design and detailing;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

`Adare'

VHS-RSR-03

(g) `Adare' has a special association with the life of a person of historical importance.

RECOMMENDATION:

It is recommended that `Adare' be provisionally entered in the State Heritage Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

`Adare'

VHS-RSR-03

ASSESSMENT OF HERITAGE VALUE:

- (a) *'Adare' demonstrates important aspects of the evolution or pattern of the State's history, in particular the development of Port Victor as a major resort;*

With the construction of the railway to Victor Harbor, the town soon developed as one of South Australia's premier resorts. The construction of large houses such as `Adare' underscored the importance of Victor Harbor as a holiday destination, especially for many of Adelaide's wealthy families.

- (e) *A dare' demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, especially in the high quality of its design and detailing employed by architect Frederick Dancker;*

Frederick William Dancker was the son of Henry and June Dancker and was born about 1852. One of six children he was brought up in Macclesfield. After an unsuccessful attempt to become a naval architect in England he returned to be trained as an architect in Melbourne. When he returned to Adelaide he was articled to Daniel Garlick before setting up his own practice. He designed many fine homes in the suburbs including the former residence that is now part of the Burnside Memorial Hospital, the Queen Victoria Hospital, St Paul's Lutheran Church at Hahndorf and the Malvern Methodist Church. Faull and Young claim `his best remembered accomplishments were `Adare' at Victor Harbor where he introduced, for the first time in South Australia, turret roofs'. They also claim he was the first in South Australia to call for the use of reinforced concrete in walls.

In his 1904 publication *Modern Dwellings: 100 Selected Designs*, which was his way of advertising- plans of domestic architecture to potential clients, he was much influenced by American architect George Barber from Tennessee who was well known in the eastern states of America for his flamboyant 'Queen Ann' styles. Several of Barber's styles are reproduced in Dancker's catalogue.

In his catalogue, Dancker stated 'our endeavour is to produce designs whose only ornament is comprised in refinement of graceful lines of strictly utilitarian features without an entire attempt at effect, but always pleasing in its subdued natural tones, without deception in material nor disguise in construction, but throughout honestly indicating its purpose'. Curiously before this paragraph he stated 'one does not recall with pleasure a building for its wealth of meretricious ornament, or for some offensively prominent feature. In straining after originality, utility must not be sacrificed'. Perhaps Dancker was able to write this after his commission of `Adare' where a detailed description of the exterior and interior of the building indicates the attention that was given to the architectural features and detailing.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS—RSR--03

Exterior

The main approach is by a stairway of eight risers with rendered balusters which sweep to a higher level to the main entrance of the building. The balustrading has egg and dart detailing to the underside. There are electric lights on top of the upper piers, with urns on the bottom piers.

The front door is set back in a small alcove off the main verandah. The door is of six panels, with leadlight sidelights and fanlight. The walls of the building are rendered throughout and lined to give the impression of ashlar stonework. There are rendered quoins and window dressings. The latter are in the form of classical pilasters and feature classical detailing. The verandah has a floor of tessellated tiles of red, black and cream, in a common octagonal pattern. There are three slate steps leading up to the verandah. Both the ground floor and upper floor verandahs are supported by timber posts. There is a cream balustrade beneath a green balustrade to the first floor verandah with simple wrought iron spandrel panels. There is lace work with iron brackets giving a light classical appearance.

One side of the main entrance is the large bay window to the dining room. There is a central Ionic column with Ionic pilasters decorated with egg and dart detailing. There is a small oriole window above the bay window. This also features egg and dart and other classical decoration. This is surmounted by a conical spire. Around the base there is a square rose pattern tiling; the roof pattern is fish scale. The windows are timber framed double hung sash. The ground floor windows are large with plain glass in the lower panes and the upper sash contains stained and painted glass. The upstairs windows are quite narrow and of plain glass, though the top sashes have curved corners.

The main turret on the corner features Ionic pilasters. The windows have clear glass in the lower sashes with stained and painted glass in those above. There is classical detailing throughout. The turret is mounted by a metal conical spire, with a fish-scale pattern. The detailing above features classical images of scrolls and urns. There are half round arches to the windows.

The feature of the southern side of the house is a stair with nine rises, all in slate, which leads up in a slight curve to a porch outside the ballroom. The balustrading is cement rendered. There is an urn on the main front pier. The stair leads up to the half round entrance porch which has cast iron columns and a cast iron beam and detailing above. The roof over the porch is bull nosed and of corrugated galvanised iron. There is a small turret above the main entrance in the form of an oriole window, with a metal turret surmounted by a finial. The main window to the ballroom features three sets of windows, each double hung sash and timber framed. The two outer windows have plain glass at the bottom with stained and painted leadlight above: the central window has stained and painted leadlight to both top and bottom. The window has Ionic columns between each window and rusticated quoins on each side. Across the top is a heavy parapet featuring rendered roundels and cross pieces. Above the parapeted area there was originally an open cloistered area formed with columns and arches of cast iron. This has

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS-RSR-03

been filled in with louvres and timber framed glass windows and is now referred to as the children's room.

The single storey section is apparently the original part of the building. It has a hipped corrugated galvanised iron roof. All walls are rendered and lined. It features a small porch which has a small square turret on top. It reflects the same classical detailing as other parts of the building. The entrance has a simple half rounded window with blue glass. Windows are timber framed and double hung sash. The chimneys are ornately detailed to match those of the main building. There are brackets to the underside of the eaves and guttering. There appears to be a cellar underneath. The verandah is simply designed. It is timber framed with timber balustrade and beam and cast iron brackets. There is a timber framed stair leading to the main front door.

The western side of the building is more simply detailed than the other elevations.

Additions have been made to the north in sympathy with the details of the original. Here there is also an associated building of bluestone with brick quoins and dressings. This is believed to have been an early part of the original building. This building has been rendered to sill level. The windows are single paned casement windows and with brick sills. The doors are simply panelled. This building has slate thresholds.

The north elevation has essentially the same features as other elevations, although most services are in evidence here.

Interior

The entrance hall is a grand space. Archways are moulded with rosettes and egg and dart mouldings and moulded keystones. The timber stairway also features two moulded arches in a similar form although it has very elaborate moulded capitals to a column and piers. There is an original hall stand at the far end of the hall and a marble topped table beside the grand stair.

The doorway at the end of the hall has very elaborate moulding, with rosettes and egg and dart with half round arch with a keystone and a clear glass fanlight with Grecian etching. There is also a half glass panelled door and two side panels. Lights are fluorescent and are surface mounted.

A corridor leads from the main entrance hall. Maintenance work in this corridor reveals bluestone walling with brick quoins which indicate that this was an earlier part of the building. The corridor has a timber floor, high timber skirtings, very high ceilings, plastered walls, coved cornice and plasterboard ceiling. There are gaslight mountings in the hall and the passage and in some of the other rooms.

The Billiard Room has a simple timber floor with a plaster board ceiling and a simple plaster cornice and plastered walls. The doors are timber framed. One door is half glass and the other with normal panels. There is a blocked up fireplace.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS—RSR-03

The rooms currently denoted Assembly 1 and Assembly 2 have plasterboard ceilings with coved plaster cornices and plastered walls, high timber skirtings and timber floor. There is carpet in Assembly 1 but none in Assembly 2. The former was originally a drawing room. It has a magnificent fire place with timber surround and over-mantel with a mirror featuring a great deal of classical detailing. The architraves to doors and windows are moulded timber, including a very fine architrave over the doorway. The two rooms were connected to provide a single space.

Assembly 2 was originally a ballroom. It has a magnificent ceiling of plasterboard with a large central skylight of figured glass with eight central panels, and curved panels of blue and orange colours at either end. There is splayed timber panelling to the skylight. Other features of the ceiling include very heavy moulded timber beams, each one set on brackets with a classical form of a mermaid, with a shell over the head. There is a panelled doorway to the outside. The door has been grained. It features very heavy architraves with leadlight surrounds and fanlights. The sidelights feature painted leadlight panels each with a female figure, with 'Welcome' painted under one figure and 'Adieu' under the other and made by the noted Adelaide stained and painted glass firm of Montgomery and Grimby. The open porch associated with the ballroom has a tessellated tiled floor, with small cream, red and green small tiles and a marble step to the front door. The wall is rendered and lined. Columns supporting the roof are of cast iron, the remainder being timber framed with clear glass below and figured green glass at the top. Doors are three-quarters glass with small panels at the bottom.

Opposite the main door is a timber fire place imported from England. It features very heavy surrounds with columns and shelf and a truncated triangular section running into the corner. The fireplace now includes a gas fire. The room has a dado almost a metre high. This has timber panelling with insets of an encruster in a daisy pattern which is used throughout the building; the whole has been stained and the timber grained. It gives a very rich effect inside the building. The doorway from the hall with the fanlight has a surround of plaster which has been grained to look like timber. This includes the lintel and the arch. There is another doorway which leads on to the verandah of the adjoining manager's house. This doorway is particularly interesting because the top corners of the door have been curved. Otherwise it is a six-panelled door of rather large proportions. It may once have been a double door. Original push plates and door knobs seem to have been preserved throughout together with the escutcheon.

The one-time dining room has a timber floor which has been carpeted. It has timber skirtings, plastered walls, with a picture rail and a plasterboard ceiling, with a central ceiling rose and coved cornice. The light fitting from the rose is missing but there are two pendant light fittings each with three electrolights. There is a bay window, on either side of which is one of the original gasoliers which have since been wired for electricity. There is a timber framed fireplace with a timber over-mantel with classical detailing of a small rosette and a stylised egg and dart. There is a large mirror above. The hearth is tiled and has a marble surround. A cast iron heater has since been installed in the fireplace. A doorway leading out to a porch has rounded corners, and is half glassed with figured

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS—RSR-03

glass. The doorway for servants was timber framed but has since been blocked up. Both doorways have the elaborate architraves and lintels.

Part of the kitchen area (Wash-up 1) has a tessellated tiled floor of red, black and cream tiles with a border of black and cream. Walls are plastered and there is a lathe and plaster ceiling, but no cornice. The doorway has the type of architrave which is common throughout. The fireplace has been removed though the chimney breast remains. The second area (Wash-up 2) has more modern finishes throughout. The rear door to the porch has been blocked by a cupboard but retains the fanlight of figured glass. The servery has a slate floor but is now covered by vinyl tiles. It is a simple room with plastic skirtings. The walls are of plaster and feature the old call bells. It has a lathe and plaster ceiling without a cornice.

The kitchen originally had a slate floor which has recently been slurried over to take a vinyl covering. The walls are plastered. There is a new plaster ceiling with a cornice.

The grand staircase has timber balusters with timber turned newel posts and timber handrail. Underneath features spandrel panels with a doorway to the space beneath the stairs. The underside of the stair is panelled in timber.

The landing has a seat across its entire length, and has a backing of lincrust or an eclipter. There is also a leadlight window of four stained glass lights. These are highly patterned with a small central panel of a painted bird.

The hall at the top of the stair has a timber floor, timber skirtings, plastered walls, and a lathe and plaster ceiling with coved cornices. The door surrounds are not as elaborate as those on the ground floor, but the archway to the main hall is elaborate with the same egg and dart detailing and a central moulded keystone.

Room 1—originally the master bedroom but now used as a dormitory—has a timber floor now covered by sheet vinyl. It has plastered walls, plasterboard ceiling with a central rose. It has a ceiling mounted incandescent light. It features a bay window which has a small bow window above. The lintel to the bay window has the mermaid and shell brackets at each end as in the ballroom. There is a fireplace, chimney breast and timber surround with an over-mantel and mirror above. The fireplace has been blocked up.

Room 6 has similar features to that above and is also used as a dormitory. It also features a bay window, in the corner of which is a timber panelled section which encloses a stair that leads to the tower. The door to the hall is four panelled, though some of the paint has been removed which reveals a Japanese style white blossom with several birds painted on each panel.

Room 7 has a lathe on plaster ceiling, but no cornice. It has timber flooring, plastered walls and high skirting. The room has a small turret section.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

`Adare'

VHS—RSR-03

Room 5—originally staff quarters—has a timber floor with a vinyl finish. The skirting is small as is the fireplace and is very simply decorated. The ceiling is lathe and plaster. The windows have rounded corners at the top.

Room 4 is used as a dormitory and has similar features to other upstairs rooms. The ceiling features wall paper with a leaf pattern. There is a freize down to the picture rail. It features a classical pattern of urns, wreath and roses. The doorway to the outside balcony—now enclosed—has three-quarter glass double doors, which are rounded at the top.

The floor of the upstairs verandah is of timber. There is a small timber stair which leads to the tower above. There is also a galvanised iron fence to the aluminium ladder which is the fire escape to the ground floor porch.

- (g) *Adare' has a special association with the life of a person of historical importance, most notably the Cudmore family.*

Daniel Henry was the second son of noted South Australian pastoralist Daniel Michael Cudmore, who was born in County Limerick, Ireland, in 1811. Daniel Snr migrated to Tasmania in 1836 and to South Australia in 1837 where he established a pastoral property at Yongala, and later in Queensland. Daniel Henry Cudmore managed his father's property for a time, and later another, Avoca, near Wentworth. He also acquired additional properties in Queensland. Daniel retired to `Adare' in 1896 and lived there until his death in 1913. His widow remained there until her death in 1938.

BRIEF HISTORICAL BACKGROUND:

The earliest part of `Adare' was built for the surveyor John Hindmarsh who was the son of Governor Hindmarsh, the original owner of the property. This building was erected in the 1860s and the property was known as Mootiparinga.

The pastoralist, Daniel Henry Cudmore, acquired Mootiparinga and the 50 hectares on which it was established in 1892, while on a visit to England. Additions were made immediately afterwards, although the more grand additions were completed in 1893 and the property renamed `Adare'. These were designed by the architect Frederick William Dancker, who was also responsible for designing St Paul's Lutheran Church at Hahndorf. Dancker had been articled to Daniel Garlick and opened his own office in 1880.

Daniel Henry Cudmore retired to `Adare' in 1896 and lived there until his death in 1913. His widow remained there until her death in 1938 when it was acquired by E.J. Humphries.

The Methodist Church acquired `Adare' in August 1954 and converted it for use as a camping and conference centre. The main building now stands on 2.5 hectares.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS-RSR-03

REFERENCES:

- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, p.904.
- Coxon, H., Playford, J. and Reid, R. *Biographical Register of the South Australian Parliament 1857-1957*, Wakefield Press, Adelaide, 1985, p.136.
- Dancker, F.W. *Modern dwellings: 100 Selected Designs*, F.W. Dancker, 1904.
- Donovan, Peter and June, *150 Years of Stained & Painted Glass*, Wakefield Press in association with Donovan & Associates, Adelaide, 1986, pp.68-9 (photographs of Welcome and Farewell windows included).
- Faull, J., Young, G. *People, Places, Buildings: rural settlements in the Adelaide Hills in South Australia*, Wakefield Press, 1986, pp.99-103.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Marsden, S., Stark, P. and Sumerling, P. *Heritage of the City of Adelaide: an illustrated guide*, Adelaide City Council, 1990, p.289.
- Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

`Adare'

VHS-RSR--03

SITE RECORD:

Location: 7-27 Adare Avenue, Victor Harbor

Description: two-storey mansion with tower

AMG References: 6626-2, Encounter, 1:0 000, 849641

Land Description: C.T. 3149/200: Section 19, Pt Lot 95, 96

Local Government Area: District Council of Victor Harbor

Owner: Uniting Church in Australia

Current Use: Conference Centre

Original Use(s): Dwelling

Heritage Status: Nil

Other Assessments: Heritage Survey of Fleurieu Peninsula: 18
National Trust Recorded List: 1234

Photograph Nos.: B. Rowney/S. Coote
8/1-24: 5, 12, 14, 16, 17

Report by: P. Donovan/B. Rowney/P. Sumerling/J. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS-RSR-03

Exterior View: looking towards entrance



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS-RSR-03

Exterior View: ballroom entrance



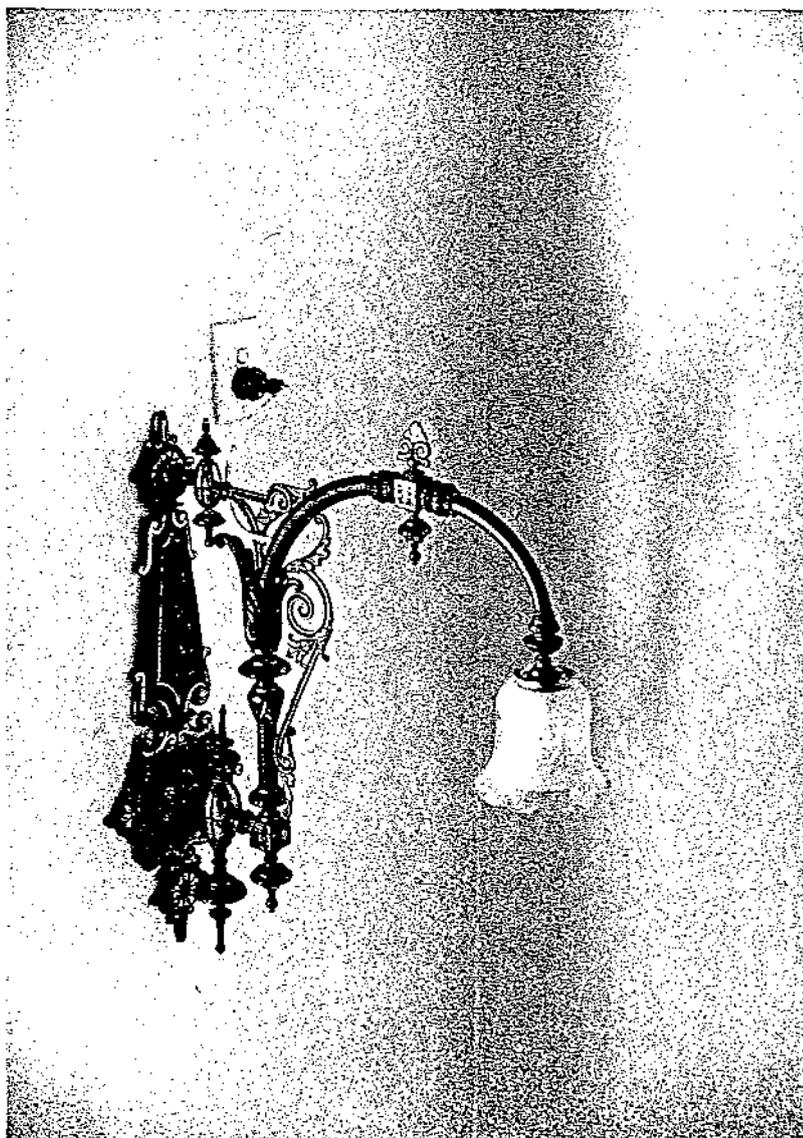
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS—RSR-03

Interior: wall light fitting



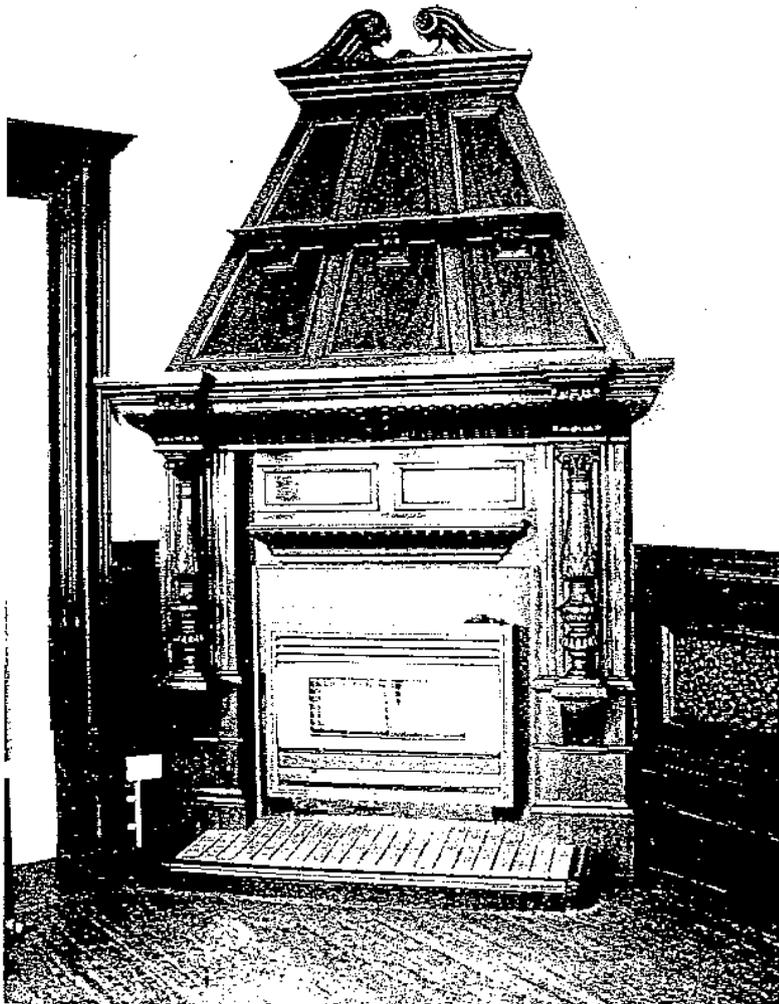
VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS-RSR--03

Interior View: decorative fire surround



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended State Heritage Place

'Adare'

VHS—RSR--03

Interior View: stairway showing central landing



3 . RECOMMENDATIONS: STATE HERITAGE AREAS

3.1 CRITERIA FOR STATE HERITAGE AREAS

As defined by the Heritage Branch of the South Australian Department of Environment and Natural Resources, the significance of a State Heritage Area:

... should rest on qualities which are exceptional, not commonplace, and it should constitute a continuous and unified area comprised for the most part of significant fabric, and relatively free from unsympathetic intrusions. Individual places of particular significance within the Area should be identified and described.

The boundary of a State Heritage Area should be clearly defined, following cadastral boundaries where possible, and simple in outline. It should take in the continuously significant area without the addition of buffer zones.

3.2 RECOMMENDATIONS

In accordance with the above criteria, there was no area within the Victor Harbor local government area which was considered to be worthy of recommendation as a State Heritage Area.

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE

4.1 CRITERIA FOR LOCAL HERITAGE PLACES

A place may be considered as of local heritage value if it satisfies 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.

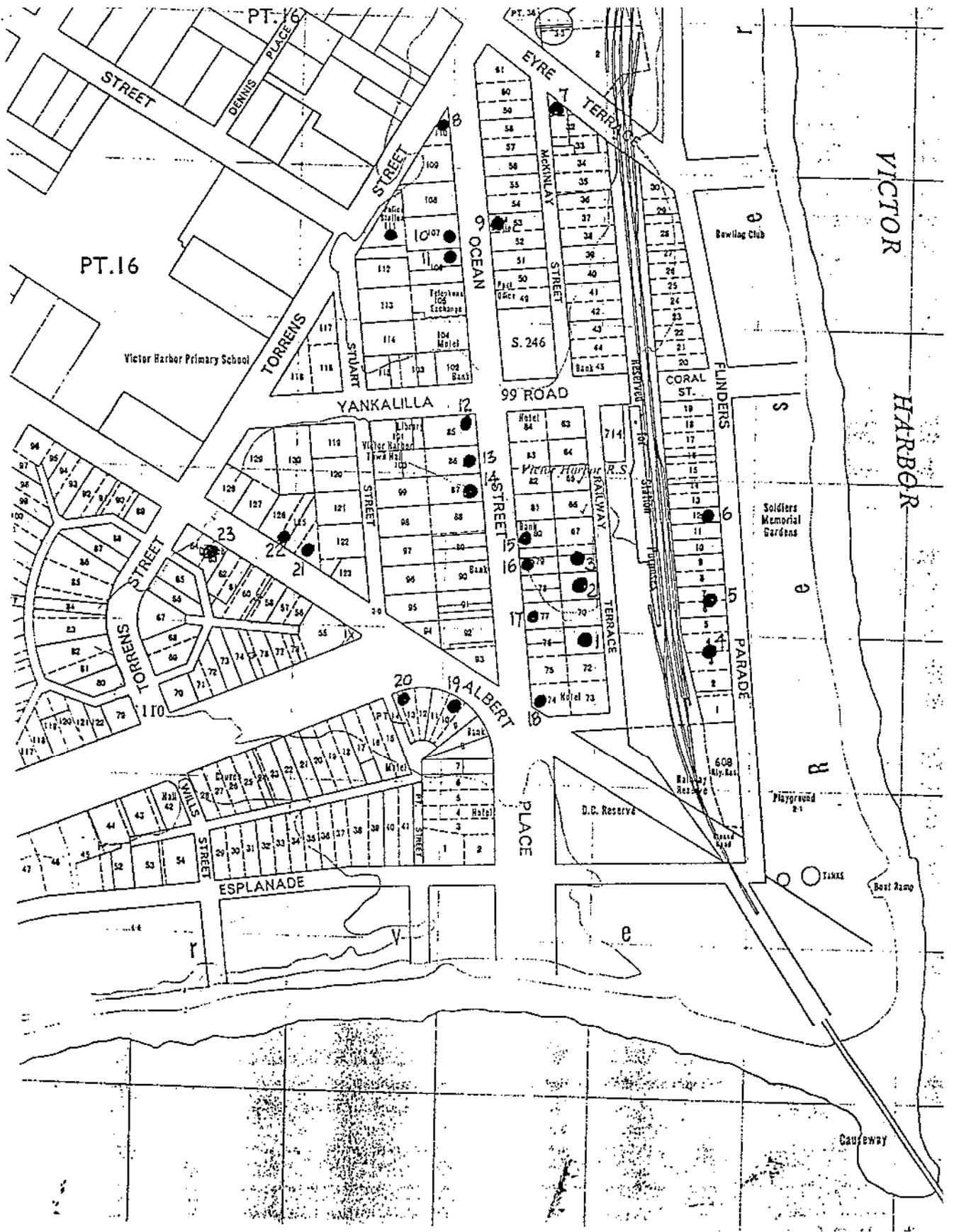
4.2 RECOMMENDATIONS

In accordance with the above criteria, the following places are nominated as being of local heritage value in the Victor Harbor local government area:

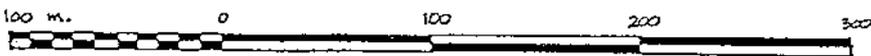
4.2.1 Victor Harbor—Town Centre (VHT)

- Dwelling, 5 Railway Terrace, Victor Harbor (VHT—RLR-01)
- Dwelling, 5a Railway Terrace, Victor Harbor (VHT—RLR-02)
- Dwelling, 7/7a Railway Terrace, Victor Harbor (VHT—RLR-03)
- Former Power House, 3-5 Flinders Parade, Victor Harbor (VHT—RLR-04)
- Former Reads Wool Store, 6-7 Flinders Parade, Victor Harbor (VHT—RLR-05)
- Dwelling, 12 Flinders Parade, Victor Harbor (VHT—RLR-06)
- Antique Shop, Eyre Terrace, Victor Harbor (VHT—RLR-07)
- Offices, 69-71 Ocean Street, Victor Harbor (VHT—RLR-08)
- Former Fire Station, 60 Ocean Street, Victor Harbor (VHT—RLR-09)

- Police Complex, 59 Ocean Street/20-22 Torrens Street, Victor Harbor (VHT—RLR-10)
- Former ES & A Bank, 57 Ocean Street, Victor Harbor (VHT—RLR-11)
- Bells Store, 43 Ocean Street, Victor Harbor (VHT—RLR-12)
- Victa Cinema, 37-41 Ocean Street, Victor Harbor (VHT—RLR-13)
- Shops, 33-35 Ocean Street, Victor Harbor (VHT—RLR-14)
- Former Commercial Bank, 26 Ocean Street, Victor Harbor (VHT—RLR-15)
- Shops, 24 Ocean Street, Victor Harbor (VHT—RLR-16)
- Shops, Ocean Street, Victor Harbor (VHT—RLR-17)
- Crown Hotel, 2 Ocean Street, Victor Harbor (VHT—RLR-18)
- Nino's Pizza Place, Albert Place, Victor Harbor (VHT—RLR-19)
- Shop—Craft Patch, 25 Albert Place, Victor Harbor (VHT—RLR-20)
- Old Smuggler Complex, 16 Crozier Road, Victor Harbor (VHT—RLR-21)
- Nursing Home, 18 Crozier Road, Victor Harbor (VHT—RLR-22)
- Salvation Army Citadel, 23-25 Crozier Road, Victor Harbor (VHT—RLR-23)



VICTOR HARBOR HERITAGE SURVEY
TOWN CENTRE Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR-01

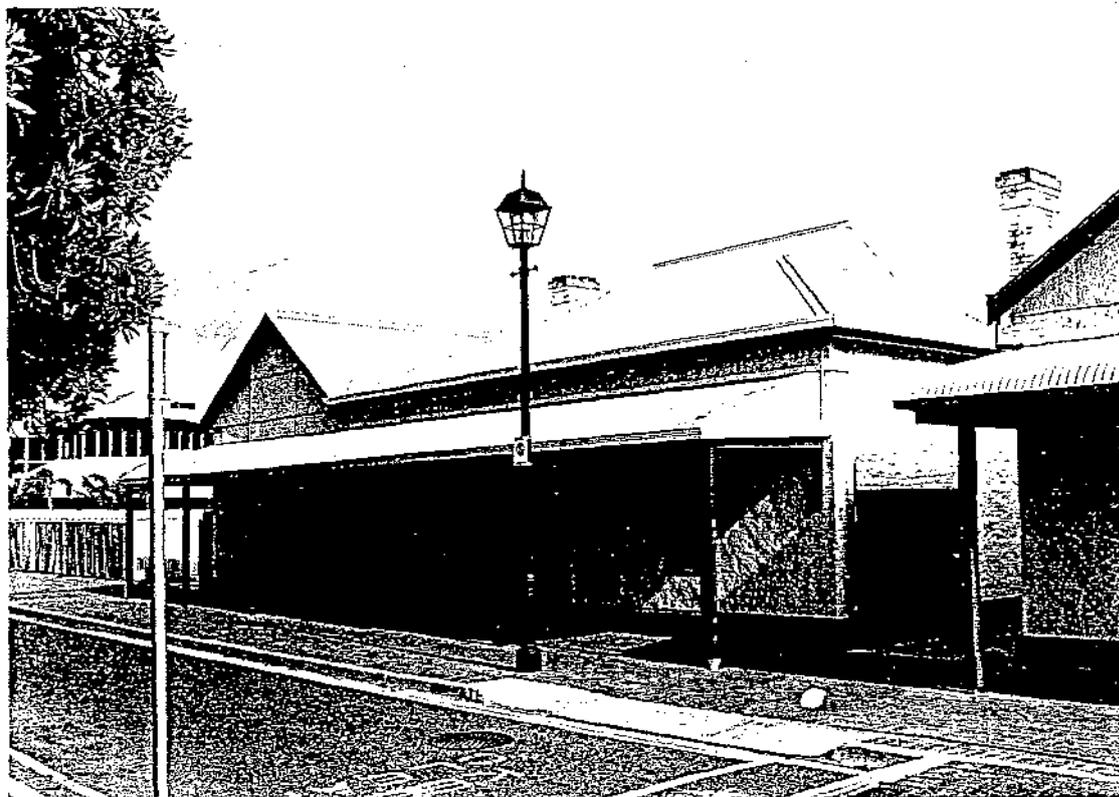
LOCATION:

Address: 5 Railway Terrace, Victor Harbor
Land Description: Pt Section 16, Pt Lot 70, Lot 71
Certificate of Title: 4083/5

OWNER: W.J.F. Rawlins

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula

PHOTOGRAPH NOS.: B. Rowney
6/24



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR-01

DESCRIPTION:

These two buildings are joined as a single storey building: one is a wide limestone building with red brick quoins and now all painted white with a green painted base. The heavily panelled door has two sidelights and two panelled sections, and there is a fanlight above. The two windows are simple timber framed double hung sash windows. The roof is hipped with small gablets, of corrugated galvanised iron, and there are small eaves with a painted red brick chimney.

Next door and adjoining the building is a rendered building which has a porch and two columns with a rendered balcony to the small porchway. It has a timber framed casement window in the middle and probably an asbestos type sheet with timber battens. The half-glazed door is to one side with a fanlight above. The columns are classical in design and there is a bullnose verandah which continues with the one next door. The gable above is also timber framed and has the heavily pressed metal front similar to the building immediately next door. There are some timber cover moulds over the joints. The side the wall is rough rendered, there are four slightly arched timber framed double hung windows and a small chimney at the back. The roof is gabled to the front and back and is of corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

Part of a group of buildings concentrated on Railway Terrace, the building is of local heritage significance and is an essential feature of the streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economical or social themes that are of importance to the local area, particularly the early commercial development of Victor Harbor which grew once rail transport was established;
 - (e) the building is associated with the Battye family who were general merchants and carriers in Victor Harbor.
-

BRIEF HISTORICAL BACKGROUND:

This property was acquired by Albert Battye in 1894, and it is possible that the premises were later built by the Weymouth family who, as historian Anthony Laube notes, erected 'several of the shops in Railway Terrace'. Albert Battye ran a store in nearby Ocean Street and was prominent in local affairs having been a member of the Encounter Bay District Council for nine years. When he retired in 1908 his son, Harry, and Harry's wife took over running the business. Indeed, in September 1913 Harry also acquired title to this property and for many years leased the property out. Between 1930 and 1969 two cobblers owned the premises suggesting the property may have been used as a cobbler's shop.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR-01

REFERENCES:

- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, p.905.
- Department of Environment and Natural Resources, Lands Titles Office — CT.4083/5; CT.1575/46; CT.573/28.
- District Council of Victor Harbor, rate assessments, 1890-1914.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, 1985, Hindmarsh Valley, pp.14-5, 58.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.102.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR-02

LOCATION:

Address: 5a Railway Terrace, Victor Harbor
Land Description: Pt Section 16, Lot 69
Certificate of Title: 5105/736

OWNER: D. Christopoulos

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula

PHOTOGRAPH NOS.: B. Rowney
6/25



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR-02

DESCRIPTION:

Formerly refreshment rooms, this single storey building appears to be a level fronted building with two distinct fronts. One is constructed of limestone and red brick quoins and then next to it is a shop front rendered below the shop windows. The shop has a timber door with panelling and a skylight, and the stone building has a door with twin-glazing in the skylight.

It appears that there were originally two pitched roofs and one large pitched roof has now been put over the top. Above the stone building is visible, a line of stonework and the brick string course to the bullnose verandah. This does not occur on the shop part of the building.

The gable appears to be timber framed because it has a heavily textured pressed metal gable with a corrugated galvanised iron roof. The shop has a limestone side wall with a double hung sash window and an old red brick chimney at the back.

The stone building has limestone down the side as well as two double hung sash windows.

STATEMENT OF HERITAGE VALUE:

Part of a group of buildings concentrated on Railway Terrace, the building is of local heritage significance and is an essential feature of the streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economical or social themes that are of importance to the local, area, particularly the early commercial development of Victor Harbor which grew once rail transport was established.
-

BRIEF HISTORICAL BACKGROUND:

Lot 69 along with 68, 78 and 79 were owned by John Hart in 1900 and noted as having a rateable value of £16 suggesting this was vacant land. However, between 1904 and 1909 M.D. O'Leary had premises here with an annual rateable value of £36. It is possible that the premises were built by the Weymouth family who, as historian Anthony Laube notes, erected 'several of the shops in Railway Terrace'.

Dr Morgan O'Leary established a medical practice in Victor Harbor in 1884, and by the time he retired in 1902, he and his wife had endeared themselves to the community. The *Southern Argus* noted: 'His hearty helpfulness in any good cause, his generosity and kindness to the poor, were only equalled by his endeavour to hide his light under a

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR-02

bushel. But that his hosts of friends were aware of his reluctance and dislike of publicity, the greatest gathering ever held in this town would have met to wish him and Mrs O'Leary long life, health and happiness'.

From about 1919 until 1953 the owners of this property were caterers: David Griffin who with his sons, Harry and Edgar, used the premises as refreshment rooms—they also ran the Victor Theatre and a motor and engineering works which included a garage and workshop—and George Augustus Prime, cafe proprietor.

REFERENCES:

Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982.

Department, of Environment and Natural Resources, Lands Titles Office — CT.5105/736; CT.2000/136; CT.1003/123.

District Council of Victor Harbor, rate assessments, 1880-1915.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Hodge, Charles R. *Encounter Bay, the miniature Naples of Australia: a short history of the romantic south coast of South Australia ...*, facsimile edition, Gillingham Printers, Adelaide, 1981.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, 1985, Hindmarsh Valley, pp.58, 121-2.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*. The District Council of Victor Harbor, Victor Harbor, 1987, pp.99, 103, 106-7.

Stempel, A.A. and Tolley, J.C. *The story of Victor Harbor*, reprinted by the Ambrose Press, Victor Harbor, 1970.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR--03

LOCATION:

Address: 7/7A Railway Terrace, Victor Harbor
Land Description: Pt Section 16, Lots 67, pt. 68
Certificate of Title: 4026/827

OWNER: F.B. McLaren

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 117

PHOTOGRAPH NOS.: B. Rowney
6/23



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR--03

DESCRIPTION:

A single storey limestone building with red brick quoins. The parapet notes that this was the Victor Harbor Bakery, Pastry Cook and Confectionery shop. The shop window has a full glazed front door with a fanlight. There is another full glazed door next door with a wire door over the top. There are sidelights with figured and patterned glass. Further along is a timber framed sash window, brick quoins, a new bullnosed verandah, hipped roof and over 7A, the pastry cook section, is a little raised parapet with the rendered surface for the notice which has now been painted out in white paint.

Down the side of the building it still continues in stone and red brick quoins. There is a red brick chimney. This building is attached to a small, but unsympathetic, single gabled roof building.. The gable appears to be timber framed and metal, has two large windows and the wall finish is sheet brick. There is a small timber framed straight corrugated galvanised iron verandah to the front.

The building currently is used as the Port Victor Gallery.

STATEMENT OF HERITAGE VALUE:

Part of a group of buildings concentrated on Railway Terrace, the building is of local heritage significance and is an essential feature of the streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economical or social themes that are of importance to the local area, particularly the early commercial development of Victor Harbor which grew once rail transport was established;
 - (e) the building is associated with the Lush family who have been associated with the district of Victor Harbor since the 1850s.
-

BRIEF HISTORICAL BACKGROUND:

This building was a bakery between 1905 and at least 1946. About seven different bakers have occupied the premises. A John Smith appears to have been the first baker.

Henry Reynolds owned the property from 1910-1918 and took the opportunity to place an advertisement in the first edition of the *Victor Harbor Times* of 23 August 1912:

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR-03

H. REYNOLDS

OPPOSITE STATION

BAKERY and TEAROOMS.

Afternoon tea and Supper Parties
Arranged. Tea Meetings and Parties
catered for. Bread delivered to any
part of district. Our Malt Bread a
specialty.

SPECIAL NOTICE—Eggs and butter
bought, any quantity. Cash on delivery
and pay freight.

H. REYNOLDS Baker,
VICTOR HARBOR

Also Lessee of Kiosk, Granite Island.

The property was leased from 1919-1921 before George Amos Lush bought the premises. Of all the bakers, he traded the longest: between 1921 and 1946. The Lush family have been associated with the Victor Harbor district since the 1850s.

REFERENCES:

- Department of Environment and Natural Resources, Lands Titles Office-
CT.4026/827; CT.1388/90; CT.734/3; CT.619/44; CT.302/222.
District Council of Victor Harbor, rate assessments, 1900-1914.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.
Lush, Adrian H. *The Inman Valley Story*, Victor Harbor, 1971.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, pp.49, 112.
Victor Harbor Times, 23 August 1912, p. 1c.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Power House

VHT—RLR-04

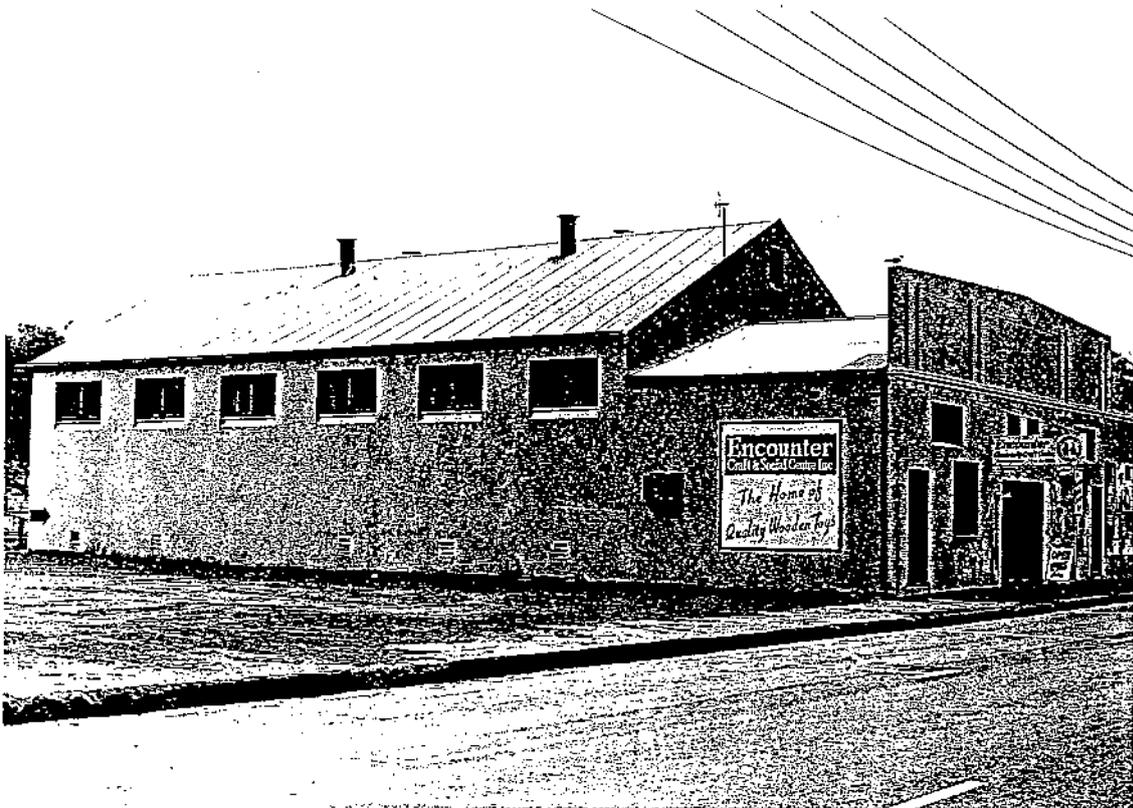
LOCATION:

Address: 3-5 Flinders Parade, Victor Harbor
Land Description: Lots 3, 4, 5, 104
Certificate of Title: 1140/138

OWNER: S.A. Health Commission

State Heritage Status: Nil
Other Assessments: Heritage Survey of the Fleurieu Peninsula: 144

PHOTOGRAPH NOS.: P. Donovan
10/32



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Power House

VHT—RLR-04

DESCRIPTION:

A simple single storey building with rendered and painted masonry wall. The gabled roof has air vents and is of corrugated galvanised iron. There are six timber framed pivoting windows set in pairs on the western side of the building. These are set high in the wall. There are also vents on the western side of the wall at ground level. A small addition has been constructed to the southern elevation with a masonry parapet in front.

STATEMENT OF HERITAGE VALUE:

This place is of little architectural interest, but is of local heritage significance because of its identification with the early supply of electricity to the town at a time before the town was connected to the state grid. Its commissioning marked a major stage in the development of the town and helped to enhance the standard of living of people living in Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former power house displays historical, economical or social themes that are of importance to the local area, particularly the supply of electricity;
 - (c) the former power house has played an important part in the lives of local residents particularly in enhancing the standard of living of people living at Victor Harbor.
-

BRIEF HISTORICAL BACKGROUND:

Agitation from local residents for the provision of electricity to the town had begun as early as 1913 but it was not until 1921 that the Harbor Electricity Company was floated and the council entered into an agreement with the company to supply electricity. The power house was officially opened on this site on 6 October 1923.

However, in April 1938 the *Victor Harbor Times* reported that the Harbor Electricity:

... are erecting a new power house on the site occupied by the present buildings. The new structure will cover an area of approx. 4000 square feet, built of bricks set in cement mortar, main walls will be 16 feet high with gabled roof 12 feet higher. Total width of the new building will be spanned with specially designed principals of 42 feet span. The walls are stiffened on the inside with heavy buttress piers, about eight feet apart, and finished on top with a heavy cement concrete band. The front elevation is to be remodelled in the modern style, and - finished in white cement. A unique feature of the operation is that the present building is to be left intact until the new edifice is finished, the idea being to protect valuable machinery of the company from inclement weather. On completion of the new building which will entirely cover the old buildings, the latter will be demolished ... this handsome building is an asset to the town.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Power House

VHT—RLR-04

The contract price was £1200 and was undertaken by local builder Ray Milton who was also responsible for preparation of the plans. The building was probably opened by July for by then the local paper was reporting of light extensions from Inman Bridge:

... to a point of the western side of Newland Town near the Golf links turn off. The improvement will now complete a chain of street lighting from the Adelaide entrance to the town at Kleinig's Hill to the terminal referred to above and will be much appreciated by persons living on the outskirts of Victor Harbor.

However, this continued only until 10 July 1958 when the Electricity Trust of South Australia took over the company and began to supply electricity from their own grid.

REFERENCES:

Advertiser, 9.10.1923, p.12g.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.118-9, 120, 127, 129, 138-9, 161, 168, 177-8.

Victor Harbor Times, 8.4.1938, p.2; 18.11.1938, p.3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Reads Wool Store

VHT—RLR-05

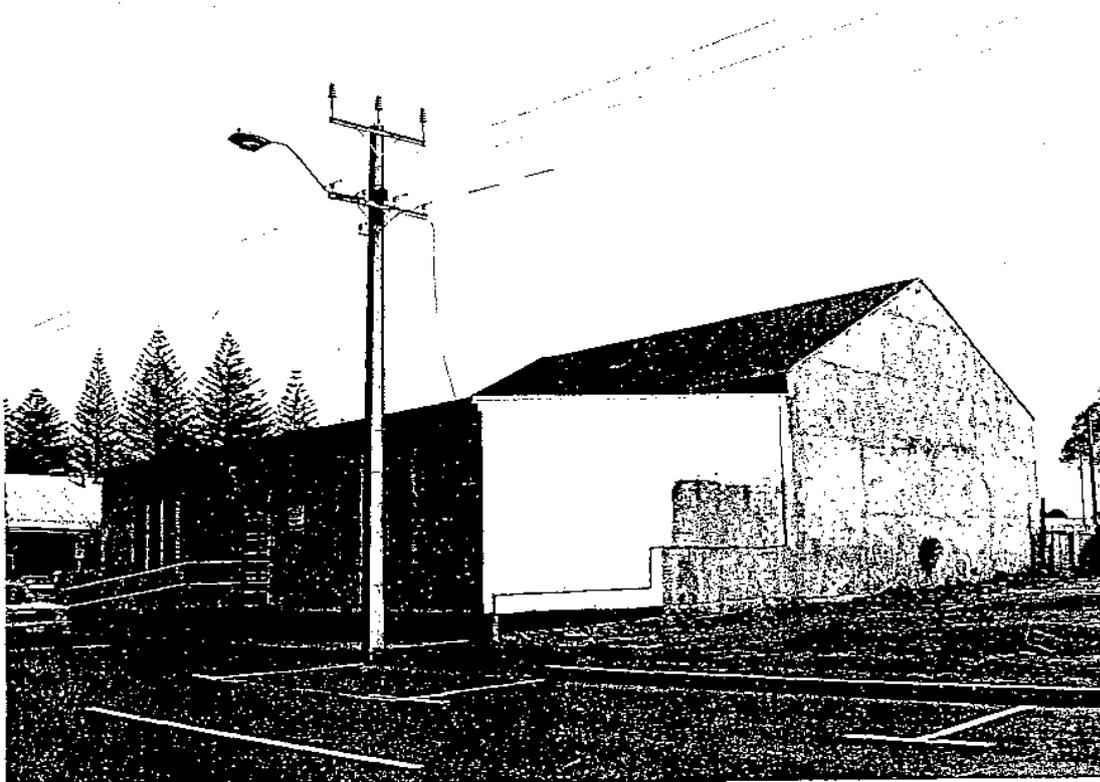
LOCATION:

Address: 6-7 Flinders Parade, Victor Harbor
Land Description: Lots 6, 7
Certificate of Title: 2192/50

OWNER: Returned Soldiers League

State Heritage Status: Nil
Other Assessments: Heritage Survey of the Fleurieu Peninsula: 143
National Trust File: 1485

PHOTOGRAPH NOS.: B. Rowney
6/36



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Reads Wool Store

VHT—RLR--05

DESCRIPTION:

A single storey rendered building with a skillion roof. There are timber framed double doors with a fanlight above with 'RSL MEMORIAL LOCAL CLUB ROOMS' written across the doors. There is a concrete ramp leading up to the doorway. As well, there are two banks of three windows each, one on either side of the doorway. Each one is timber framed double hung sash with clear glass at the top and figured glass at the bottom.

This front section backs on to a large building which was the old Reads Wool Store which is a stone building but now completely rendered with cement. It has a gable roof—both ends—which is of corrugated galvanised iron. A doorway and windows face out on to the railway line as well as two oval shaped vents with metal louvres.

The building is now used by the RSL as its clubrooms.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance because of its association with the early commercial and shipping development of Port Victor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former wool store displays historical, economic or social themes that are of importance to the local area, particularly because of its association with the early commercial and shipping development of Port Victor.
-

BRIEF HISTORICAL BACKGROUND:

Lots 5-7 were first bought by George Main from R.B. Colley in April 1864. Built by 1865 by Samuel Dodson and John McEwen Clark, the store had a spacious cellar and appears to have been occupied by Acraman and Lindsay until at least 1878-9 when George Reid occupied it. Even in 1865 the stone store was noted as having a value of £100.

Known as Reads Wool Store after George Septimus, a former ship's officer who began his business in Victor Harbor in 1864, he handled outward-bound cargoes of wool and merchandise. He took over the business founded by Acraman, Main and Lindsay in 1878-9 and operated here until into the twentieth century.

However, the store was used for other purposes as well. According to the *Advertiser* of 18 May 1871, Episcopal church services were held in the store. Moreover, on Thursday, 7 February 1878, a commemorative dinner was held in the wool stores for the passing of the vote for the breakwater. One hundred people attended this dinner, including the Premier and the Commissioner of Crown Lands.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Reads Wool Store

VHT—RLR-05

The property, which was owned by W.H.H. Adam in 1949, was left to the R.S.L. after Adam's death in September 1951.

REFERENCES:

Advertiser, 18.5.1871, p.3a.

Department of Environment and Natural Resources, Government Record Office, RPA 3952, 1864.

District Council of Victor Harbor, rate assessments, 1865-1890.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Mortlock Library of South Australiana, photographic collection, B.22917; B.45841.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.75.

S.A. Register, 22.8.1865, p.3; 9.2.1878, p.3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR-06

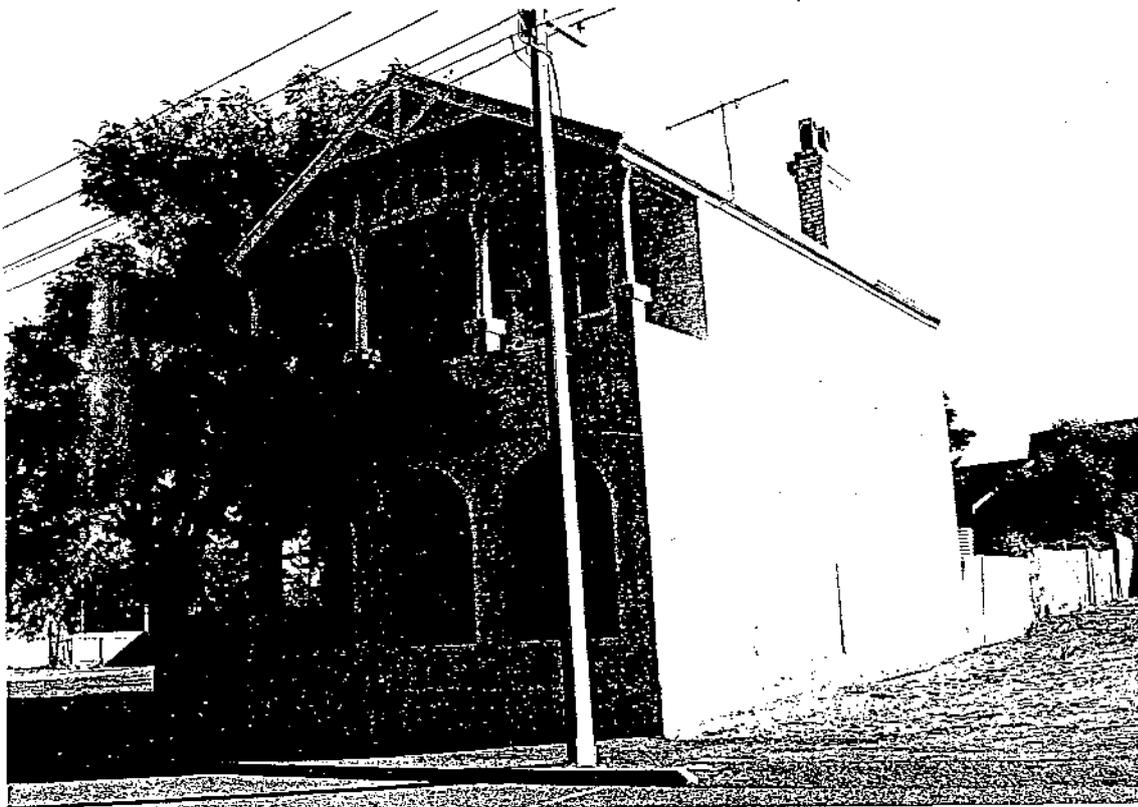
LOCATION:

Address: 12 Hinders Parade, Victor Harbor
Land Description: Pt Section 16, Lot 12
Certificate of Title: 4124/746

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/35



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT—RLR-06

DESCRIPTION:

A two-storey limestone building with brick quoins all of which have been painted white. The brickwork quoins at the front have been extended out to form an arched verandah to the ground floor. This continues up to the balustrading for the verandah, above which there are four small piers in brick, timber posts with chamfered corners and timber detail. The heavy gable in timber framing has chicken wire and rough pebble dash finish. The roof is of corrugated galvanised iron and a brick chimney has two metal tops to it. The doors are timber framed and there is a skylight at the bottom and two sidelights and twin thin timber framed double hung sash windows both at ground floor and first floor level.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance, primarily because of its earlier associations with the shipping industry at Victor Harbor. Its position on Franklin Parade in close proximity with State heritage listed places and other places of historic significance, means that the building can be used as a unifying theme for any future development either side of it.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, particularly its identification with the early shipping industry of Victor Harbor and its location near the harbor;
 - (b) the building represents customs or ways of life that are characteristic of the local area, particularly the early shipping industry.
-

BRIEF HISTORICAL BACKGROUND:

A stone cottage with a rateable value of £12-10-0 was constructed on this site between 1862 and 1865. It was owned and occupied by James Long until 1869 when it was bought by Richard Thomas Lawson. He was a lighterman operating barges for loading and unloading ships. When he died on 15 April 1909, the property was sold to Julia Ludlow, wife of a baker, who owned the property for only five months before selling it in 1910 to Thomas W. Whiting, a Victor Harbor accountant. It is possible he rebuilt the property after purchase. Following his death in 1923 the property was managed by the Executor Trustee and Agency Co. for 30 years. In 1953 the property was owned by Patrick J. Madigan, proprietor of the 'Harbor kiosk' for twenty years.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHT-RLR-06

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.4124/746; CT.134/135; Memorandum of Transfer 27727.

District Council of Victor Harbor, rate assessments, 1860-1915.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, p.247.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Antique Shop

VHT—RLR-07

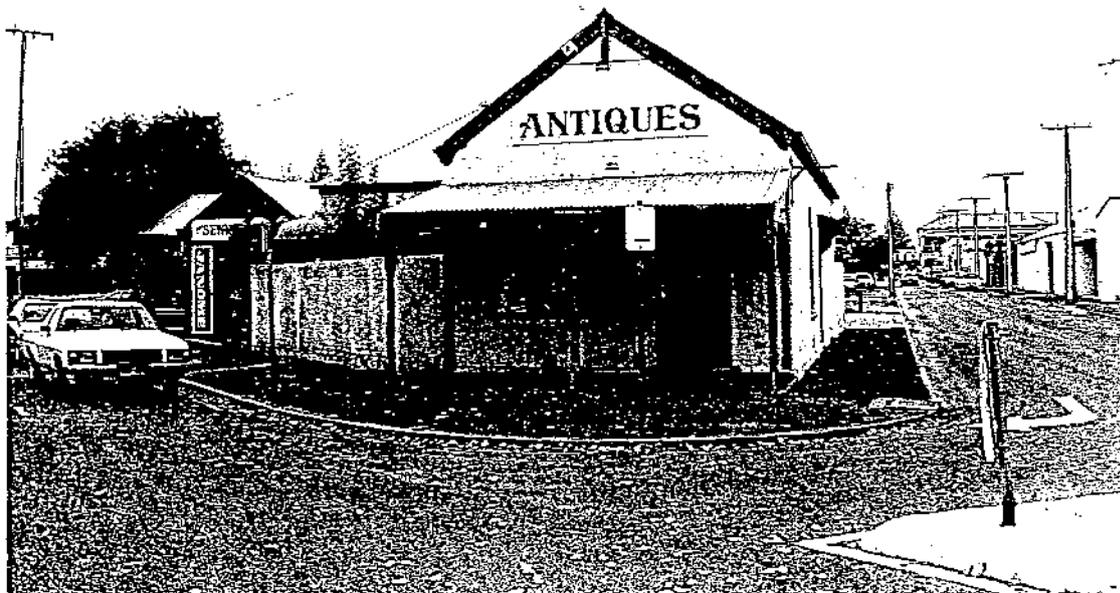
LOCATION:

Address: Eyre Terrace, Victor Harbor
Land Description: Pt Section 16
Certificate of Title: 5309/461

OWNER: J.F. Moore and J.A. Mortensen

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 134

PHOTOGRAPH NOS.: B. Rowney
6/12, 13



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Antique Shop

VHT-RLR-07

DESCRIPTION:

Opposite the railway turntable, this single storey building is constructed of limestone with red brick quoins. There is a timber framed verandah to the front with scalloped timber decoration. The corrugated galvanised iron roof is of gable form. The brickwork above the junction of the verandah is basket weave pattern, then some rendered sections with another string of brickwork higher up near the top of the gable. This is most unusual.

A more recent brick wall has been attached to the front of the building forming a yard. The house on the side of the shop is constructed of stone. At one time there were brick quoins but these have now been rendered. It has a timber framed bullnose verandah covered with corrugated galvanised iron. The stone continues down the side and across the top of the bullnosed verandah.

On the McKinlay Street side, is a pressed metal hood over a timber framed side door. There is a timber framed sash window and a further masonry wall at the back and then a further addition which has been constructed in rendered brickwork. This has timber framed doors and windows.

Another double storey addition has been constructed beyond this. This is rendered and has simple awning windows, gabled corrugated galvanised iron roof and a carport at the back with a simple skillion roof between another rendered brick wall.

The building is currently used as an antique shop.

STATEMENT OF HERITAGE VALUE:

The shop is of local heritage significance, primarily because of its early association with the economic and commercial life of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the shop displays historical, economic or social themes that are of importance to the local area, particularly its identification with the early economic and commercial life of the town.
-

BRIEF HISTORICAL BACKGROUND:

Little is known of this building. After bootmaker Joseph Kellaway and his family owned the shop from 1912 to 1925, over a dozen others have also owned the property. In 1985 the building was being used as a dental surgery. It was acquired in May 1996 by the present owners.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Antique Shop

VHT—RLR-07

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5309/461; CT.4150/73; CT.2250/120; CT.923/89.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Offices

VHT—RLR--08

LOCATION:

Address: 69-71 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lot 500
Certificate of Title: 5250/806

OWNER: J.V.H. and M. Freytag

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/17, 18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Offices

VHT—RLR-08

DESCRIPTION:

Constructed to fit the triangular site, this building is of local limestone with red brick quoins and a return verandah on Ocean and Torrens Streets. The timber framed verandah has a straight corrugated galvanised iron roof. The main hipped roof is also of corrugated galvanised iron. A large timber framed and metal deck addition, unsympathetic to the rest of the building, has been constructed in the roof and this adjoins another building which has been constructed in the same limestone.

The brick string course returns, there are red brick quoins, and the hipped and small gabled roof has brick chimneys. There is quite fancy detailing on the brick chimneys. The verandah roof is of corrugated galvanised iron, has cast iron lace and timber posts which are rather nicely fashioned in a turn-of-the-century style with interesting shaped chamfers. The verandah floor has been tiled. The windows are double hung sash with plain glass while the doors are full glazed with a fanlight above, another with a sidelight and fanlight above and the main door, which has leadlighting around it, is a panelled doorway. This would appear to be the home to the office building that is on the sharp end of Ocean Street.

The back of the building, which cuts across the wide end of the block, is also in stone and red brick quoins. The verandah returns but the cast iron does not. It has the same detailing on the timber posts, although one post has been replaced with a round post.

A grey concrete block and red brick addition has been erected sometime in the last twenty years. It has a flat roof and is rather unsympathetic to the rest of the building. It joins up with the old building along Torrens Street.

STATEMENT OF HERITAGE VALUE:

This building is of local heritage significance because of the good quality of its design and detailing.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) the building displays aesthetic merit, design characteristics or construction techniques of significance to the local area, in particular the quality of its design and detailing.
-

BRIEF HISTORICAL BACKGROUND:

This property was built for Charles Henry Bliss who bought the site in April 1913. Rate assessments for 1915 record that the property had a rateable value of £35 and that while Bliss was the occupier, George Weymouth was the owner.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Offices

VHT—RLR-08

Although Charles Bliss was a painter, he found a novel way in which to create a new business venture. Shortly after buying the Ocean Street property he became involved in the bicycle business. The *Victor Harbor Times* for 9 May 1913 carried his advertisement:

To cyclists
Why send to Adelaide for your new
Bicycle or any accessories that you may
require when
C.H. Bliss
of Victor Harbor
can suit you both as re-
gards price and quality.
New machines from £7, old machines
taken in part payment. Repairs
executed at lowest Rates.
All Accessories, Tyres, Tubes, etc. kept
in stock at City prices

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5250/806; CT.4367/166; CT.4049/486; CT.1484/157; CT.552/145.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Fire Station

VHT—RLR-09

LOCATION:

Address: 60 Ocean Street, Victor Harbor
Land Description: Lots 52 and 53
Certificate of Title: 5362/215

OWNER: P. and J. Athans

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
12/35A



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Fire Station

VHT—RLR-09

DESCRIPTION:

A single-storey building with an Art Deco style facade. The walls are rendered and painted cream. The building has a hipped roof and is tiled. There is a pediment and double columns at the front of the building. A fire connection is still attached to the front wall. The building has been divided and is now used for retail purposes.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance because it emphasises the importance of community services such as the Fire Brigade in the life of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economical or social themes that are of importance to the local area, particularly the provision of community services such as a Fire Brigade. Many of these services began as voluntary endeavours.
-

BRIEF HISTORICAL BACKGROUND:

Little is known of this building, but the *Victor Harbor Times* of 21 September 1945 noted that the Fire Station 'will recommence on the 17th instant'. A plaque still remaining on the building notes:

THIS STONE WAS LAID
BY
HON. COLLIER ROBERT
CUDMORE, M.L.C.
26TH MAY 1945

In June 1946 title to the property passed to the Corporation of Victor Harbor.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5362/215; CT.64/222.
Victor Harbor Times, 21.9.1945.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Police Complex

VHT—RLR-10

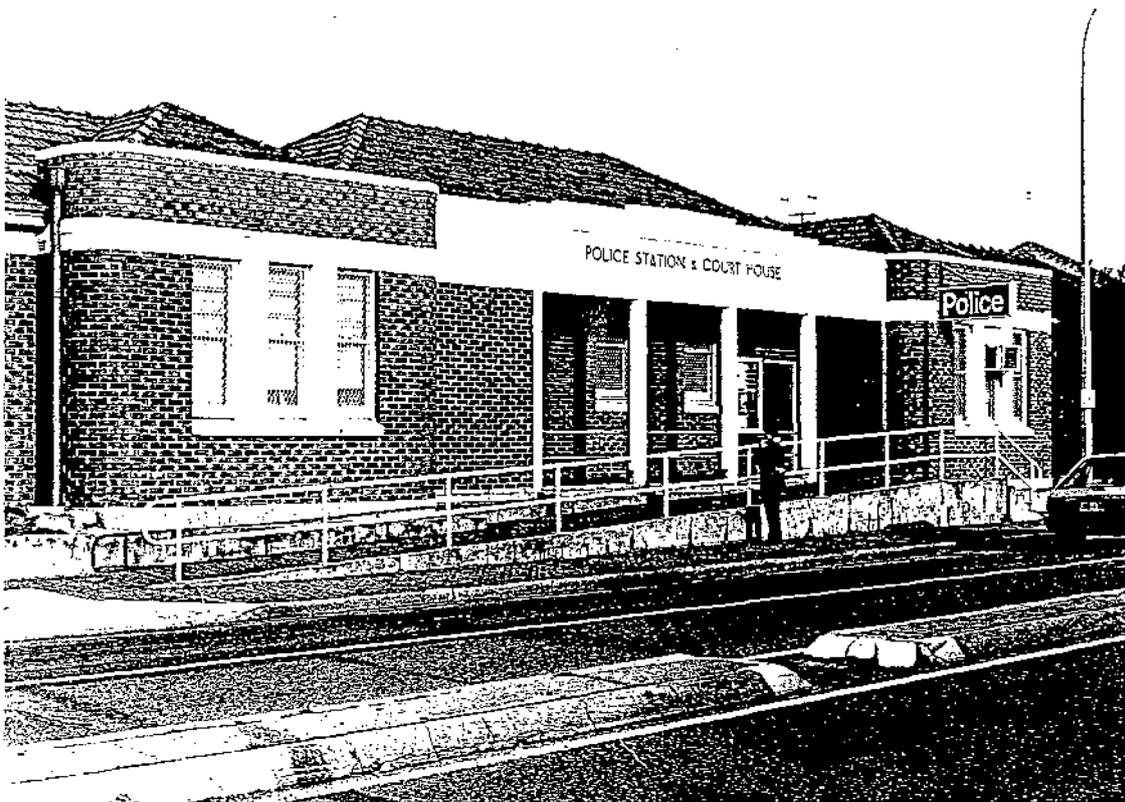
LOCATION:

Address: 59 Ocean Street/20-22 Torrens Street, Victor Harbor
Land Description: Pt Section 16, Lot 503
Certificate of Title: 4344/515

OWNER: S.A. Police Department

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 107

PHOTOGRAPH NOS.: B. Rowney
Old Police Station: 6/19
Cells: 6/20
New Police Station: 5/32



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Police Complex

VHT—RLR-10

DESCRIPTION:

Old Police Station and Cells (on Ocean Street)

A single storey building of limestone walls with what would have been red brick quoins and dressings; the building has been painted white. The building has an Italianate stepped gable to the front and a hipped roof to the side with a small gablet and two brick chimneys. There is a bullnose verandah to the front with timber posts and cast iron decoration. On the main front gable there is a hood mould or label mould over the window and above that is a panel edged in brick on which originally the words 'POLICE STATION 1912' were inscribed—this has now been painted over. A small vent with louvres has been positioned above this. There are brackets to the enclosed eaves and there is a red brick lean-to addition at the back.

The police station is a yard completely covered with bitumen paving. At the rear of the old police station is the cell block and the back of the new police station which faces out on to Torrens Road.

The old cell block is still being used. It is constructed of limestone, has a scallion roof, red brick quoins and a parapet top to the old section. There are red brick additions to the front of the cell block and a heavy iron doorway and heavy iron grille to the entrance to the old cell block behind.

New Police Station and Courthouse (on Torrens Street)

A single storey building constructed of red brick with indentations on the rounded corners to give an effect of quoins. The whole entrance section is set back with four columns in a very stylised form with stylised strap fluting and very minor stylised type capital. This is sitting on a mosaic tile base. There is clay interlock paving. The windows are timber framed and double hung sashes and have aluminium screens over them at the front: At one end is the entrance to the police station while at the other is the entrance to the court. The court entrance has been brought forward so that the last bay of the porch has been filled in with new brickwork.

There is a white band which goes through the whole design and then above that is a red brick parapet at either end and a rendered parapet in the middle which has 'the name 'Police Station and Courthouse' on it. The whole thing stands on concrete and bush hammered concrete. The building continues on to the eastern end which has squared corners and marked out in indented courses to give the idea of quoining. All other timber work has been painted white and windows are of double hung sashes. Even the rainwater head to the square down pipe is of specific design in half-round form.

The hipped roof is red tiled. The roof form is quite complicated and has a number of hips over the various sections of the building. The red brick continues all around the whole building as with the white woodwork.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Police Complex

VHT—RLR-10

STATEMENT OF HERITAGE VALUE:

The police complex is of local heritage significance because of its identification with the history of the South Australian police and the establishment of law and order throughout the state. As well, the current police station and court house with its distinctive design features is an important feature in the streetscape.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the police complex displays historical, economical or social themes that are important to the local area, especially the early police presence;
 - (d) the current police station and court house display aesthetic merit, design characteristics or construction techniques of significance to the local area.
-

BRIEF HISTORICAL BACKGROUND:

As noted by Michael Page, the first police station in Victor Harbor dates from 1843. The *S.A. Register* of 22 August 1865 states that the station was set up in a brick structure that was originally built for Governor Hindmarsh.

The second police station was built in Ocean Street in 1912 and cost £1,199. It contained a change-room and four rooms, with a kitchen, pantry and bathroom for the officer-in-charge. It had a verandah in front. The building was of stone with brick dressings. Two cells were built as was stabling for two horses; a forage room was attached to the stables.

The third police station containing a court house was built on the same Lot as the 1912 structure but facing Torrens Street.

REFERENCES:

- Department of Environment and Natural Resources, Lands Titles Office — CT.4344/515; Memorandum of Transfer 536904; CT.877/5.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.28 (contains photograph of 1843 police station).
- SAPP 29d-1911-12*, Public Works Annual Report, p.99a.
- S.A. Register*, 22.8.1865, p.3d.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former ES & A Bank

VHT—RLR-11

LOCATION:

Address: 57 Ocean Street, Victor Harbor
Land Description: Pt Section 16
Certificate of Title: 5009/629

OWNER: K.L. Pratt

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/21



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former ES & A Bank

VHT-RLR-11

DESCRIPTION:

A double-storey rendered building of classical style with a rendered porch. There are heavy piers, classical capitals, an entablature and little brackets. The whole building is rendered and there are two large Ionic columns on each side. The windows have a surround of no specific detailing, are of plain glass and metal frames—all new.

Upstairs are timber framed sash windows with air-conditioning units in them. The centre doorway which would have opened on to a small balcony has been completely blocked up. That doorway has brackets and mouldings over it. ,

Above the main Ionic columns is the rendered entablature with 'THE ENGLISH SCOTTISH & AUSTRALIAN BANK LTD' inscribed. This has now been painted out. There are more little brackets and moulding, then a flat parapet top. The whole building has been painted in several colours.

The sides of the building have also been rendered and by the shape of the side walls it appears to have a simple skillion roof. On the western wall is a cantilevered chimney which was part of the upstairs living quarters at one stage which is completed just above the parapet at the top.

The building is now used by the Department of Environment and Natural Resources.

STATEMENT OF HERITAGE VALUE:

The former bank building is of local heritage significance because of its identification with the commercial history of Victor Harbor. Designed by prominent architect F. Kenneth Milne, the building is an important element in the streetscape.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the bank displays historical, economical or social themes that are of importance to the local area principally the commercial history of Victor Harbor,
 - (c) the bank has played an important part in the lives of local residents as a bank and now as a government service centre;
 - (d) the bank displays aesthetic merit, design characteristics or construction techniques of significance in the local area, particularly as the work of architect F. Kenneth Milne.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former ES & A Bank

VHT—RLR-11

BRIEF HISTORICAL BACKGROUND:

Built for the English, Scottish & Australian Bank, the business of the bank actually began in the residence known as Summerlea, an old guest house, in 1923. The new bank building opened in June 1927 and was designed by F. Kenneth Milne and erected by local builder, R. Milton.

Born in c.1884, F. Kenneth Milne was articled to Alfred Wells in c.1900 before moving to Sydney to work as a draftsman with Robertson & Marks. Returning to Adelaide in 1909 he opened his own office and during 1937-39 served as president of the South Australian Institute of Architects. Along with others he was appointed to the first Architects' Board in 1940. A lover of Georgian architecture, Milne, on reaching his fiftieth year as an architect in South Australia in June 1959 noted that 'I have designed cinemas, banks, public buildings, hotels, churches, homes, stockyards, furniture, train interiors, wool stores, and swimming pools'. The original section of the Ross Robertson Nursing Home was also designed by Milne.

Costing £4000, when completed the ES & A Bank was the tallest brickwork structure in the town of Victor Harbor. It was described as being in the classical design in 'a fusion of Greek and Roman ideas' with the Greek lines predominating'. The banking chamber was 30 x 20ft, spacious, well lit and ventilated. It was designed to fill present and future requirements with every modern convenience being fitted. There were facilities for customers, a manager's room, tellers' cubicles and ledger keepers' desks. Fittings in the interior were described as being of polished blackwood with windows allowing plenty of light on the dullest of days. There were steel-lined doors. The ceilings were designed by A.W. Pitt Ltd and the glass for windows was supplied by Messrs. Thompson & Harvey Ltd.

The building was opened by J.J. Maloney who had been a customer of the bank for many years. After the building was opened, Albert Augustine (Bert) Edwards was the bank's first customer in the new building. Edwards, a well-known Adelaide identity, was the Victor Harbor Hotel's licensee at the time.

REFERENCES:

- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985.
- National Trust of South Australia, Victor Harbor Branch, notes.
- Page, Michael. *Sculptors in Space: South Australian Architects 1836-1986*. The Royal Australian Institute of Architects (South Australian Chapter), Adelaide, 1986, pp.118, 129-31, 152-3, 181, 188, 190, 191, 202, 206, 218-9, 238, 244, 263.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Bells Store

VHT—RLR-12

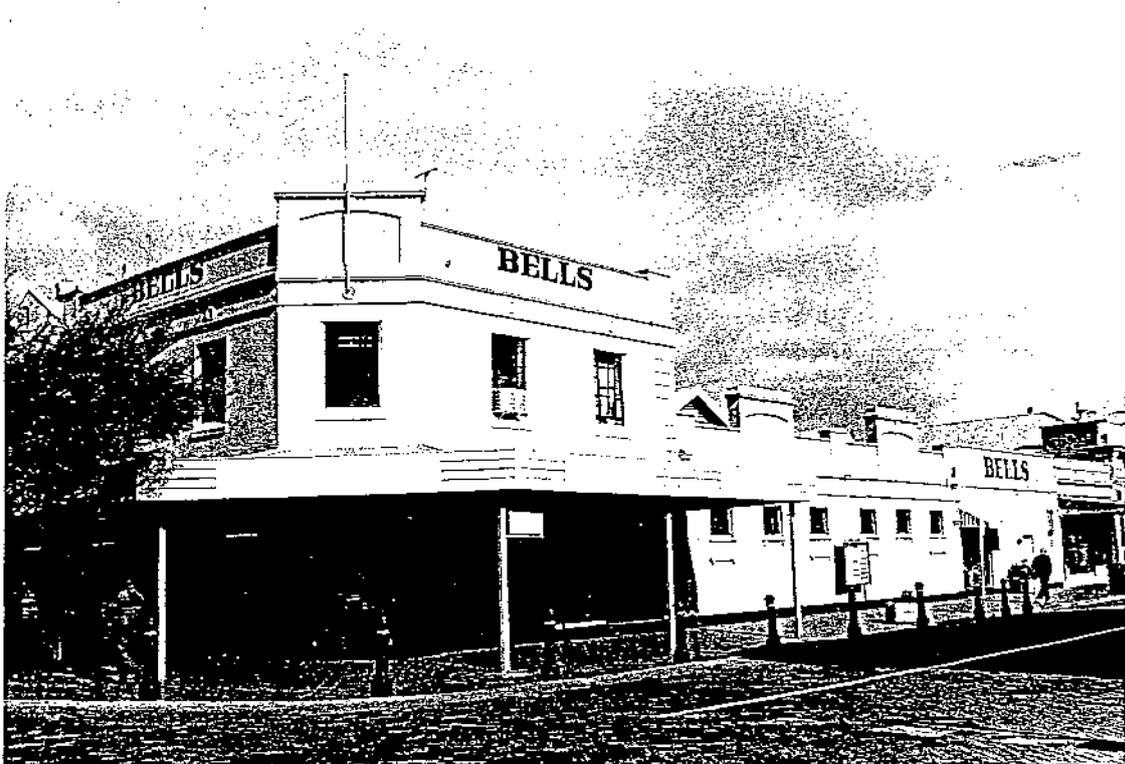
LOCATION:

Address: 43 Ocean Street, (cnr Ocean and Coral) Victor Harbor
Land Description: Pt Section 16, Lot 85
Certificate of Title: 5084/392

OWNER: M.M. Canala, K. Mitropoulos

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 109

PHOTOGRAPH NOS.: B. Rowney
6/22



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Bells Store

VHT—RLR-12

DESCRIPTION:

Of two storeys, the building is rendered and continues down Coral Street in three distinct sections. On the corner is the two-storey section which is rendered and lined. This section has simple chamfered windows upstairs and a broad fronted edged verandah on timber posts. The ground floor section has been newly-built in all timber framing and timber arching with rendered walling with heavy Renaissance type lining.

The next section down along Coral Street is a pebble dash wall of single storey construction. It continues the same design as the main building and has small timber framed windows with iron bars to them and rendered detailing to the windows, some larger than others.

The third section continues in the same manner. It is constructed of pebble dash rendering, has one large window with a modern metal hood over it and double timber doors.

The roof appears behind the single storey section. There is a double storey section but it is set back and is timber framed in small fluted corrugated galvanised iron. There appears to be something like a gablet roof also tucked in behind the architectural detailing at the front.

STATEMENT OF HERITAGE VALUE:

Bells Store is of local heritage significance primarily because of its identification with the commercial history of Victor Harbor and its identification with David Bell & Co. for over 100 years. Its corner location, size, scale and prominence in the streetscape, also helps to reinforce the essential character of the commercial centre of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) Bells Store displays historical, economical or social themes that are of importance to the local area, principally the commercial history of Victor Harbor;
 - (c) the Store has played an important part in the lives of local residents as a place from which to obtain goods;
 - (e) the Store has been associated with David Bell & Co. for over 100 years;
 - (f) the Store is a notable landmark in the commercial area of Victor Harbor and has been so for over 120 years.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Bells Store

VHT—RLR--12

BRIEF HISTORICAL BACKGROUND:

The corner shop has been a landmark for over 120 years with the Bells Store being an integral part of the town's history from 1894. Before then, it was a store first for William Heggerton from 1866 to 1878 and from then until November 1894 the shop was occupied by Philip Wheaton. While the Victor Harbor Times of 25 September 1935 indicates that the original one-storey premises was rebuilt as a two-storey corner shop sometime before 1878, historian Anthony Laube is more specific. He notes that Ephraim Weymouth, snr. was responsible for rebuilding Heggerton's store in September 1868.

David Bell, who was born in Glasgow in 1834, was the founder of the firm David Bell and Co. Ltd. A former mayor of Strathalbyn, Bell began his store in Strathalbyn when he took over the business of Edward Sunter. The general merchant business prospered and a branch was opened at Victor Harbor in 1894 under the control of Mr. D.P. Bell who boarded at Gertymore and let out the house above the shop. Meanwhile in 1900, the now expanded premises became 'the first gas-lit shop in the town'.

In the intervening years, branches of David Bell & Co. Ltd were also opened at Mt Barker and Murray Bridge. Mr. D.P. 'Ole Bill' died on 6 April 1933. After a fire in January 1934, in which the Victa Theatre was also damaged, the shop underwent considerable alteration, although the original fabric was retained.

However, for a time the Bells name disappeared from the store: in 1962 it became Ryans, 'then a branch of Payne's Bon Marche of Melbourne'. Once Myers bought the business the former Bells name was reinstated and, although the business has changed hands since, it continues to be known by the Bells name.

REFERENCES:

- Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982.
- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.876-7.
- Department of Environment and Natural Resources, Lands Titles Office — CT.5084/392; CT.1538/19, Memorandum of Transfer 14991; CT.88/148.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, Charles R. *Encounter Bay, the miniature Naples of Australia: a short history of the romantic south coast of South Australia ...*, facsimile edition, Gillingham Printers, Adelaide, 1981.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.57, 80.
- Observer*, 24.7.1926 (contains a photograph of the two-storey shop in 1878 with its verandahs and chamfered corner).

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Bells Store

VHT—RLR--12

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District. Council of Victor Harbor, Victor Harbor, 1987, p.202 (quote).

S.A. Register, 9.7.1925, p.12.

Stempel, A.A. and Tolley, J.C. *The story of Victor Harbor*, reprinted by the Ambrose Press, Victor Harbor, 1970.

Victor Harbor Times, 7.4.1933; 7.9.1934; 28.9.1935, p.2.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Victa Cinema

VHT—RLR-13

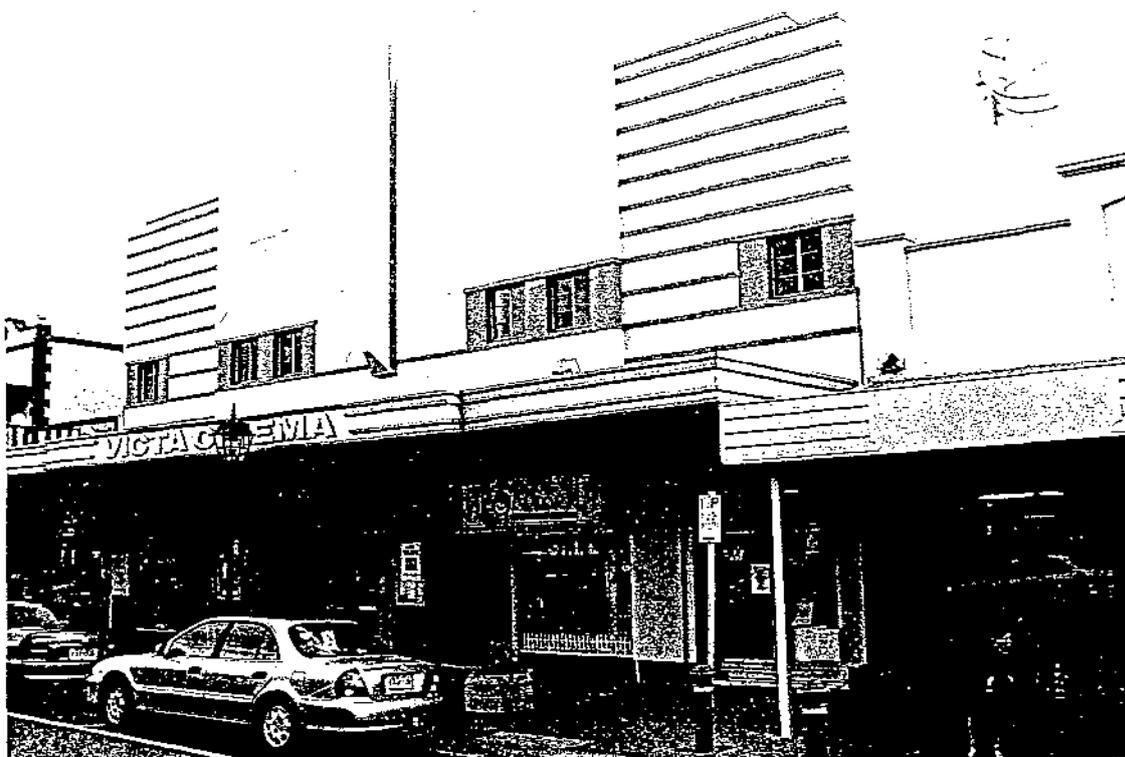
LOCATION:

Address: 37-41 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lots 86, 94
Certificate of Title: 5309/930

OWNER: Sans Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/34



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Victa Cinema

VHT—RLR-13

DESCRIPTION:

A rendered building with a typical central vertical feature and then two inch brickwork which has been painted in a shade of pink—the rest is all in render. There are windows with the pink brick surround. They appear to be casement windows in steel frames. The ground floor has been covered with modern tiling and this also leads to the entrance of shops on either side. The entrance to the cinema is not central. It appears as if some vitrolite, along with the tiling, has been placed around the main entrance—the rest is timber boarding above the shops.

The interior appears to be in the same style including the ticket box, the floor in terrazzo, the cornice, including the lighting fixture in the middle of the foyer. The underside of the verandah consists of timber battens in a zigzag pattern and there are electric light bulbs. This portion of the theatre can be seen as having the very high parapet wall and behind it is a higher gable wall to the old theatre itself. The roof is of corrugated galvanised iron and has a number of air-conditioning units and ventilation stacks on the top. The side walls of the building at second floor level are rendered concrete. The whole building evokes 1930s Art Deco style. The shop at the eastern end, called the 'Happy Weekend Wireless', is most likely to be the exit doors of the original theatre.

The building continues to be used as a cinema.

STATEMENT OF HERITAGE VALUE:

The Victa Cinema is of local heritage significance because of the manner in which it brought a new era of entertaining to Victor Harbor. With its 1930s Art Deco style, the Victa Cinema's significance is enhanced by its size, scale and importance in the streetscape, and the fact that it continues to be used as a cinema.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Victa Cinema displays historical, economical or social themes that are of importance to the local area, particularly the development of local cinemas as places of entertainment;
 - (c) the Cinema has played an important part in the lives of local residents as a centre where local people have gathered for entertainment;
 - (d) the Cinema displays aesthetic merit and design characteristics of significance to the local area, particularly its 1930s Art Deco style.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Victa Cinema

VHT—RLR--13

BRIEF HISTORICAL BACKGROUND:

One of two cinemas built at Victor Harbor, the Victa Cinema, or Victor Theatre as it was then known, first opened on 24 October 1923, having been transferred from the Institute building where films had been shown for a number of years by Edgar Griffin. David Griffin and his sons, Harry and Edgar, not only ran the Victor Theatre but also ran a motor and engineering works which included a garage and workshop, along with refreshment rooms which were located opposite the railway station in Railway Terrace. Just seven years later, on 25 November 1930, great excitement was experienced when the first talking *picture*—*Sunnyside Up* starring Janet Gaynor and Charles Farrell—was shown.

However, on 14 January 1934 a disastrous fire caused £3000 worth of damage to the rear of the theatre and several nearby buildings, including Bells Store, necessitating the theatre's reconstruction. Undertaken by Ozone Theatres some months later, before refurbishment was completed a screening was held on 19 September 1934 as part of Victor Harbor Day but screenings were not officially begun until the Christmas holidays of 1934-35. By November, it was stated that the rebuilding of the theatre was behind schedule, but when opened would seat 1400 people. By 1 February 1935 the local paper announced that the 'Ozone Theatre definitely marks another step in the progress of our forward moving town; the interior decoration being of a particularly pleasing design'.

Although known as the Victor Theatre, the business was owned by Ozone Theatres and leased to Griffin.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.5309/930; CT.1640/145; Memorandum of Transfer 276471; CT.580/144.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.131, 141, 156, 164, 216.
Victor Harbor Times, 19.1.1934; 7.9.1934; 14.9.1934; 7.12.1934; 1.2.1935.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-14

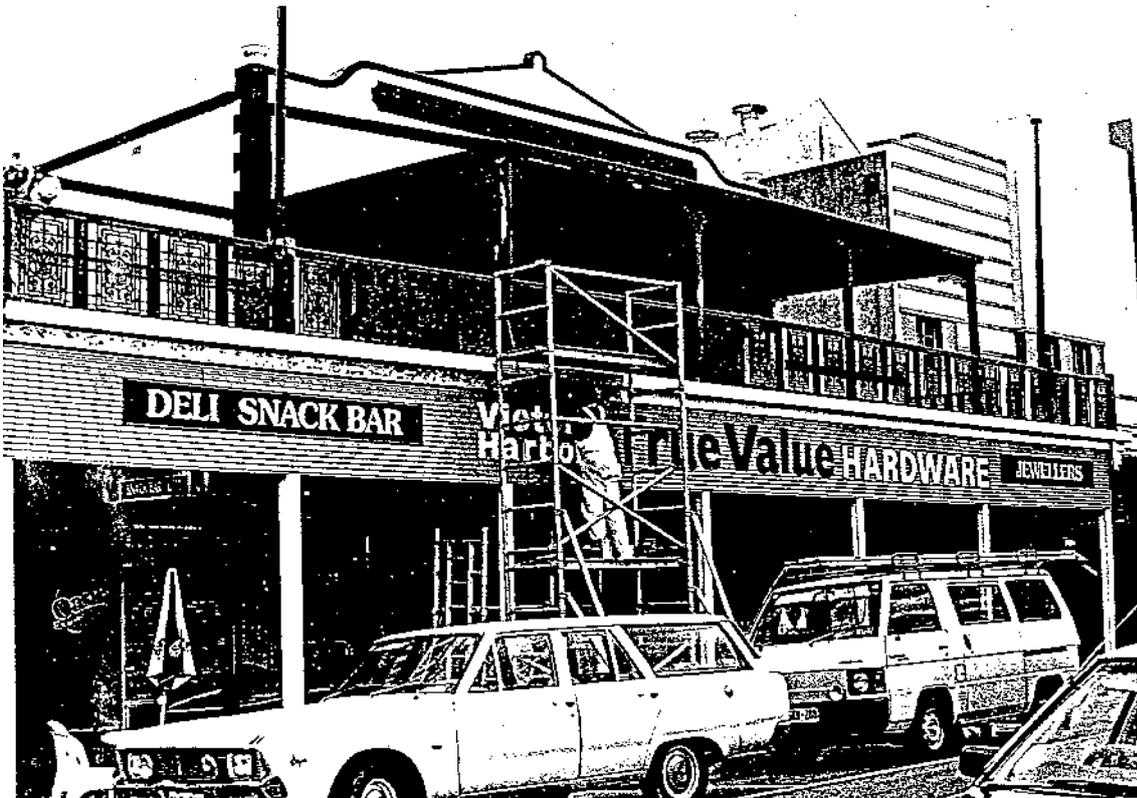
LOCATION:

Address: 31-35 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lot 87 and Pt 99
Certificate of Title: 5212/395

OWNER: Loch Gilpin Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 111

PHOTOGRAPH NOS.: P. Donovan
10/33



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-14

DESCRIPTION:

A double-storey building which is of rendered and painted plaster. There are rendered and painted surrounds. The gabled roof is of corrugated galvanised iron and it has a rendered pediment with orbs at the corners. There is a balcony and verandah at the first floor level. A central doorway with fanlight above opens on to the balcony and there is a timber framed double hung sash window either side of this door. The ground floor level contains shops.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance primarily because of its identification with the commercial history of Victor Harbor. Its location and scale also helps to reinforce the essential character of the commercial centre of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, principally the commercial history of Victor Harbor;
 - (c) the building has played an important part in the lives of local residents as a place to gather and also as a place to obtain goods.
-

BRIEF HISTORICAL BACKGROUND:

Ephraim G. Weymouth bought this 175 ft x 93 ft property in June 1868. A house and an unfinished building with an annual rateable value of £26 is recorded for the first time in 1869.

George Weymouth, his father and his brother Ephraim were builders and, either between them or individually, were responsible for the construction of many early Victor Harbor buildings. George and Ephraim jnr constructed the public school in Torrens Street in 1877 including 'several of the shops in Railway Terrace'.

It was in 1895 that George built what was originally the Coffee Palace, a boarding house, alongside which the Weymouths also ran a small grocery shop. Between 1912 and 1943 this property was leased to a variety of tenants: John Harvey (1912); Charles Arthur Goldfinch (1918); William Olaf Peterson (1924); and L.M. Burden from 1931 until George Weymouth's death in December 1943. Family member Arthur James Weymouth, a Pinnaroo storekeeper, owned it until he sold it back to local resident Gwen P. Rumbelow in 1947 who continued to own the property for 20 years. In May 1957 the property was acquired by Reginald Spilsbury before it changed hands to the present owners in November 1976.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-14

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5212/395; CT.1948/3; CT.115/216.

District Council of Victor Harbor, rate assessments 1865

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.57-60.

Victor Harbor Times, 13.5.1927, p.2; 18.11.1938, p.3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Commercial Bank

VHT—RLR-15

LOCATION:

Address: 26 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lot 80
Certificate of Title: 1515/141

OWNER: Zamatoss Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/28



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Commercial Bank

VHT—RLR-15

DESCRIPTION:

An early bank building of two-storey construction. The building is rendered and the Upper section has fancy detailing: high pilasters with capitals at the top, an entablature, some rough rendering on the entablature, a detailed dentil course with moulded front, moulded over the top and a parapet wall with little medallions on it.

The front door on the ground section is now to one side and big plate glass windows have been inserted in the original window openings. There is a dado of granite right across the front. This is adjoined by a very similar building with similar detailing but it is of only single storey.

Both buildings are red brick on the side and red brick at the back. There is an entrance way on the western side which has a doorway with sidelight. This was the entrance to the upstairs flat which would probably have been the bank manager's residence.

On the front face there is a highly detailed masonry balcony which has an iron balustrade. The balcony is held up with huge masonry brackets but this is hidden now because of the bullnose verandah that has been constructed at some stage. This verandah is steel framed with extremely small thin steel pipe supports to the footpath.

The building is now used by Kodak Express and Cathy's Fashions.

STATEMENT OF HERITAGE VALUE:

The former bank is of local heritage significance primarily because of its identification with the commercial and economic history of Victor Harbor. Its design, location and scale also helps to reinforce the essential character of the commercial centre of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former bank and residence displays historical, economic or social themes that are of importance to the local area, principally the commercial and economic history of Victor Harbor;
 - (c) the former bank and residence has played an important part in the lives of local residents as a bank and now as local stores;
 - (d) the former bank displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly as the work of Jackman and Garlick.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommendation: Local Heritage Place

Former Commercial Bank

VHT—RLR—15

BRIEF HISTORICAL BACKGROUND:

In October 1929 Frank Reed, hotel keeper of the nearby Grosvenor Hotel, sold this property to the Commercial Bank of South Australia. A few months later, in April 1930, the *Victor Harbor Times* proudly announced that a new Commercial Bank with attached residence would be built by R.G. Thomas, and added that it would be a 'welcome addition to the architectural beauty of Ocean Street'. The bank, which was opened on 29 September 1930, was designed by architects Jackman and Garlick. Herbert Louis Jackman (1867-1936) acquired the firm begun by Daniel Garlick (c.1818-1902) in 1899 and retained the name until 1945 when it became known as Garlick, Jackman & Gooden. As Michael Page notes, Garlick & Jackman was 'one of the principal architectural offices in South Australia'. Jackman was responsible for the design of the Charles Moore building in Victoria Square (now the Adelaide Law Courts). Lancelot Gooden and Jackman's son, Herbert Montefiore Jackman, became articled to the firm in 1917.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.1515/141; CT.104/229.
Page, Michael. *Sculptors in Space: South Australian Architects 1836-1986*. The Royal Australian Institute of Architects (South Australian Chapter), Adelaide, 1986, pp.72-4, 83-5.
Victor Harbor Times, 4.4.1930; 26.9.1930, p.2; 3.10.1930, p.2.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-16

LOCATION:

Address: 24 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lot 482
Certificate of Title: 5381/456

OWNER: Ainslie Nominees Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 112

PHOTOGRAPH NOS.: P. Donovan
6/27



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-16

DESCRIPTION:

A long rectangular two-storey masonry building. There are verandahs at both levels which extend over the pavement.

The building is currently used as shops.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance primarily because of its association with the commercial and tourist development of Victor Harbor. Also, its location and scale helps to reinforce the essential character of the commercial centre of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, particularly because of the association with the commercial and tourist development of Victor Harbor;
 - (c) the building has played an important part in the lives of local residents as a place to obtain goods;
 - (e) the building is associated with the Battye family who were local merchants in the area.
-

BRIEF HISTORICAL BACKGROUND:

In April 1897 Frederick Harris, a watchmaker, was noted as being the owner of Pt Lot 79 which measured 20 ft x 82.6 ft. However, in June 1898 Albert Battye acquired the property. Indeed, various members of the Battye family retained ownership until September 1919. However, during most of this time the property was leased to George Hill or Albert Prince. This was understandable because Albert Battye owned nearby Lot 77 and ran a business from these premises.

Albert Prince acquired the property in September 1919 and in 1927 he, too, leased out the premises. The Prince family finally sold in 1940. Since then there have been several owners: a hairdresser from 1940-1953; and several butchers over the period 1953-1985.

The premises are still used commercially.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Plate

Shops

VHT—RLR-16

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5381/456; CT.2201/164; CT.619/143.

District Council of Victor Harbor, rate assessments 1883-1900.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR---17

LOCATION:

Address: Ocean Street, Victor Harbor
Land Description: Section 15, Lots 70 and 77
Certificate of Title: 4200/821

OWNER: Tim Bass Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 113

PHOTOGRAPH NOS.: P. Donovan
14/16



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-17

DESCRIPTION:

A two-storey masonry building with brick quoins and surroundings. There are verandahs to both levels extending to the pavement. One end of the upstairs verandah has been enclosed. The roof is of corrugated galvanised iron and the verandah posts are of timber. The building has been divided internally into three shops.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance primarily because of its association with the commercial and tourist development of Victor Harbor and also because of its association with the Battye family. Its location and scale also helps to reinforce the essential character of the commercial centre of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, particularly because of the association with the commercial and tourist development of Victor Harbor;
 - (c) the building has played an important part in the lives of local residents as a place to obtain goods;
 - (g) the building has a special association with the Battye family.
-

BRIEF HISTORICAL BACKGROUND:

As historian Anthony Laube notes, this store was built in 1880 by Alexander Hay. In November 1882 the property—Lot 77 of 125 ft x 39 ft—was acquired by William Love for £83. Love retained ownership only until December 1888 when the property was acquired by Albert William Battye. Albert Battye became sole owner in September 1904 and Harry Battye in September 1913. Harry Battye retained ownership until February 1924.

Albert Battye's store was described in 1906 as the 'Cheapest house in Victor Harbor for drapery, groceries, ironmongery, etc. Horses and traps on hire'. Harry was Albert's youngest son and he and his wife Cissie took over the business when Albert retired in 1908.

As well as running the store, Albert was a member of the Encounter Bay District Council for nine years, president of the Institute, first president of the Rifle Club, and a leading member of the Masonic Order.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shops

VHT—RLR-17

REFERENCES:

- Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982.
- Burgess, H.T. (ed.). *The Cyclopaedia of South Australia*, Vol. II, Cyclopaedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, p.905.
- Department of Environment and Natural Resources, Lands Titles Office — CT.4200/821; CT.4040/43; CT.1688/189; CT.1493/141; CT.406/237; Memorandum of Transfer 151795; CT.311/221.
- District Council of Victor Harbor, rate assessments 1883-1900.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, Charles R. *Encounter Bay, the miniature Naples of Australia: a short history of the romantic south coast of South Australia ...*, facsimile edition, Gillingham Printers, Adelaide, 1981.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.12-5.
- Laube, Anthony, personal communication, 14 October 1997.
- Stempel, A.A. and Tolley, J.C. *The story of Victor Harbor*, reprinted by the Ambrose Press, Victor Harbor, 1970.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Crown Hotel

VHT—RLR-18

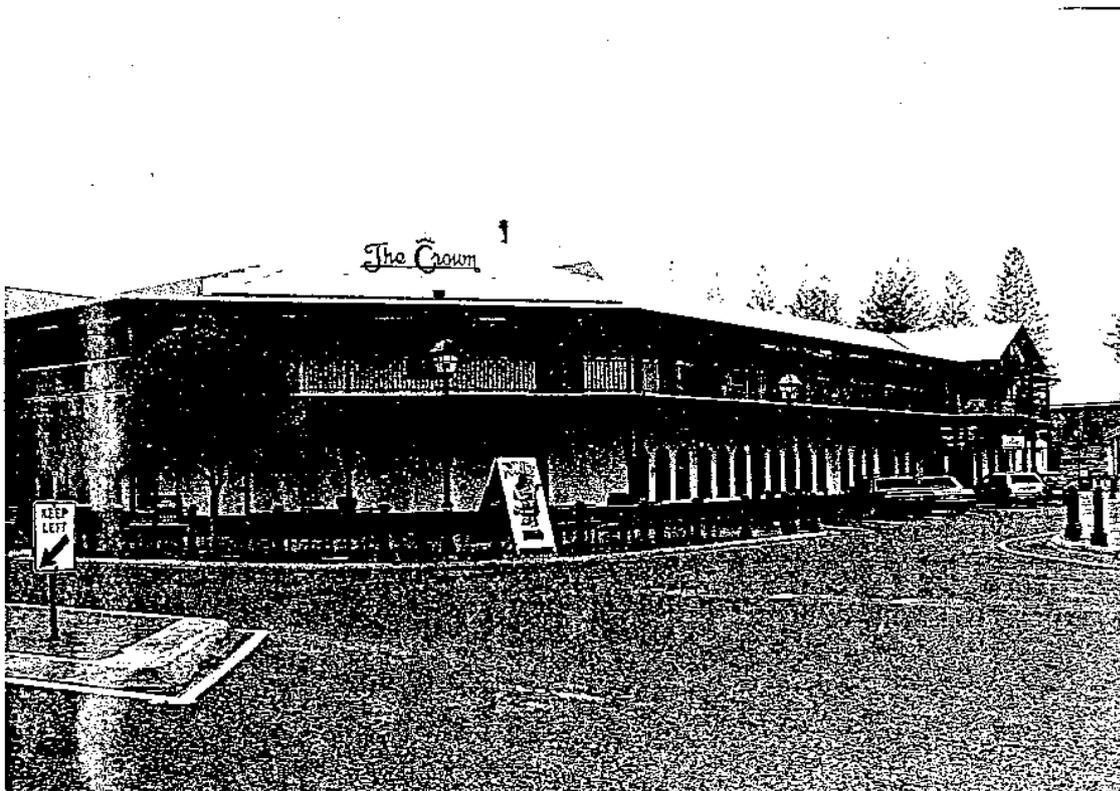
LOCATION:

Address: 2 Ocean Street, Victor Harbor
Land Description: Pt Section 16, Lot 72
Certificate of Title: 5210/972

OWNER: Kellyvale (No. 28) Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 114

PHOTOGRAPH NOS.: B. Rowney
6/32



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Crown Hotel

VHT—RLR-18

DESCRIPTION:

A two-storey building of masonry pebble dash render. There are half round arched windows and doors to the ground floor—some original and some not. On Ocean Street, the top half of the window is leadlight which appears to be original. However, the leadlight appears to have been cut off halfway.

The verandah is timber framed with metal balustrading and there is a very heavy timber corner decoration. This is similar to turn-of-the-century Federation but it is a bit bigger than usual. The hipped roof is of corrugated galvanised iron, although it does have some gables. For example, looking out over the park is a new gable roof and the balcony has been brought out to form, under the balcony, an entrance to part of the hotel with lattice work and 'Hotel Crown' set in letters above it.

On the corner of the building itself is a masonry Dutch gable with 'The Crown', and that appears original. There have been large changes to this building. The upstairs has been gutted and is now a disco. The back is a jumble of mostly modern construction.

In the corner section underneath the Dutch gable on the ground floor there have been what appears to be two windows and a door which have been blocked up and rendered now to match. There is also a large entrance porch leading to the bistro and salon bar.

On Ocean Street there is another major entrance with a clear full glass door and two sidelights of leadlighting and over the top the stained glass leadlighting with a crown set in it. There is also a gable section which projects beyond the verandah and forms a large balcony section and entrance to the main building.

The building continues to be used as a hotel.

STATEMENT OF HERITAGE VALUE:

The Crown Hotel is of local heritage significance primarily because of its identification with the social and business history of Victor Harbor. Its corner location—which is near the Whale Watch Centre, memorial gardens and Granite Island—its size and scale, also means that the hotel is a feature of the streetscape. And, although the building has undergone extensive internal alterations and external additions, the original form and fabric of the early 1865 hotel survives. It is one of the few original structures in the town centre.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Crown Hotel displays historical, economical or social themes that are of importance to the local area, principally the commercial history of Victor Harbor;
- (c) the hotel has played an important part in the lives of local residents as a hotel and gathering place;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Crown Hotel

VHT—RLR-18

- (f) the hotel is a notable landmark in the area because of its size and scale situated as it is on the corner of Ocean Street and Railway Terrace.
-

BRIEF HISTORICAL BACKGROUND:

The *Observer* of 13 August 1864 notes George Missen as having the ironstone Crown Hotel built. Of seventeen rooms, the two-storey structure on a prominent corner, the Crown Hotel was first licensed on 6 April 1865. However, George Missen remained as owner for a short time and in 1866 the hotel was acquired by Mr James Greenfield of Mt Barker.

In 1867 the hotel was described as: 'having good accommodation for visitors. The building contains a large number of rooms, which are neatly and comfortably furnished and if the manner in which the house is conducted is equal to the amount of accommodation which it affords it might be well patronised'.

The Crown was further enlarged by the then licensee, John Hart, during 1875-76 during which time a balcony was also added.

In January 1880, F.W. Lindrum, 'the father of billiards throughout the world', died on the hotel premises when he was the hotel's licensee. In 1927 H.J. Jacob, licensee, spent £13 000 on extensive additions. Further alterations were carried out in 1935 when the *Victor Harbor Times* noted that the alterations featured new balconies which were over 300 ft in length and extended from Railway Terrace to Ocean Street.

The hotel continues to be used for its original purpose.

REFERENCES:

Advertiser, 18.5.1866, p.3a.

Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982, p.38.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Hoad, J.L. *Hotels and publicans in South Australia 1836-1984*, Australian Hotels Association (S.A. Branch), 1986, Adelaide, pp.149-50.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.92-3.

Mortlock Library of South Australiana, photographic collection, B.5688; B.13323; B.30012.

Observer, 13.8.1864.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.67.

S.A. Register, 23.3.1867, p.3c; 28.1.1880 (obituary of Lindrum).

Victor Harbor Times, 28.6.1935, p.2.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nino's Pizza Place

VHT—RLR-19

LOCATION:

Address: Albert Place, Victor Harbor
Land Description: Section 15, Lots 9, 10, 11
Certificate of Title: 5416/196

OWNER: Neline Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 102

PHOTOGRAPH NOS.: P. Donovan
10/34



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nino's Pizza Place

VHT—RLR—19

DESCRIPTION:

Of two sections, the main section is of two-storeys, the bottom storey of which contains shops. The upper storey is constructed of limestone and there are red brick surrounds to the doors and windows. The hipped roof is of corrugated galvanised iron and there is a masonry parapet at the top of the building.

The upper storey has a balcony and verandah. A central doorway leads to the balcony and there are timber framed double hung sash windows either side of the door. There is timber balustrading and brackets to both the first floor and ground floor verandah, while there are timber posts. There is leadlight above the shop doors and windows on the ground floor.

STATEMENT OF HERITAGE VALUE:

Nino's Pizza Place is of local heritage significance primarily because of its association with the commercial and tourist development of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) Nino's Pizza Place displays historical, economic or social themes that are of importance to the local area, particularly because of the association with the commercial and tourist development of Victor Harbor;
 - (c) the building has played an important part in the lives of local residents as a place to obtain goods.
-

BRIEF HISTORICAL BACKGROUND:

This shop has been long associated with bakers and confectioners. The structure appears to date from the early 1900s, although rate assessments for this period are confusing and do not enable a specific date to be determined.

However, Joseph Sedunary owned this shop from 1914 when it comprised Lots 9 and 10. On 9 May 1913 Sedunary advertised his business in the *Victor Harbor Times*:

J.E. Sedunary
baker and caterer
Victor Harbor

First class smallgoods and the best bread in the south
carts call daily in Victor Harbor and surrounding districts
Buy where your money goes furthest

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nino's Pizza Place

VHT—RLR-19

Joseph Sedunary expanded into Lot 11 in 1922 when he bought that portion. His son, Alfred, took ownership of the business in 1939 and expanded the bakery to include a confectioners also. When Joseph Sedunary died in 1963 the shop was taken over by Lovell's Wheatsheaf Bakery Ltd.

REFERENCES:

Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982.

Department of Environment and Natural Resources, Lands Titles Office — CT.4384/114; CT.4045/100; CT.3199/107; CT.1251/165; CT.1008/124; Memorandum of Transfers 826001 and 620761.

District Council of Victor Harbor, rate assessments 1883-1900.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Hodge, Charles R. *Encounter Bay, the miniature Naples of Australia: a short history of the romantic south coast of South Australia ...*, facsimile edition, Gillingham Printers, Adelaide, 1981.

Stempel, A.A. and Tolley, J.C. *The story of Victor Harbor*, reprinted by the Ambrose Press, Victor Harbor, 1970.

Victor Harbor Times, 9.5.1913.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shop—Craft Patch

VHT—RLR-20

LOCATION:

Address: 23-25 Albert Place, Victor Harbor
Land Description: Section 17, Lots 102, 103
Certificate of Title: 5311/789

OWNER: D.W. and M.V. McLaren

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 101

PHOTOGRAPH NOS.: P. Donovan
10/36



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shop—Craft Patch

VHT—RLR-20

DESCRIPTION:

A double-storey bluestone building with hipped roof of corrugated galvanised iron. There are red brick quoins and surrounds and a red brick chimney. There are shops at the ground level, although there are new shop fronts, and a verandah.

The first floor level has a timber balcony and verandah which has a roof of metal tiles. A central door with a fanlight leads to the balcony and there is a timber framed double hung sash window either side of this door. There is timber lattice work to some of the balcony.

STATEMENT OF HERITAGE VALUE:

The shop is of local heritage significance primarily because of its association with the commercial and tourist development of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, particularly because of its association with the commercial and tourist development of Victor Harbor;
 - (c) the building has played an important part in the lives of local residents as a place to obtain goods.
-

BRIEF HISTORICAL BACKGROUND:

The shop dates from about the mid-1890s after the death of the owner of the site Charles Rischbeith in 1893. Rischbeith acquired the site in 1883 and during his ownership rate assessments do not record any structure on the land. Hugh John Bird, a Victor Harbor butcher, acquired the property in June 1895 and it would appear that the shop was built soon after. Indeed, by 1903 the premises were leased out to H.A. and E.H. Mayfield; in 1908 they were leased to Mary J. Roach.

The shop was sold to butchers J.J. Hull and J.F. Bruce in 1911. They continued in a partnership until August 1943 when Hull died and Bruce continued alone. After John Fraser Bruce's death in 1949 the family continued to own the shop until 1972.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shop—Craft Patch

VHT—RLR--20

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.4321/203; CT.2451/37; CT.1824/26; CT.620/166; CT.418/91.

District Council of Victor Harbor, rate assessments 1883-1900.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Smuggler Complex

VHT—RLR--21

LOCATION:

Address: 16 Crozier Road, Victor Harbor
Land Description: Lots 4 and 122 — F.P.6693
Certificate of Title: 5102/193

OWNER: K.M. and K.L. Swayne

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 103

PHOTOGRAPH NOS.: B. Rowney/J. Donovan
4/18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Smuggler Complex

VHT—RLR-21

DESCRIPTION:

A two-storey building constructed of limestone and having rendered quoins: the limestone has been painted cream while the quoins have been painted green. It appears to have had a heavy verandah added to it over the footpath at some stage. The original building has a line of Tuscan columns and two of them at the restaurant entrance are painted green while the rest have been painted pink. There is a small wall approximately 800mm in height and the columns are placed on top of that. Consequently there is a very narrow walkway which goes right across the front of the building. To this has been added a verandah which has square masonry piers; this is double storey. The upper storey has been enclosed with masonry and has timber and metal framed windows. There are doors which lead to the verandah. The roof is hipped at one end and of corrugated galvanised iron. At the other end it is of a segmental Dutch gable form. The chimneys are rendered.

The building is currently used as an antique shop and restaurant.

STATEMENT OF HERITAGE VALUE:

This building is primarily of local heritage significance because it was Victor Harbor's first boarding house/guest house that became synonymous with seaside holidays and with the early development of tourism in the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, namely the development of Victor Harbor as a major South Australian seaside resort;
 - (b) the building represents customs or ways of life that are characteristic of the local area, particularly the area's attraction as a holiday resort and the early development of the tourist industry.
-

BRIEF HISTORICAL BACKGROUND:

This was Victor Harbor's famous guest house known as Gertymore, later known as Strathmore. It was run by Christina Baaner (nee Bruce) wife of Paul Baaner a migrant from Pitaa, Sweden. As Michael Page notes, 'Christina was among those who founded the tourist accommodation industry which was to become a mainstay of Victor Harbor'. Beginning about 1876 in a smaller property, Gertymore was increased in size in 1882 and further again in 1897. Named after Christina's birthplace in Scotland, Paul Baaner died in 1892 at which time his son, Oliver, and his wife, Mary, took over the running of Gertymore. In 1906 Christina retired and died at her son's home in 1909.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Smuggler Complex

VHT—RLR-21

In the meantime, Oliver acquired the property immediately next door in 1906 and it was from here that he and Mary managed the guest house which was regularly advertised as offering 'superior accommodation'. Besides managing the guest house, Oliver also took part in local affairs being elected to the Victor Harbor Council in 1906. He was also at one time president of the local Horticultural and Floricultural Society.

However, in June 1914 Oliver and Mary Baaner sold both Gertymore and the property next door to David Roberts, a farmer of Meningie, and moved to the Blue Mountains; by October 1926, Gertymore was under the management of E.A. House and on 28 July 1934 Gertymore was put up for auction. At the time of its sale the property was described as containing twenty-two rooms and five staff rooms.

REFERENCES:

Advertiser, 11.10.1927, p.20.

Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.904-5.

Department of Environment and Natural Resources, Lands Titles Office — CT.5102/193; CT.4158/836; CT.1881/196; CT.1620/94; CT.1344/78; CT.331/107; Memorandum of Transfer 110297; CT.51/15.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.83-4.

National Trust of South Australia, Victor Harbor Branch, notes.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.83-4, 95.

S.A. Register, 4.7.1925, p.10.

Victor Harbor Times, 11.10.1926, pp.6-7; 20.7.1934.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nursing Home

VHT—RLR-22

LOCATION:

Address: 18 Crozier Road, Victor Harbor
Land Description: Lot 200, Section 16
Certificate of Title: 5100/219

OWNER: Surbiton Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
11/7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nursing Home

VHT—RLR-22

DESCRIPTION:

A simple two-storey masonry building with corrugated galvanised iron roof. There are verandahs to both ground and upper levels. The upper level has timber posts and a balustrade while the lower level has concrete pillars resting on a small parapet wall. The building is currently used as part of a larger nursing home complex.

STATEMENT OF HERITAGE VALUE:

The building is primarily of historical significance because of its identification with the Baaner family and their importance in building up the early tourist industry in Victor Harbor. It is of local heritage significance.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (c) the building has played an important part in the lives of local residents, particularly the Baaner family who played such a critical role in helping to develop Victor Harbor as a major South Australian seaside resort.
-

BRIEF HISTORICAL BACKGROUND:

Formerly Lots 125 and 126, Lot 126 was sold in 1906 to Oliver A. Baaner, the son of Paul and Christina Baaner who had built and run Victor Harbor's famous guest house known as Gertymore, which was immediately alongside. As Michael Page notes, 'Christina was among those who founded the tourist accommodation industry which was to become a mainstay of Victor Harbor'.

After his father's death in 1892, Oliver, and his wife, Mary, took over the running of Gertymore and apparently managed the business from this property. However, in June 1914 Oliver sold both this property on Lot 126 and Gertymore to David Roberts, a farmer of Meningie, and moved to the Blue Mountains.

The property is now part of a larger nursing home complex.

REFERENCES:

- Department of Environment and Natural Resources, Lands Titles Office — CT.5100/219; CT.3428/117; CT.1539/96; CT.755/169; CT.49/62
Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.83-4.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.83-4, 95.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Salvation Army Citadel

VHT—RLR-23

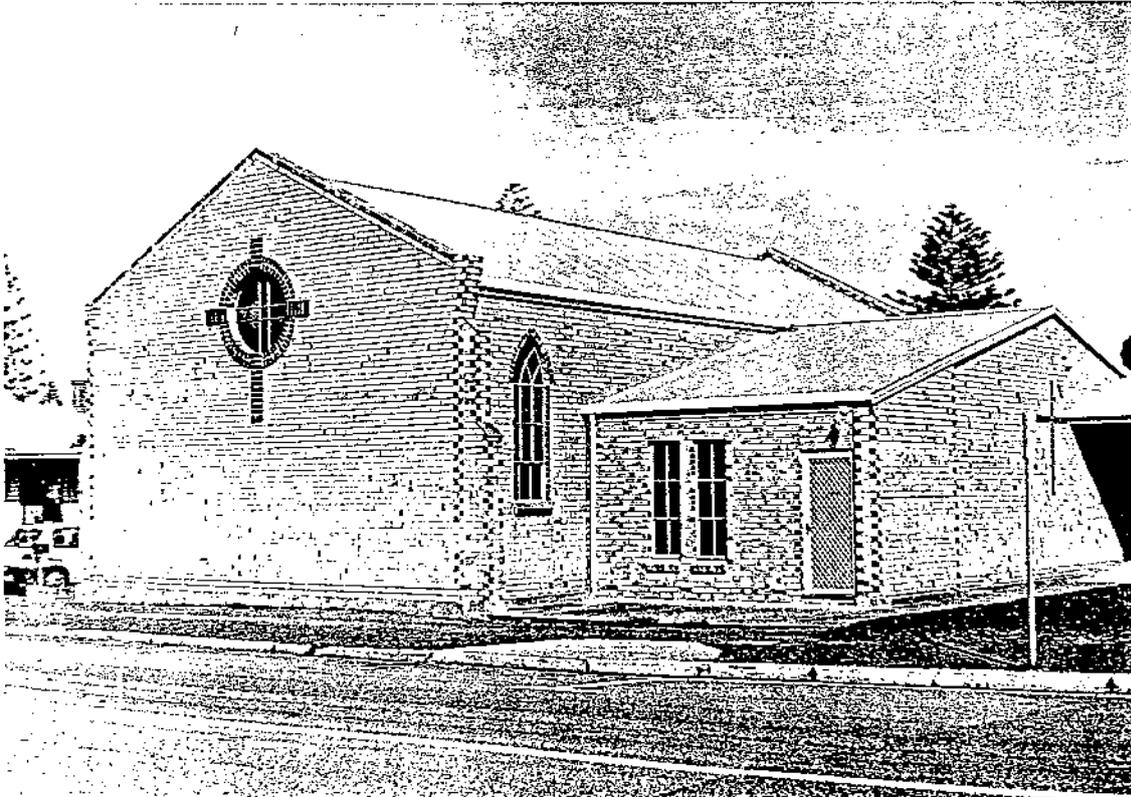
LOCATION:

Address: 23-25 Crozier Road, Victor Harbor
Land Description: Lots 63, 64
Certificate of Title: 3561/148

OWNER: Salvation Army (S.A.) Prop.

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: J. Donovan
5/12



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Salvation Army Citadel

VHT—RLR-23

DESCRIPTION:

A simple single-storey building of cream brick construction and corrugated galvanised iron roof. The building continues to be used by the Salvation Army.

STATEMENT OF HERITAGE VALUE:

The Citadel is primarily of historical significance because of its identification with the history of the Salvation Army and the religious and welfare work associated with this organisation. It is of local heritage significance.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (c) the Citadel has played an important part in the lives of local residents, particularly members of the Lutheran Church and the Salvation Army.
-

BRIEF HISTORICAL BACKGROUND:

This building was originally constructed and used by two different Synods of the Lutheran Church at Victor Harbor. Prior to the building's construction, the Lutherans met in the supper room of the Town Hall. However, in 1951 the land on which the present building stands was purchased for £1,250 by the two different Synods who agreed to jointly erect a church. An historic approach for the Lutheran Church, the foundation stone was laid in May 1956 and the church was dedicated on 7 April 1957. The architect was Dean Berry while the builders were A.A. Appleby and W.D. Pearce.

However, once the Lutheran Church established itself at the old Amscol factory site, the building was taken over by the Salvation Army in 1984. A foundation plaque notes:

THIS BUILDING WAS OPENED
TO THE
GLORY OF GOD
AND FOR THE SALVATION
OF THE PEOPLE BY
LT. COMMISSIONER W.R. DALZIEL

4TH APRIL 1942

GEORGE L. CARPENTER
GENERAL

RELOCATED FROM
53 VICTORIA STREET, 1984'

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Salvation Army Citadel

VHT-RLR-23

REFERENCES:

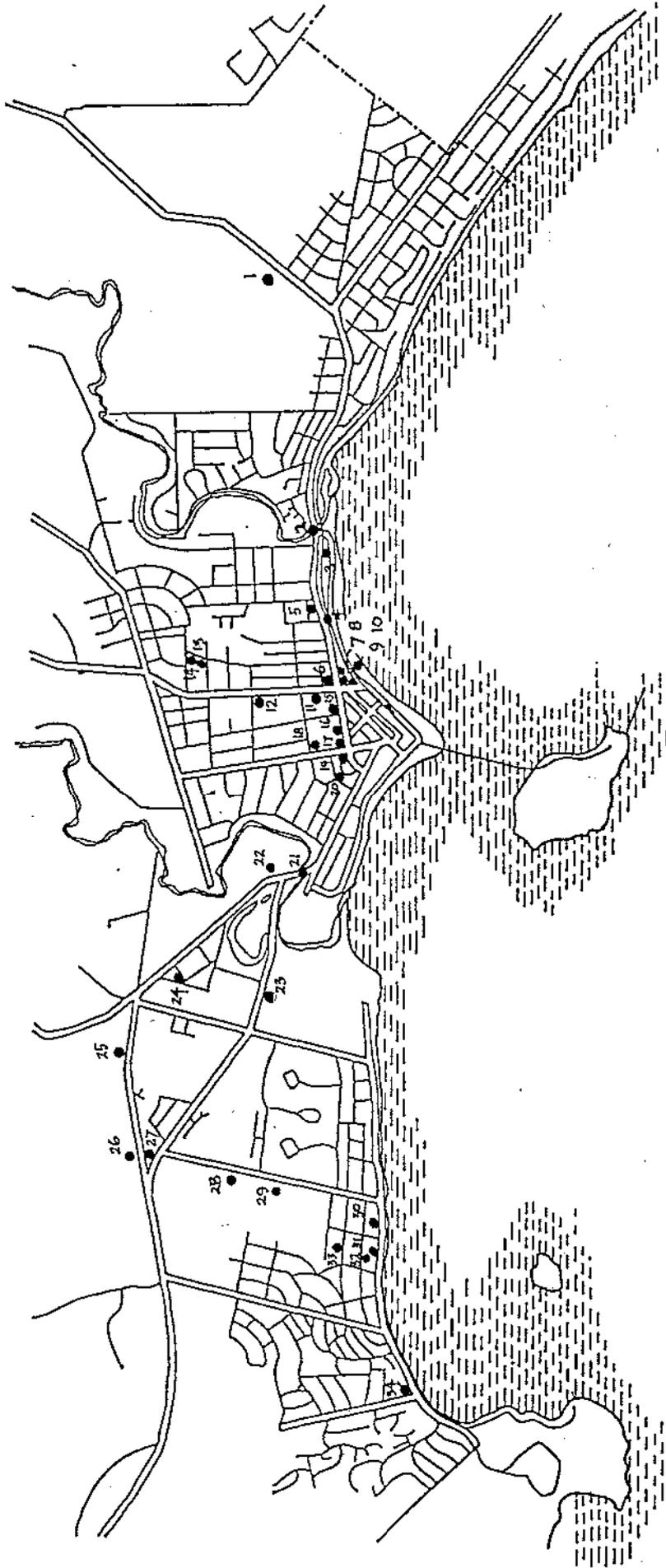
Lutheran Archives, North Adelaide, personal communication, 18.11.1997.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, p.174.
Victor Harbor Times, 10.4.1942, pp.', 4.

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.2 Victor Harbor—Suburban (VHS)

- Former Amscol Factory, 1/21 Adelaide Road, Victor Harbor (VHS—RLR-01)
- New Alexandra Bridge, Hindmarsh Road, Victor Harbor (VHS—RLR-02)
- Former Hospital, 4/4a Bridge Terrace, Victor Harbor (VHS—RLR-03)
- Lodge of Peace, Hindmarsh Road, Victor Harbor (VHS—RLR-04)
- Dwelling and attached shop, 155 Hindmarsh Road, Victor Harbor (VHS—RLR-05)
- Seymour House, Hindmarsh Road, Victor Harbor (VHS—RLR-06)
- Railway Turntable and Yards, Eyre Terrace, Victor Harbor (VHS—RLR-07)
- Railway Cottage, 65 Hindmarsh Road, Victor Harbor (VHS—RLR-08)
- Railway Cottage, Eyre Terrace, Victor Harbor (VHS—RLR-09)
- Tennis Clubhouse, Bridge Terrace, Victor Harbor (VHS—RLR-10)
- Church of Christ, Seaview Road, Victor Harbor (VHS—RLR-11)
- Dwelling, 55 Seaview Road, Victor Harbor (VHS—RLR-12)
- Dwelling, 35-41 Cornhill Road, Victor Harbor (VHS—RLR-13)
- Dwelling, 46 Cornhill Road, Victor Harbor (VHS—RLR-14)
- Carrickalinga Senior Citizens Centre, Torrens Street, Victor Harbor (VHS—RLR-15)
- Former School, 21 Torrens Street, Victor Harbor (VHS—RLR-16)
- Clifton Lodge, Torrens Street, Victor Harbor (VHS—RLR-17)
- Dwelling, 54 Crozier Road, Victor Harbor (VHS—RLR-18)
- Cottage, 43 Torrens Street, Victor Harbor (VHS—RLR-19)
- St Augustine's Church Hall, 12 Burke Street, Victor Harbor (VHS—RLR-20)
- Newland Bridge, George Main Road, Victor Harbor (VHS—RLR-21)
- High School (older section), George Main Road, Victor Harbor (VHS—RLR-22)
- Hospital—original section, Bay Road, Victor Harbor (VHS—RLR-23)
- Former Congregational Church, Warne Street, Victor Harbor (VHS—RLR-24)
- Former Butter Factory, Mill Road, Victor Harbor (VHS—RLR-25)

- Mill Cottage, 173 Mill Road, Victor Harbor (VHS—RLR-26)
- Dwelling, Mill Road, Victor Harbor (VHS—RLR--27)
- `Yilki Farm', Tabernacle Road, Victor Harbor (VHS—RLR-28)
- Tabernacle Cemetery/Newland Memorial Gates, Tabernacle Road, Victor Harbor (VHS—RLR-29)
- 40 Franklin Parade, Victor Harbor (VHS—RLR-30)
- Former Yilca Post Office, off Franklin Parade, Victor Harbor (VHS—RLR-31)
- Jefferis Memorial Church, Giles Street (VHS—RLR-32)
- 'Maryville', 9 Russell Street, Victor Harbor (VHS—RLR-33)
- Former Whalers Dwelling and Outbuildings, Lot 2, Franklin Parade, Victor Harbor (VHS—RLR-34)



VICTOR HARBOR HERITAGE SURVEY
 SUBURBAN Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Amscol Factory

VHS—RLR-01

LOCATION:

Address: 1/21 Adelaide Road, Victor Harbor
Land Description: Pt Section 21
Certificate of Title: 4362/174

OWNER: Lutheran Church of Australia

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/21



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Amscol Factory

VHS—RLR-01

DESCRIPTION:

Large building constructed of brick which is now painted. The hipped and gablet roof is covered with corrugated asbestos, has a central vent along the ridge line and has corrugated galvanised iron ridge capping. A new facade has been added on to the Adelaide Road frontage while there are extensions on each of the other three sides.

The building currently forms part of the Lutheran Church Centre.

STATEMENT OF HERITAGE VALUE:

The former Amscol Cheese Factory is of local heritage significance, primarily because of its identification with the industrial history of Victor Harbor. The cheese factory was an important local industry in the area and is one of few industrial buildings remaining.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former Amscol Cheese Factory displays historical, economical or social themes that are of importance to the local area, principally the industrial history of Victor Harbor;
 - (c) the former factory has played an important part in the lives of local residents as a work place.
-

BRIEF HISTORICAL BACKGROUND:

The Amscol Cheese Factory was officially opened on 30 September 1941 by Sir Henry Simpson Newland as a consequence of the dairying industry in the district continuing to expand. Milk was collected over a wide area: from Strathalbyn, Mt Compass and closer to home from Waitpinga, Back Valley, Inman Valley and Hindmarsh Valley. Thirteen and a half thousand litres of milk was delivered each day to the factory during the first Spring.

With the increase in milk production, additions to the factory became necessary in 1944. In the 1970s further renovations were undertaken. As Michael Page notes, these 'included the installation of a 12.192 metre stainless steel tower, capable of containing almost 6,000 kilograms of Cheddar cheese, and a huge stainless steel tank'. The renovations had hardly been completed when the factory was subject to a takeover bid by Southern Farmers and Dairy Vale. By November 1977 the bid had been finalised, and soon after, in January 1978, the factory closed with the milk being diverted to the Dairy Vale factory at Mt Compass.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Amscol Factory

VHS—RLR—01

Despite plans to turn the factory area into a trade and tourist complex, in September 1982 the Lutheran Church bought the factory and 4¹/₂ hectares of surrounding land and proceeded to develop the area into a retirement complex; a new church was also built on the site and opened on 19 August 1984. The former factory was converted for use of the retirement complex.

REFERENCES:

Coote, Simon. 'Hundred of Waitpinga', typescript notes, 1997, p.2.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.172, 212-3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

New Alexandra Bridge

VHS-RLR-02

LOCATION:

Address: Hindmarsh Road, Victor Harbor

OWNER: Department of Transport

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: J. Donovan
5/3



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

New Alexandra Bridge

VHS—RLR-02

DESCRIPTION:

Of concrete construction with iron detailing.

STATEMENT OF HERITAGE VALUE:

The bridge is of local heritage significance because of its importance in the history of the development of transport facilities and its effect on the growth of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the bridge displays historical, economical or social themes that are of importance to the local area, particularly in the history of the development of transport facilities and its effect on the growth of Victor Harbor.
-

BRIEF HISTORICAL BACKGROUND:

The bridge was named after Princess Alexandra of Denmark who married the Prince of Wales. The new bridge replaced an earlier wooden one which had been opened by Mrs R.W. Newland in 1863. The new bridge was opened on 16 October 1935 by her grandson, Sir Henry Simpson Newland. After its opening, the first to cross the bridge was the school band followed by students of the primary school and high schools. A plaque on the bridge notes:

FIRST ALEXANDRA BRIDGE
OPENED BY MRS R.W. NEWLAND, AUG. 1ST 1863

NEW ALEXANDRA BRIDGE
DESIGNED & CONSTRUCTED BY THE HIGHWAYS & LOCAL
GOVERNMENT DEPARTMENT (D.V. FLEMING, COMMISSIONER)

OPENED ON 16TH OCTOBER 1935 BY
SIR HENRY SIMPSON. NEWLAND

REFERENCES:

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.164-5.
Victor Harbor Times, 18.10.1935.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Hospital (now demolished)

VHS—RLR-03

LOCATION:

Address: 4/4a Bridge Terrace, Victor Harbor

State Heritage Status: Nil

Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/25



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Hospital (now demolished)

VHS—RLR--03

DESCRIPTION:

A large L-shaped single-storey building constructed of rendered masonry which has been painted. Several of the timber framed double hung sash windows have a timber shutter attached to them. The gabled roof is of corrugated galvanised iron which extends to form wide verandahs. There are simple rectangular rendered chimneys which feature a glazed brick course at the top. The verandah is supported by timber posts set in pairs. The panelled timber framed front door is set in a small recessed porch. The door has a glass fanlight and sidelights. There is a large cellar area under the rear of the building.

Named `Culroy' the building has recently been sold and appears to be vacant.

Note: This building has since been demolished.

STATEMENT OF HERITAGE VALUE:

The former hospital is of local heritage significance because of its identification with the provision of health and medical services to the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical, economic or social themes that are of importance to the local area, namely the provision of health and medical services to the town.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lodge of Peace No. 99

VHS—RLR-04

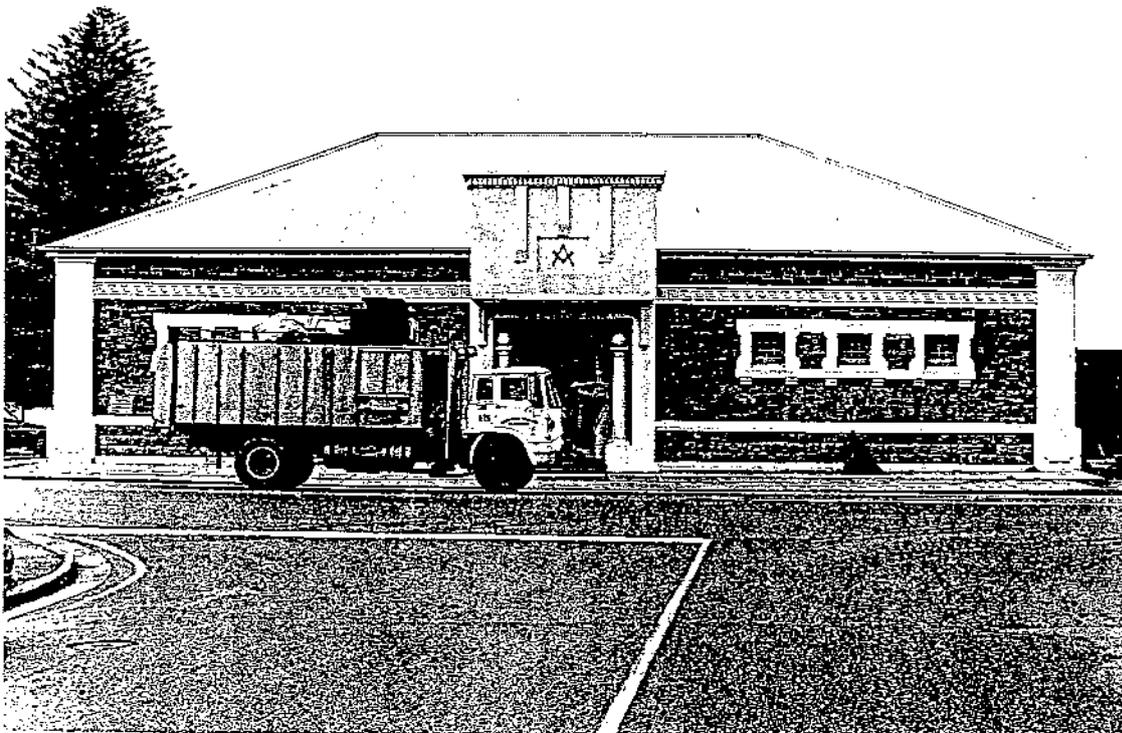
LOCATION:

Address: 158 Hindmarsh Road, Victor Harbor
Land Description: Lot 185
Certificate of Title: 1358/5

OWNER: Lodge of Peace

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/26



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lodge of Peace No. 99

VHS—RLR-04

DESCRIPTION:

A single storey building constructed of brick and sandstone: the rear walls are of brick while the front and sides are of coursed sandstone set on a plinth of rusticated sandstone. There are air vents in this lower level. The quoins and surrounds are rendered while the high timber framed double hung sash windows at the rear have an upper section of 25 small panes while those to the western end have 12 panes. A feature of the building is a decorative rendered string course.

There is a central porch which is a feature of the front of the building. The main timber-panelled doorway is recessed and has a square light of 30 panes above the door. A decorative pediment above features dentils beneath the cornice. Another feature of the entrance is a decorative pillar either side of the main doorway. There are high timber framed windows either side of the doorway each comprising a group of 3 x 12 panes. They have rendered and painted surrounds. The symbol of the Lodge of Peace No. 99 is set above the main door while a bronze plaque notes:

LODGE OF PEACE MEETS HERE SECOND
TUESDAY OF EVERY MONTH 7-30 PM.

STATEMENT OF HERITAGE VALUE:

The building is of local heritage significance primarily because of its identification with the Lodge of Peace. Its design, scale and size means that it is a notable building in the streetscape.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Lodge of Peace displays historical, economical or social themes that are of importance to the local area, namely the development of the Lodge in the district;
 - (c) the building has played an important part in the lives of local residents, particularly the members of the Lodge of Peace.
-

BRIEF HISTORICAL BACKGROUND:

Lodges were as historian Geoffrey Blainey notes 'a major private precursor of today's welfare state ...' Formed throughout the country, they enjoined the aspirations of morality, charity and obedience to the law.

The foundation stone to building was laid on 25 May 1928:

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lodge of Peace No. 99

VHS—RLR-04

THIS STONE WAS LAID BY
THE MOST WORSHIPFUL GRANDMASTER
THE HONOURABLE MR. JUSTICE NAPIER LLB.

G.H. GRIFFIN
WORSHIPFUL MASTER

25 MAY 1928

The stone was of Macclesfield pink marble inlaid with Murray Bridge freestone. A report in the *Victor Harbor Times* noted that the cost of the building was £2,000.

REFERENCES:

Blainey, G. *Odd Fellows: A History of IOOF Australia*, Allen & Unwin, North Sydney, 1991, p.vii.
Department of Environment and Natural Resources, Lands Titles Office — CT.1358/5;
Memorandum of Transfer 894697.
Victor Harbor Times, 1.6.1928.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling and attached Shop

VHS-RLR-05

LOCATION:

Address: 155 Hindmarsh Road, Victor Harbor
Land Description: Lot 88, D.2385
Certificate of Title: 3385/121

OWNER: H.E. and S.M. Bartlett

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/28



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling and attached Shop

VHS-RLR-05

DESCRIPTION:

A single storey dwelling and attached shop situated on the corner of Hindmarsh Road and Breckan Avenue and built in the Bungalow style. The walls are of limestone and there are red brick quoins and surrounds. The hipped and gabled roof is of red metal tiles. The roof line extends to form a verandah which is supported by decorative columns. There is a small rendered parapet wall running around the edge of the verandah on which there are pillars which support the verandah roof. The timber framed double hung sash windows contain an upper sash of nine panes and these have mottled glass. The main timber framed door has sidelights which each contain eight glass panes. As the house has been sited on a corner block, there is a gabled entry at the corner.

The shop (a delicatessen) is attached to the dwelling and has been built of the same materials and has the same features. The front has shop windows with a recessed entry.

STATEMENT OF HERITAGE VALUE:

The dwelling and shop are of local heritage significance primarily because of their identification with the commercial history of Victor Harbor and its identification with local storekeepers. Its corner location also makes it an important part of the streetscape.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling and shop display historical, economic or social themes that are of importance to the local area primarily the commercial history of Victor Harbor;
 - (c) the shop has played an important part in the lives of local residents as a place from which to obtain goods.
-

BRIEF HISTORICAL BACKGROUND:

In June 1916 Lot 88 of Section 17 was transferred from W.F. Connell to Hannah Maria Diplock. Costing £260-13-0 the lot was 80 x 174 ft 8 ins. Hannah was the wife of John Henry Diplock who was a storekeeper in Broken Hill. For twelve years from 1924 local contractor Horace J. Overall owned the property. Ray Parker, an insurance agent owned the premises for 22 years until 1965. Ernest Bartlett has owned it since.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.3385/121; Memorandum of Transfer 656884; CT.1053/196; CT.1052/132.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Seymour House (now demolished)

VHS—RLR-06

LOCATION:

Address: Hindmarsh Road, Victor Harbor

State Heritage Status: Nil

Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
6/1, 2, 3



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Seymour House (now demolished)

VHS—RLR-06

DESCRIPTION:

A two-storey building with return verandah constructed of masonry with columns. The hipped roof has a small gablet and a gable in the front. There are two chimneys and the windows are multi-paned being a sash window with two side-lights and then upper lights of small four and eight and then another four of figured glass on the front.

There are steps leading up to what was originally the front. It appears that the front door has been blocked up and a small niche has now been placed in that part. The verandah to the right — the eastern side — has been sealed off, although it does return right down the side. It has been filled in with a room with metal windows. There is another entrance further down the side with an assortment of windows. Upstairs there is a doorway that enters out on to the front part of the verandah.

On the western side the return of the verandah continues a little further and there is an entrance leading on to this. The whole of the ground floor part of the western side has been filled in with large sash windows while the entrance to the building is at the back — a minor entrance into this building.

The upper floor of the building has been rendered-finished — both the building and the verandah. The fill-ins are more recent than the building itself because they have actually filled in portions where the columns used to be.

Note: This building has since been demolished.

STATEMENT OF HERITAGE VALUE:

Seymour House is of local heritage significance, occupying as it does a prime corner location. As one of the many guest houses in the district, Seymour House became synonymous with seaside holidays and with the development of tourism.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) Seymour House displays historical, economic or social themes that are of importance to the local area, namely the development of Victor Harbor as a major *South* Australian seaside resort;
 - (b) the building represents customs or ways of life that are characteristic of the local area, particularly the area's attraction as a holiday resort and the early development of the tourist industry;
 - (f) the building is a notable landmark in the area occupying as it does a prominent corner location.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Seymour House (now demolished)

VHS—RLR-06

BRIEF HISTORICAL BACKGROUND:

Originally a single-storey home, it was the Ryan family who rebuilt this building in c. 1911 adding a second storey and turning the building into Seymour Guest House. Seymour House was sold in 1956 and its use as a guest house ceased. Later still, it was converted and used for residential care. In September 1997 the building was acquired by McDonalds who shortly afterwards demolished the entire structure.

REFERENCES:

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, p.64.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.186, 214.
Victor Harbor Times, 9.10.1936.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Turntable and Yards

VHS—RLR-07

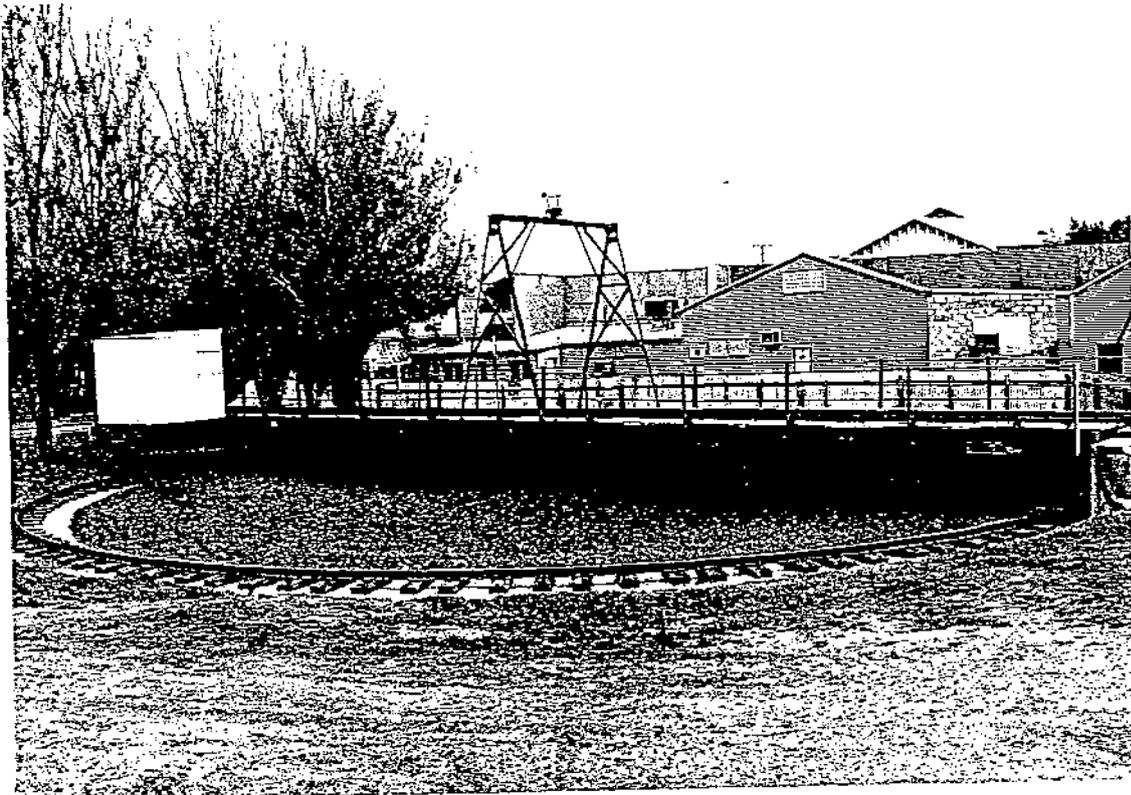
LOCATION:

Address: Eyre Terrace, Victor Harbor
Land Description: Pt Lot 8
Certificate of Title: D.28554/8

OWNER: Crown

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 126 (Turntable)

PHOTOGRAPH NOS.: B. Rowney
6/4, 7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Turntable and Yards

VHS-RLR-07

DESCRIPTION:

Railway Turntable

A single railway circular track on short sleepers with a concrete base. The main turntable itself is of steel construction built by Perry Engineering Co. of Adelaide and Gawler. It has large wheels at either end and a small driving cabin. There are wooden sleepers with the double track and on either side timber walkways and steel handrails and an overhead gantry.

The driver's cabin is of corrugated galvanised iron with a timber framed door. There are several levers out the front for operation. At the southern end there is a solid construction of a large concrete block and another section all made up of timber sleepers and a piece of track which leads on from the actual turntable tracks themselves. The middle section is grassed. The overhead gantry has been hooked up with an electric line overhead so the whole turntable can rotate. It still seems to be in working condition.

Railway Yards

Little remains of the railway yards except for what appears to be a servicing pit which was probably housed in one of the goods sheds. Steps lead down to the concrete pit area, and the whole pit is fenced off.

STATEMENT OF HERITAGE VALUE:

The turntable and railway yards are of local heritage significance because of their associations with the South Australian Railways which had a significant influence upon the growth and development of the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the turntable and yards display historical, economical or social themes that are of importance to the local area, particularly the development of the South Australian Railways which was vital in servicing Port Victor and also in promoting the early tourist industry of the area.
-

BRIEF HISTORICAL BACKGROUND:

Historian K. Bird has noted that the Victor Harbor railway has undergone three major changes. 'In 1885, although sidings adjacent to the railway stations were of a similar arrangement to the present day, there was a triangle near the present home signal, the apex of which was built up over the beach.'

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Turntable and Yards

VHS—RLR-07

This triangle was later replaced when a 50 ft turntable and a locomotive shed (formerly used at Middleton in early days) were assembled between the station and goods sheds adjacent to Railway Terrace.

About 1908 the locomotive depot was moved to this site and a two-road shed, coal stage, overhead water tank and two columns were eventually erected. However, the double shed was replaced by a single type in 1938 and this was demolished in 1962. The overhead tank and water column were disposed of in 1961.

Following the relaying of the line in 1925 to take heavier motive power and rolling stock the present turntable was built during a prosperous period in 1926. It was 85 ft with a siding. It was built during William Alfred Webb's period as Railway Chief Commissioner when he set about modernising the South Australian Railway system between 1922-1927.

REFERENCES:

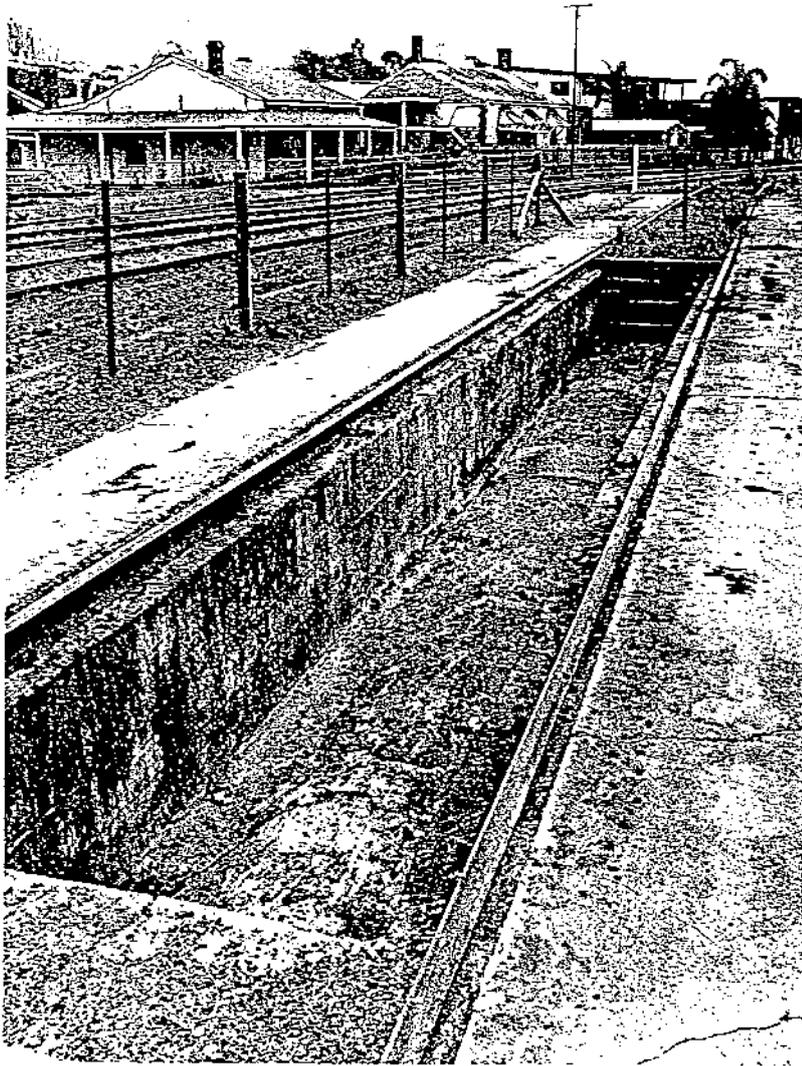
- Bird, K.J. *South Coast Limited: a history of the Victor Harbor and Milang railway lines in South Australia*, Australian Railway Historical Society, South Australian Division, Adelaide, 1972.
- Donovan and Associates. 'Railway Heritage of South Australia', National Trust of S.A., Adelaide, Part I and II, 1992.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.152 (includes photograph of construction of turntable).
- SAPP 2911926-27, p.v (photograph).
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Turntable and Yards

VHS—RLR-07



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Cottage

VHS-RLR-08

LOCATION:

Address: 65 Hindmarsh Road, Victor Harbor
Certificate of Title: 1851/68

OWNER: I.B. Wilson

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 127; 128

PHOTOGRAPH NOS.: B. Rowney
6/5



VICTOR HARBOR HERITAGE SURVEY (1997)
Recommended Local Heritage Place

Railway Cottage

VHS—RLR 08

DESCRIPTION:

A single storey building constructed of bluestone with red brick quoins. The front doorway is of timber and there are two sash windows with two six-paned Georgian sashes. The side wall is also constructed of bluestone but is now painted and has three railway lines used as buttressing. There is another sash window similar to those at the front. There are brick chimneys with a simple gabled corrugated galvanised iron roof. There is a figured barge board to the end gable, a lean-to skillion at the back and a corrugated galvanised iron return verandah on timber posts. The building continues to be used as a dwelling.

One of two cottages, the other cottage is boarded up and is in poor condition.

STATEMENT OF HERITAGE VALUE:

The railway cottage is of local heritage significance primarily because of its association with the development of the railways.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the railway cottage displays historical, economic or social themes that are of importance to the local area, namely the development of the railways.
-

BRIEF HISTORICAL BACKGROUND:

Little is known about this building except that the cottage was the former railway porter's house.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Cottage

VHS-RLR-08

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Cottage

VHS—RLR-09

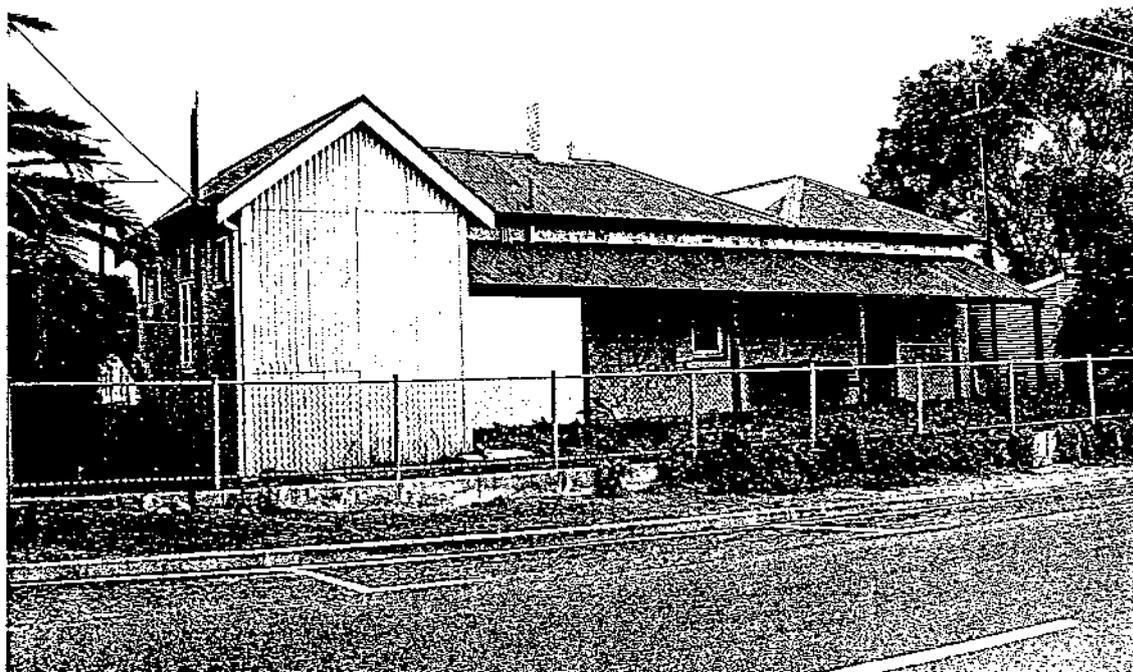
LOCATION:

Address: cnr Eyre Terrace and Bridge Terrace, Victor Harbor
Land Description: Pt Section 17, Pt Lot 8
Certificate of Title: D.28554

OWNER: Australian Railway Historic Society

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 133

PHOTOGRAPH NOS.: B. Rowney
6/8, 9



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Railway Cottage

VHS—RLR-09

DESCRIPTION:

A single storey building constructed of limestone with brick quoins and dressings all of which have been painted cream. The roof line is a gable at the railway end in the M shape: that is the double pitched roof and a box gutter down the middle. To the eastern side there is a small timber framed and corrugated galvanised iron shed and a corrugated galvanised iron tank on a tank stand.

The Bridge Street side of the cottage appears to be the back of the building. There are two doors, several small sash windows and a verandah of straight corrugated galvanised iron on timber posts. The double hipped roof is visible on this side and there is one brick chimney.

At the eastern end is the corrugated galvanised iron timber framed gabled addition. On the western face is one large casement window and three small louvred windows, similar to a toilet block. In the re-entrant corner of the main cottage is a timber framed and asbestos addition. This has a skillion roof, one casement window with two sashes, six-paned clear glass.

The gable wall has two small timber framed casement windows and vents with small louvres above it.

STATEMENT OF HERITAGE VALUE:

The railway cottage is of local heritage significance primarily because of its association with the development of the railways.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the railway cottage displays historical, economic or social themes that are of importance to the local area, namely the development of the railways.
-

BRIEF HISTORICAL BACKGROUND:

The building was identified with the early railway history of Victor Harbor. It is currently used by volunteers running the steam tourist train.

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tennis Clubhouse

VHS—RLR-10

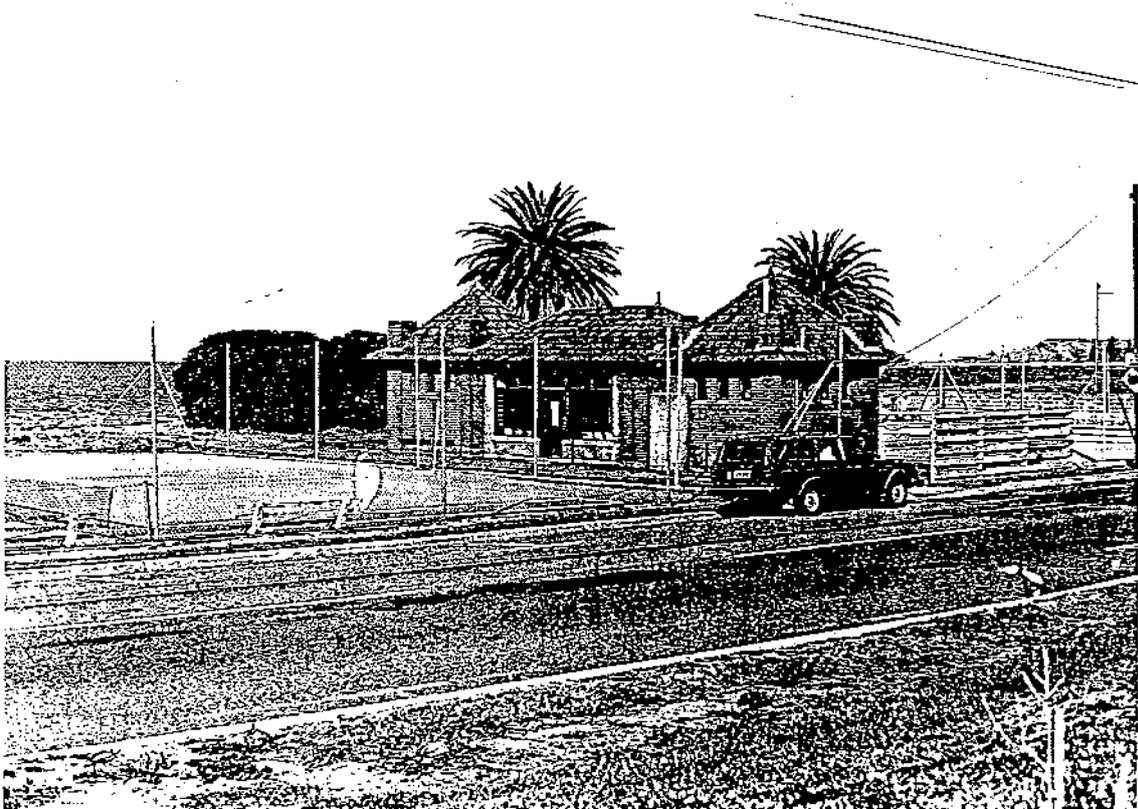
LOCATION:

Address: Bridge Terrace, Victor Harbor
Land Description: Pt Section 776
Certificate of Title: 150300/076

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 132

PHOTOGRAPH NOS.: J. Donovan
5/27



VICTOR HARBOR. HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tennis Clubhouse

VHS—RLR-10

DESCRIPTION:

A most unusual building constructed in three sections and of red brick. The central section has red brick piers at both ends. There is a rendered low wall with large glass windows and a small awning at the top and a central doorway. The windows and doorway are all glass. The two end sections of the building are also of red brick with three small windows and large piers on the corner. The hipped and pyramid construction of the roof is of slate with Marseilles tiles topped with terracotta finials in the centre. While the section at the other end is identical causing confusion as to which is the front and back of the building, the design allows viewing right through the large glass windows in the central section. There is a red brick toilet at the southern end.

STATEMENT OF HERITAGE VALUE:

Of tennis clubhouse is of local heritage significance because of its identification with the development of Victor Harbor and the provision of sporting facilities, and also because of the quality of its design and detailing.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the tennis clubhouse displays historical, economic or social themes that are of importance to the local area principally the development of Victor Harbor and the provision of sporting facilities;
 - (c) the building has played an important part in the lives of local residents as a social and sporting gathering place;
 - (d) the building displays a standard of design and detail which is uncommon in the area.
-

BRIEF HISTORICAL BACKGROUND:

Little is known about the history of this building. However, after the construction of four new tennis courts in 1923, the corporation handed over control of the tennis courts, their upkeep and revenue to a private syndicate 'of public spirited men of the town' who had financed a bowling green.

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
S.A. Register, 2.11.1923, p.13c.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Church of Christ

VHS—RLR-11

LOCATION:

Address: Seaview Road, Victor Harbor
Land Description: Lot 573 — F.P.165822
Certificate of Title: 1014/17

OWNER: Churches of Christ in S.A.

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/J. Donovan
4/20



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Church of Christ

VHS—RLR-11

DESCRIPTION:

A rendered building in the Art Deco style with timber framed windows and double hung sashes. There are two panes to each sash and that is coloured orange and clear obscure glass. The dressings to the windows are very small figured brickwork. The door is set back and has a small rose window above it. It also has a small porch canopy all done in masonry. The rendered section just returns for about three metres and then the rest of the church is a red brick building with the same timber framed windows. There are no quoins to this building.

STATEMENT OF HERITAGE VALUE:

The Church of Christ is of local heritage significance primarily because of its identification with the history of the Church of Christ in South Australia and the manner in which it reflects the extension of religion into the state.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Church of Christ displays historical, economic or social themes that are of importance to the local area, in particular its identification with the Church of Christ in South Australia;
 - (d) the church displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly its Art Deco features.
-

BRIEF HISTORICAL BACKGROUND:

For ten years before the Church of Christ was constructed, the congregation worshipped in the Masonic Lodge. With the design of the church completed, tenders were called on 29 September 1939 and the foundation stone was laid on 28 December 1939. The foundation stone, made of Finland granite, notes:

TO THE GLORY OF GOD
UNVEILED 28TH DEC. 1939

JESUS IS THE CHRIST, THE
SON OF THE LIVING GOD

Two hundred people attended the laying of the foundation stone which was carried out in a most unusual way. Scores of white tapes, which were fastened to a main rope, were given to those attending to hold. As the signal was given to unveil the foundation stone, everyone pulled slowly on the tapes so that a flag was raised and the stone was uncovered. For four years the congregation had donated cash and promises—all anonymously—and by such means over £1,800 was raised. The church was opened the evening before Good Friday in 1940.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Church of Christ

VHS—RLR-11

The Church of Christ continues to be used for its original purpose.

REFERENCES:

Taylor, H.R. *The History of Churches of Christ in South Australia 1846-1959*, 1959, p.153. There is some confusion over who designed the church. H.R. Taylor suggests that A. McGlasson of Gleneig was the architect and contractor, while the *Victor Harbor Times* suggests that it was designed by Chris A. Smith of Prospect. *Victor Harbor Times*, 29.9.1939; 22.12.1939; 5.1.1940.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-12

LOCATION:

Address: 55 Seaview Road, Victor Harbor
Land Description: Lots 2, 7, 8
Certificate of Title: 5118/662

OWNER: K.W. and M.A. McKenzie

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
11/19



VICTOR HARBOR HERITAGE SURVEY (1997)
Recommended Local Heritage Place

Dwelling

VHS-RLR-12

DESCRIPTION:

A limestone villa built on two levels and set on a large block with mature trees and extensive gardens. The building has a return verandah, rendered quoins and surrounds, a hipped and gabled corrugated galvanised iron roof and a rendered chimney. There is a masonry stairway to the verandah/balcony with pottery urns on the pillars. There is balustrading to the balcony, cast iron spandrels, a cast iron frieze and brackets. There are also timber framed double hung sash windows and timber panelled double doors.

STATEMENT OF HERITAGE VALUE:

'The Pines' is of local heritage importance because of its design and its association with shipping agent George Read. Its corner location, size and scale in the streetscape, also helps to reinforce the residential character of the area.

RELEVANT CRITERIA (Under Section 23(4) of the Development Act 1993):

- (d) 'The Pines' displays aesthetic merit, design characteristics or construction techniques of significance to the local area which make a contribution to the streetscape;
 - (e) 'The Pines' is associated with shipping agent George Read.
-

BRIEF HISTORICAL BACKGROUND:

Originally known as 'Gooroonga House', the building was associated with shipping agent George Read. George Read moved to Victor Harbor in 1864 and started his shipping business. As Michael Page notes, 'He handled outward-bound cargoes of wool and merchandise landed for despatch up the rivers, and prospered so well that he was later able to take over the business founded by Acraman, Main, and Lindsay.'

In June 1924 Albert Pope and others sold the property (then of 1 acre), to Henry E. Hardy described as a boarding house proprietor for £2,700. Several others have owned the property since: Felix M. Provis, licensed victualler of Murray Bridge (1925-1926); Kenneth B.C. Kirkham, farmer of Ashbourne (1926-1939); William O. North, minister of religion of Netherby (1939-1948); Hayward A. and Victoria M.C. Hilton (1948-1968); Andrew Marks, retired farmer (1968-1972); and Wilfred and Doris Heath (1972-1982).

'The Pines' currently offers Bed and Breakfast accommodation.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-12

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5118/662; CT.4302/891; CT.3819/147; CT.1338/22; Memorandum of Transfer
893104.

Laube, Anthony, personal communication, 14 October 1997.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, pp.75, 77, 79, 100.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-13

LOCATION:

Address: 35-41 Cornhill Road, Victor Harbor
Land Description: Lots 38-41, Section 17
Certificate of Title: 1059/125

OWNER: Lekimitar Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
14/8



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS—RLR-13

DESCRIPTION:

A large single storey bungalow-type dwelling set in large grounds. The walls are rendered masonry and there is a low pitched gabled and hipped tiled roof. There is a rendered chimney which has chimney pots. The return verandah on the front and sides is formed by an extension of the roof line, and is supported by timber posts.

STATEMENT OF HERITAGE VALUE:

'Anookaville' is of local heritage importance because of its design and its contribution to the streetscape which helps to reinforce the residential character of the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) 'Anookaville' displays aesthetic merit, design characteristics or construction techniques of significance to the local area which make a contribution to the streetscape.
-

BRIEF HISTORICAL BACKGROUND:

Section 17 was originally granted to J. Hindmarsh. In July 1879 Alexander Hay acquired 123 acres and retained this until his death in 1898. The property then passed to Simpson Newland and then in May 1912 to W.F. Connell. Connell sold Lots 40-41—each of 60 ft x 200 ft— to Isaac J.W. Turner for £240 on 5 September 1916. Isaac Turner was a storekeeper from Riverton. When he died on 18 September 1960 his place of residence was given as Penwortham and Linden Park. In the meantime, the property passed to Nellie Giles, M.A. Verco, H.A. Verco and R.L. Verco in June 1922. In December 1943 N. Giles was the sole owner and remained so until July 1985.

REFERENCES:

Advertiser, 19.9.1960.

Department of Environment and Natural Resources, Lands Titles Office —
CT.1059/125; Memorandum of Transfer 663137; CT.949/160; CT.875/134;
CT.793/49; CT.313/130.

South Australian Directory, 1934.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-14

LOCATION:

Address: 46 Cornhill Road, Victor Harbor
Land Description: Lot 1, Section 17
Certificate of Title: 4279/602

OWNER: R.E. Proud

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/30



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-14

DESCRIPTION:

A large single-storey dwelling set in extensive grounds. The walls are of rendered masonry and window and door surrounds are of timber. The windows are double hung sash. There is a return verandah formed by the extension of the roof line and supported on rendered masonry columns. The hipped roof is of corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage importance because of its design and its association with manufacturer Norman Jackson. Its location, size and scale in the streetscape, also helps to reinforce the residential character of the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) the dwelling displays aesthetic merit, design characteristics or construction techniques of significance to the local area which make a contribution to the streetscape;
 - (e) the dwelling is associated with manufacturer Norman Jackson.
-

BRIEF HISTORICAL BACKGROUND:

Section 17 was originally granted to J. Hindmarsh. In July 1879 Alexander Hay acquired 123 acres and retained this until his death in 1898. The property then passed to Simpson Newland and then in March 1913 to W.F. Connell. Connell sold the property (of one acre) to Norman Jackson on 17 September 1925 for £550. Norman Jackson (of Tusmore Home, 46 Tusmore Avenue) was a manufacturer and advertised in the *South Australian Directory*:

Jackson Patent Boilers — As used in all
leading cafes through Australasia, 9 King William Street

In September 1927 Lot 152 was divided and Jackson acquired 161 ft x 60 ft for £75. Although Jackson died on 12 October 1942, the property remained in the Jackson family until March 1954.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.4279/602; CT.3912/169; CT.2334/60; CT.1487/21; CT.1392/45; Memorandum of Transfer 937667; CT.949/161; CT.875/134; CT.793/49; CT.313/130.
South Australian Directory, 1926.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Carrickalinga Senior Citizens Centre

VHS—RLR-15

LOCATION:

Address: 17-19 Torrens Street, Victor Harbor
Land Description: Pt Section 16, Lot 575, F.165824
Certificate of Title: 2612/121

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: J. Donovan
5/33, 34



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Carrickalinga Senior Citizens Centre

VHS—RLR-15

DESCRIPTION:

A single storey large limestone rock faced building with red brick quoins and a bullnose return verandah on three sides. The roof is of hipped form with gablets, and is ventilated. There are three high brick chimneys now painted cream and the roof is of corrugated galvanised iron. The verandah has short timber posts on stone and brick piers which form balustrades to the verandah. On the corner there is a gable which projects on to the verandah, i.e. the posts have an elaborate Art Nouveau form timber decoration. The verandah roof is of corrugated galvanised iron. The door is moulded timber with quite wide sidelights in leadlighting and coloured glass. The timber framed double hung sash windows are in pairs. The leadlighting sidelights continue up with a fanlight also of glass leadlighting over the main door. The building is quite extensive.

Facing out to Hill Street is a gabled section with a gable infill of timber framing and pebble dash. The stonework continues to the back of the building and the back section of the verandah has been covered in with aluminium windows and some hardboard. The stonework continues all around the building other than for the section covered in with the aluminium framing. There is a brick section on the eastern side of the building which continues down the block for a short distance — this has a skillion roof.

The block is fenced along Hill Street and Torrens Street with rendered masonry and brick piers, all of which have been finished with red ochre and lined with white lining. There are timber posts and timber rails which have been set on the diagonal. The wall has been capped with red brick which is also red ochre and white lined. The red brickwork of the whole building also has been painted with red ochre and white lined.

STATEMENT OF HERITAGE VALUE:

The Senior Citizens Centre is of local heritage significance primarily because of its identification with the provision of services to the elderly community. The centre is also a feature of the streetscape located as it is on a corner block.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The Senior Citizens Centre displays historical, economic or social themes that are of importance to the local area, primarily in the provision of services to senior citizens;
- (c) the building has played an important part in the lives of local residents, particularly elderly residents who gather to use the facilities at the centre;
- (f) the building is a notable landmark in the area sited as it is on a corner block.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Carrickalinga Senior Citizens Centre

VHS—RLR-15

BRIEF HISTORICAL BACKGROUND:

The house known as Carrickalinga was probably built for Alfred H. Dennis in 1915, who sold it for £890 to Catherine Malthouse in 1917. From 1920 until 1945 it was owned by W.J. Edmunds, a storekeeper, before the property was acquired by Dr and Mrs Ben Brookman in 1955. Acquired by the council in 1976, after extensive fundraising and the support of the Apex Club, government and council, the building was converted for use as a Senior Citizens Centre and opened in March 1977.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.2612/121; CT.2390/62; CT.1069/10; Memorandum of Transfer 669540;
CT.552/33.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, pp.211-2.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

VHS—RLR-16

LOCATION:

Address: 21 Torrens Street, Victor Harbor
Land Description: Pt Section 16, Lot 879
Certificate of Title: 5199/70

OWNER: Jamama Nominees Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 104
National Trust File: 320

PHOTOGRAPH NOS.: J. Donovan
5/31



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

VHS—RLR—16

DESCRIPTION:

A single storey Bluestone building with red brick quoins dressings. There are two main windows to the front which have heavy frames and nine-light windows. The bottom one appears to be an awning sash with double hung sashes. That has a rendered surround to it and dressings. The hipped roof has a steep pitch, and has two vents facing the street and three large metal vents which are on both the eastern and western end. The roof is of corrugated galvanised iron and there is a brick chimney.

There are also two horizontal brick bands which encircle the building but in one section where there are two brick buttresses and some stonework which poke out to show an intended addition at some time, the brick banding does not continue through. On the car parking side of the building there are more of these quite large nine-paned windows—in banks of three—with quite heavy rendered surrounds. But nevertheless the old form of the school still remains with a circular bulls-eye on the gable which would have been originally a vent. There are two brackets on the gable wall.

On the western side this gable is repeated: it comes up as a gable and goes back as a small hip. There is a nine-light window with rendered surrounds and a circular vent at the top which has louvred vents and bird wire covering. A brass plaque refers to it as a Tourist Information Centre, officially opened by Mr Graham J. Innes, Managing Director of Tourism South Australia, 25th February 1989. A notice on the window facing out to the car park says 'Infant Care Room'.

Recent restoration work has been undertaken on this building including repointing of all the stonework.

STATEMENT OF HERITAGE VALUE:

The establishment of the school reflects the manner in which government service-education—followed the development of communities in colonial South Australia. The building also demonstrates something of the importance of government enterprise in underpinning the development of many country areas in South Australia. The former school is of local heritage significance because of its identification with the region and the generations of children who were taught there.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former school displays historical, economical or social themes that are of importance to the local area, in particular the extension of education services to the region;
- (c) the building has played an important part in the lives of local residents who were educated at the school.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

VHS—RLR--16

BRIEF HISTORICAL BACKGROUND:

The first school in Victor Harbor was that opened by Matilda Absalom in 1867 in a cottage known as Alexandra. Initially accommodating thirty-five pupils, numbers soon reached over fifty causing overcrowding. After William Evans took over the school in 1874 he lobbied the council for bigger premises. The council, in turn, made a successful request to the Minister of Education for a new school.

Opened in 1877, the new school was one of the first in the colony to be built by the government under the new Education Act. Constructed by local builders, Ephraim and George Weymouth, the building continued to be used as a school for the next 108 years. Additions and alterations were added throughout the years before the property was sold in 1985.

The building continues to be used by the local community.

REFERENCES:

- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, p.58.
- Laube, Anthony. *Schools and schoolmasters: early schools at Encounter Bay and Victor Harbor*, South Coast Christian School, Victor Harbor, 1986.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Clifton Lodge

VHS—RLR-17

LOCATION:

Address: 39 Torrens Street, Victor Harbor
Land Description: Pt Section 16
Certificate of Title: 4244/879

OWNER: J.M. Seely

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 97

PHOTOGRAPH NOS.: B. Rowney/J. Donovan
4/15, 16, 17



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Clifton Lodge

VHS—RLR--17

DESCRIPTION:

Clifton Lodge appears to be built in four sections: the first section is a limestone fronted building, is pointed and lined. There are rendered quoins and dressings while the side walls are of red brick. The building is two-storeyed and it has a red brick and rendered verandah, both ground floor and upper floor. The roof is of hipped and gablet form with corrugated galvanised iron. The whole building is built in four sections.

The second section is single-storey. This has a hipped roof and is connected with a verandah roof, all with corrugated galvanised iron. There are limestone rendered quoins and there is a brick and rendered verandah construction. Windows throughout are timber framed. The upper section of windows are small panes of figured glass and a sash at the bottom with two side lights. Doors are timber framed. The front door is small paned with figured glass with two side lights.

The extension is in Crozier Road and is a twin-gabled section. The walls are rendered with rendered and rusticated quoins and rendered window dressings. The narrow windows are timber framed and have double hung sashes. There is a little detailing on this building: brackets. It appears as if it was not part of the original building but something which perhaps the second section was added to.

Next to this section is a fourth section. This is also rendered but is much plainer than the previous extension, although it does have some of the details of the brackets and the rusticated quoins like the previous section but no dressings to the windows. The windows are plain which are internal opening hopper sash windows and are timber framed. The chimneys appear to be rendered.

There is a large and fairly new garage at the back. This is timber framed and has a hipped and gablet roof.

The building is currently used for supportive care.

STATEMENT OF HERITAGE VALUE:

Clifton Lodge is of local heritage significance, occupying as it does a prime corner location. As one of the best-known guest houses that was particularly popular between the wars, Clifton Lodge became synonymous with seaside holidays and with the development of tourism in the area.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Clifton Lodge

VHS—RLR-17

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) Clifton Lodge displays historical, economic or social themes that are of importance to the local area, namely the development of Victor Harbor as a major South Australian seaside resort;
 - (b) the building represents customs or ways of life that are characteristic of the local area, particularly the area's attraction as a holiday resort and the early development of the tourist industry;
 - (f) the building is a notable landmark in the area occupying as it does a prominent corner location.
-

BRIEF HISTORICAL BACKGROUND:

Henry M. Weymouth, a local builder, owned the property between 1895 and 1908 and, according to historian Anthony Laube, Ephraim Weymouth jnr built what was then known as Clifton Cottage in 1895. Henry Weymouth leased the property to Mrs Marie Lemon of Nuriootpa (later Mrs A. Prince) for eight years. In October 1916 Mrs Marie Ernestina Prince (Mrs A. Prince) bought the property and established one of Victor Harbor's most popular guest houses.

In 1925 forty additional rooms were constructed at the guest house. During the off-peak winter months in the late 1920s and early 1930s several of the guest houses at Victor Harbor, including Clifton Lodge, were very popular venues for fundraising bridge parties that were held on their premises. Funds raised were for the various cultural and sporting bodies in the district.

In October 1927 an advertisement in the *Advertiser* noted:

The most up-to-date house in
Victor Harbour
A magnificent new building for
the convenience of patrons
Incomparable for its many comforts
excellent cuisine, and service
moderate tariff
hot water service
weekend visitors catered for
no vacancies for Christmas

Mrs. Prince was widowed in July 1935 when her husband, who had a habit of taking night time strolls along the causeway, was accidentally drowned. After Mrs Prince's death at the end of 1942 her daughters, Bertha May Francis and Ruby F. Hyde, inherited the guest house which Bertha operated until 1953. After Bertha sold out, Clifton Lodge continued as a guest house until into the 1960s.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Clifton Lodge

VHS—RLR-17

REFERENCES:

Advertiser, 11.10.1927, p.20.

Department of Environment and Natural Resources, Lands Titles Office —
CT.4244/879; CT.3774/154; CT.3623/9; CT.1309/59; CT.597/180.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and
Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, p.58.

Mortlock Library of South Australiana, photographic collection, B.23728; B.43578.

S.A. Register, 9.7.1925, p.12.

Victor Harbor Times, 1.3.1935; 5.7.1935, 1.1.1943.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS—RLR-18

LOCATION:

Address: 54 Crozier Road, Victor Harbor
Land Description: Lot 2 — F.P. 17114
Certificate of Title: 4198/419

OWNER: E.G. and M.J. Sedunary

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/J. Donovan
4/19



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-18

DESCRIPTION:

A large private house of bungalow style and well designed. The walls are rendered and are sitting on a base of dark hard-burnt brick dado. There is a large gabled verandah with gables on either side of the house. The two large gable verandahs are held up by twin columns which sit on the brick base. There are Marseilles tiles which would indicate the house was built in the 1920s. The chimney is rendered. There is a large gable to the side which looks out on to Acraman Street. The windows are timber framed double hung sash and the top sash is a twelve-light leadlight with some figured glass. The garden is mostly lawn and has big sweeping gravel pathways and pleasant trees, shrubs and rose bushes.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage significance because of its association with Dr Graham Shipway, who served as a doctor in the Victor Harbor district for thirty-four years and, with E.W. Brandt, 'thought out the plan' for Victor Harbor District Hospital.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

(e) the dwelling is associated with a notable local personality, namely Dr Graham Shipway whose efforts helped to ensure the construction of Victor Harbor District Hospital.

BRIEF HISTORICAL BACKGROUND:

This bungalow may have been built for Dr Graham Shipway who owned the property between January 1921 until his death in January 1956. In practice as a general practitioner with Dr Douglas, Dr Shipway was part of the first hospital committee. He campaigned for many years for the need of deep drainage in the district. Born in Adelaide in 1890, he was educated at Prince Alfred College and then at Adelaide University medical school. With the outbreak of World War I he enlisted in the A.I.F. joining the Camel Corps serving in the Middle East. He married Hilda E. Reynolds after his return and was president of the R.S.L. for many years. It was mainly through his efforts that the Victor Harbor hospital was built.

REFERENCES:

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.117, 146, 167, 190.
Victor Harbor Times, 3.2.1956.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cottage

VHS—RLR--19

LOCATION:

Address: 43 Torrens Street, Victor Harbor
Land Description: Section 15, Lot 87
Certificate of Title: 3721/26

OWNER: Estate of the late R.J. Marchbank

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 98

PHOTOGRAPH NOS.: P. Donovan
14/7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cottage

VHS—RLR-19

DESCRIPTION:

A small rendered building of humble construction. The dwelling fronts directly on to Torrens Street. It has a central timber doorway with a timber framed double hung sash window either side. The gabled roof is of corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

Although not of any architectural interest, the cottage is of local heritage significance because it is a rare example of a laborer's cottage still remaining in the town.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the cottage displays historical, economical or social themes that are of importance to the local area, in particular it is a rare example of an early laborer's cottage still remaining in the town.
-

BRIEF HISTORICAL BACKGROUND:

In July 1874 Edward Robert Bolger sold the property to Arthur F. Lindsay for £56. Owners since then have been Alice A. Honeymoon, wife of George Honeymoon a laborer (19.11.1908); Ernest E.T. Hyde, bootmaker (7.1.1919); Louis H. Jackson, laborer (21.10.1935); Daisy Jackson wife of Louis Jackson (16.3.1954); Reginald M. and H.E. Tucker (19.11.1969); and Ronald J. Marchbank, gardener (17.9.1970) who died in July 1996.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.3721/26; CT.193/183; Memorandum of Transfer T.50730; CT.82/204.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

St Augustine's Church Hall

VHS—RLR-20

LOCATION:

Address: Burke Street, Victor Harbor
Land Description: Pt Lot 300
Certificate of Title: 5415/740

OWNER: Synod of the Diocese of the Murray, Anglican Church
in Australia

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
4/6, 7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

St Augustine's Church Hall

VHS—RLR-20

DESCRIPTION:

The hall is a limestone building on a bluestone base. Part of the base is brick. There are brick quoins and brick dressings to the doors and windows. The roof is steeply pitched and is of corrugated galvanised iron. The hall is connected to the church by a bluestone covered way also on a bluestone base. This covered way has brick quoins and dressings. The hall appears to have been built at a later stage but has been designed to fit in extremely well with the church building. There is a new concrete block addition to the back of the hall and it has a corrugated galvanised iron roof. This is all part of the church and is quite recent. The courtyard between the church and the hall is brick paved and there are several trees and small garden plots in it. The whole complex is very attractive.

STATEMENT OF HERITAGE VALUE:

St Augustine's Anglican Church Hall complements the nearby church. It is of local heritage significance because of its association with the church and the manner in which it reflects the early history of religion in the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) St Augustine's Anglican Church Hall displays historical, economical or social themes that are of importance to the local area, particularly the significance of religion in the early community;
 - (b) the building has played an important part in the lives of local residents, as a gathering place for the local community.
-

BRIEF HISTORICAL 'BACKGROUND:

The parish hall was built in 1907. A brass plaque attached to the cloister wall notes:

THIS PEACE MEMORIAL GARDEN
AND CLOISTERS WERE ESTABLISHED
ON THE OCCASION OF THE
CENTENARY OF
ST. AUGUSTINE'S CHURCH
MARCH 8TH 1980 IN GRATEFUL
MEMORY OF THOSE WHO GAVE
THEIR LIVES IN THE WARS
1914-1918, 1939-1945

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

St Augustine's Church Hall

VHS—RLR-20

Another inscription has been placed on the cloister wall under a bluestone cross. This notes:

SOME THERE BE
WHO HAVE NO MEMORIAL

REFERENCES:

Johnson, W.C.S. *The first 100 years St. Augustine's Church of England, Victor Harbour, 1870-1970: a brief account*, [St Augustine's Church, Victor Harbor, 1970].

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Newland Bridge

VHS—RLR-21

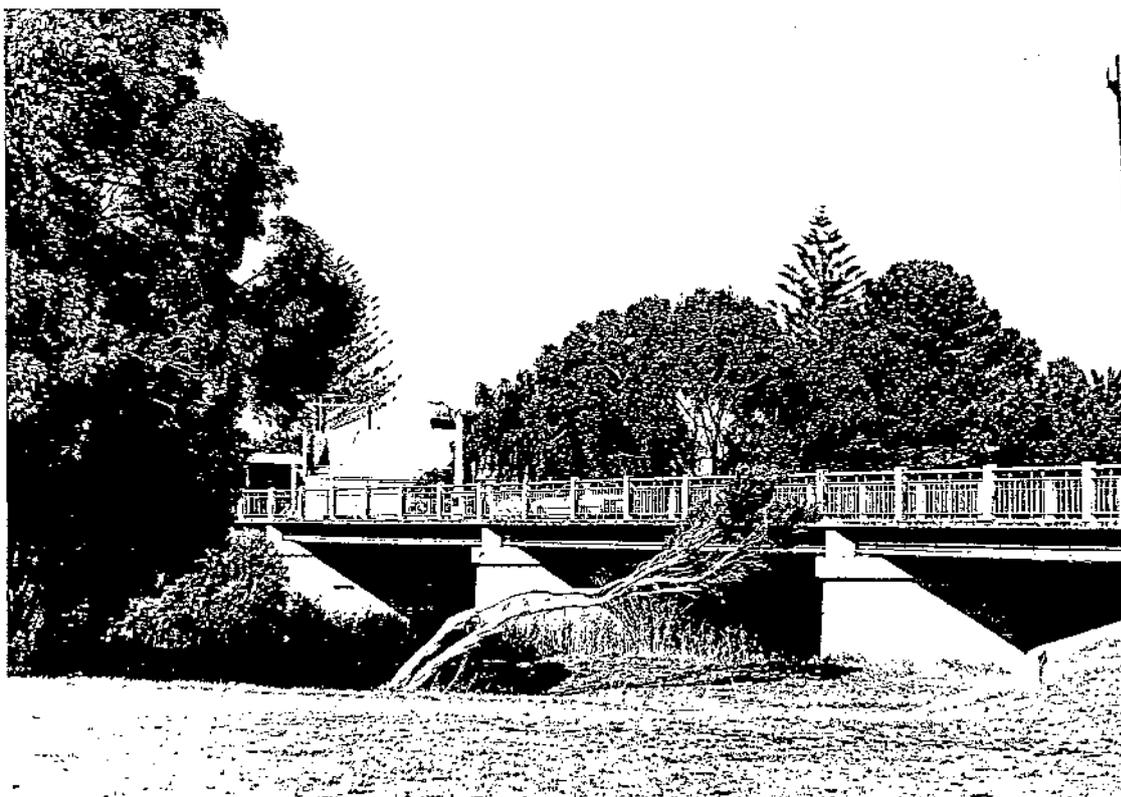
LOCATION:

Address: George Main Road, Victor Harbor

OWNER: Department of Transport

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: J. Donovan
5/9, 10



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Newland Bridge

VHS-RLR-21.

DESCRIPTION:

Of concrete construction with iron detailing

STATEMENT OF HERITAGE VALUE:

The bridge is of local heritage significance because of its importance in the history of transport facilities and its effect on the development of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the bridge displays historical, economical or social themes that are of importance to the local area, particularly in the history of transport facilities and its effect on the development of Victor Harbor.
-

BRIEF HISTORICAL BACKGROUND:

Constructed by the Highways Department at a cost of £28,000, Newland Bridge was described at the time of its opening on 8 October 1948 as a 'monument to engineering ingenuity, and was a beautiful bridge that would be of great benefit to the community.'

Newland Bridge replaced an earlier construction which was opened in 1863. As Michael Page notes, so important did the Council deem the new structure that all businesses were asked to close for 'an hour-and-a-half' so that as many as possible could attend the opening. As at the opening of the new Alexandra Bridge in 1935, the primary school band was in attendance.

Plaques note the history of the bridge:

IN 1831
CAPTAIN COLLET BARKER
(39TH REGIMENT)
PASSED ALONG THE NEIGHBOURING HILLS
FROM GULF ST. VINCENT TO MURRAY MOUTH.
AFTER BARKER'S DEATH
JOHN KENT
LED THE PARTY BACK
ALONG THE VALLEY OF THE INMAN.
THE RIVER WAS NAMED TN 1838 AFTER
HENRY INMAN
FIRST INSPECTOR OF POLICE.
UNVEILED OCTOBER 8,1948

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Newland Bridge

VHS-RLR--21

NEWLAND BRIDGE

CONSTRUCTED BY THE HIGHWAYS DEPT.
OPENED BY THE HON. M. McINTOSH M.P.
MINISTER OF LOCAL GOVERNMENT
ON OCTOBER 8, 1948.
D.V. FLEMING ESQ. O.B.E., M.I.E. (AUST.)
COMMISSIONER OF HIGHWAYS.

ORIGINAL STRUCTURE, ERECTED 140 YARDS
DOWNSTREAM, WAS NAMED AFTER THE REV.
R.W. NEWLAND, CHAIRMAN OF THE
ENCOUNTER BAY DISTRICT COUNCIL,
AND OPENED ON AUGUST 1, 1863.

REFERENCES:

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, p.180.
Victor Harbor Times, 5.10.1948, p.3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

High School

VHS—RLR-22

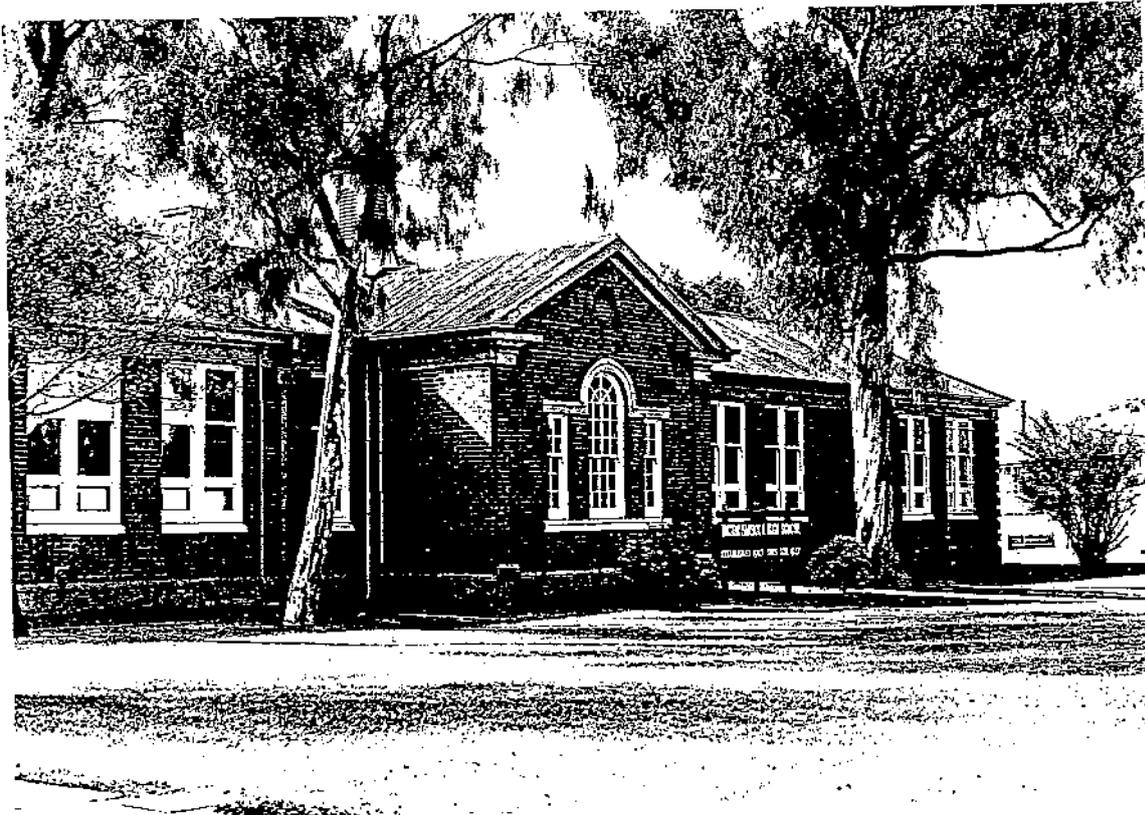
LOCATION:

Address: George Main Road, Victor Harbor
Land Description: Lot 11, D.14245
Certificate of Title: 4234/64

OWNER: Minister of Education

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: J. Donovan
5/8



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

High School

VHS—RLR-22

DESCRIPTION:

A single storey building constructed of red brick with decorative quoins. The roof is hipped, has a central gable section and is of corrugated galvanised iron. There is a central metal clad square lantern at the central intersection. Most windows are timber framed and double hung sash with hopper windows beneath, although there is a multi-paned circular headed window in the gable section with multi-paned double hung sash windows on each side. There is a cement rendered cornice beneath the eaves, a circular vent in the gable and brick chimneys to the east and west section. There are air vents in the roof of the eastern section.

STATEMENT OF HERITAGE VALUE:

The older section of the high school is primarily of local heritage significance because of the manner in which it reflects the increased importance of education in Victor Harbor and the increasing numbers of children proceeding to secondary education.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the building displays historical and social themes that are of importance to the local area, particularly the history of education in Victor Harbor;
 - (c) the building has played an important part in the lives of local residents, particularly past pupils of the school.
-

BRIEF HISTORICAL BACKGROUND:

Built on five acres of land purchased by the government in September 1935, the Victor Harbor high school building was opened on 29 May 1937 to replace the overcrowded school then accommodated in the old Wondergraph picture theatre where it had been since February 1930. Costing £4,000, pupil enrolments began with 120.

The school was built initially with three classrooms of 20 x 24 ft. The three adjoining rooms shared a decorated porch surmounted by a tower. Along the whole length of the rear of the school was a 10 ft verandah fitted with seats. In the same period, schools at Nuriootpa and Birdwood were also built. A board at the front of the school notes:

1937 THIS SITE

1910 ELSEWHERE

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

High School

VHS—RLR-22

REFERENCES:

- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.165.
SAPP 44-1936, Report of the Minister of Education, p.20.
SAPP 23-1937, Public Works Report, p.ix (including photograph).
SAPP 44-1937, Report of the Minister of Education, p.18.
Victor Harbor Times, 14.2.1930; 28.3.1930; 28.5.1937, p.2.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hospital—original section

VHS—RLR-23

LOCATION:

Address: 56-82 Bay Road, Victor Harbor
Land Description: Lots 113, 114, 115; Plan 3874
Certificate of Title: 1449/122

OWNER: South Coast District Hospital

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
12/3



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hospital—original section

VHS—RLR-23

DESCRIPTION:

The early section of the hospital is a large bungalow-style building constructed of brick and painted, the hospital has a hipped and gabled roof and is covered in corrugated galvanised iron. There are air vents in the gables, timber barge boards and the aluminium framed windows have pebble dash spandrels beneath. There is a wide verandah with a front gable entrance and a rendered masonry balustrade to the verandah which has been painted. Extensive additions have been erected on three sides of the original building.

The hospital continues to be used for its original purpose.

STATEMENT OF HERITAGE VALUE:

The simple design of the early building means that it is not one of particular architectural distinction, although it is of local heritage significance because of its association with the provision of health services in Victor Harbor and the district.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the early part of the hospital displays historical, economical or social themes that are of importance to the local area, particularly the provision of health services to the community and the region;
 - (c) the early part of the hospital has played an important part in the lives of local residents and others of the region who have used or been cared for in the building;
 - (e) the early part of the hospital is associated with Dr Graham Shipway who served in the area for thirty-four years before his death in 1956 and other local identities: A.H. Grosvenor, Dr Douglas, G. Battye, Sister LeDan, Charles R. Hodge, Bert Warland and E.W. Brandt.
-

BRIEF HISTORICAL BACKGROUND:

Prior to the district hospital being built, only private hospitals had operated in Victor Harbor, the first in 1908. However, as the town and district's population increased, the need for increased health services and, therefore, a public hospital became evident. While a meeting was first held in July 1925 at which a fund was opened to raise funds for the hospital, it was not until 3 September 1925 that a public meeting elected a hospital committee to plan for the hospital's construction. Members of this committee included A.H. Grosvenor, Dr Graham Shipway, Dr Douglas, G. Battye, Sister LeDan, Charles R. Hodge, Bert Warland and E.W. Brandt.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hospital—original section

VHS—RLR-23

Plans for the hospital were 'thought out' by Dr Shipway and E.W. Brandt, were drawn up by William Keen of Back Valley (a retired architect from the New South Wales Public Service who died in November 1928) and were displayed at a public meeting on 31 May 1926. Four acres of land was purchased from a local syndicate, with the government promising that it would subsidise building costs. The contract for the new hospital was awarded to F.W. Paech and L.H. Hambridge was appointed architect. Paech's tender for £9,987/10/- was 'for a building with nine wards, an operating theatre, an X-ray department, kitchens, and staff quarters'. The foundation stone was laid by the Governor, Sir Alexander Hore-Ruthven, on 23 March 1929. When the hospital was finally opened on 23 November 1929 by the Chief Secretary, Hon. H. Tassie, not only was it almost debt-free, but much of the equipment needed— X-ray equipment, bedding, lighting and sterilising plant—had been donated by locals. Indeed, the X-ray equipment costing £346 was donated by the local branch of the RSL in memory of those who lost their lives in World War I. Sister D.V. Buckland of Orroroo was appointed the first Matron.

REFERENCES:

- Advertiser*, 17.6.1925, p.15c; 6.1.1927, p.8f.
Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, p.122.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.117, 146-8.
Victor Harbor Times, 30.11.1928; 25.1.1929, p.2; 28.3.1929, p.3; 22.4.1929.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Congregational Church

VH—RLR--24

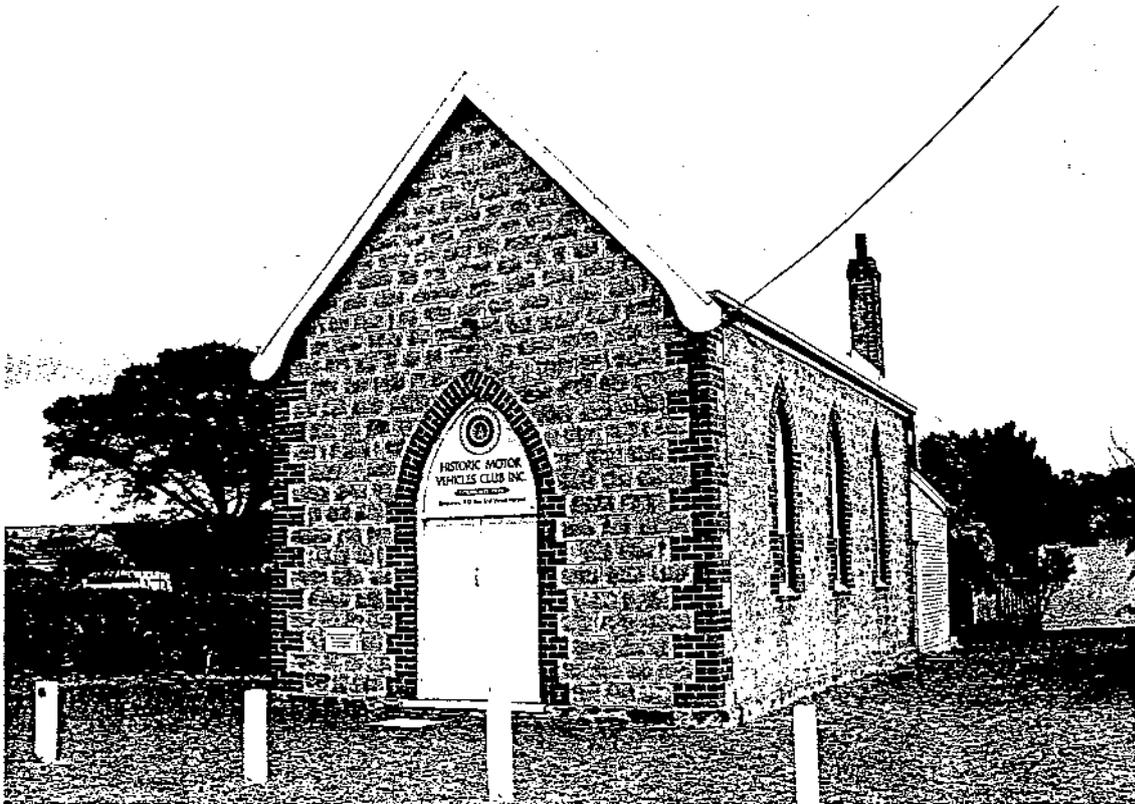
LOCATION:

Address: 17-19 Warne Street, Victor Harbor
Land Description: Lot 329
Certificate of Title: 1082/21

OWNER: Newland Hall Trustees

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 73

PHOTOGRAPH NOS.: B. Rowney
3/1, 2



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Congregational Church

VH—RLR-24

DESCRIPTION:

A simple single storey limestone building with red brick quoins and surrounds. The church has been built on a bluestone base and the gable roof is of corrugated galvanised iron. There are double timber doors at the front set in a pointed arched doorway. The pointed arched windows on the side of the building are timber framed.

A sign notes that the building is now used by the Historic Motor Vehicles Club Inc.

STATEMENT OF HERITAGE VALUE:

The church is primarily of local heritage significance because of its identification with the history of the Congregational Church in South Australia and the manner in which it reflects the extension of religion into the state.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former church displays historical and social themes that are of importance to the local area, in particular the identification of the Congregational Church with early settlement in the area;
 - (c) the church played an important part in the lives of local residents, particularly early Congregationalist settlers who attended the church.
-

BRIEF HISTORICAL BACKGROUND:

The foundation stone notes:

NEWLAND CONGREGATIONAL CHURCH
THIS STONE WAS LAID
BY MRS. J. LAMB
MAY 15TH 1918. A.D.

Construction of the approximately 9 x 5 m church was undertaken by F. Bartel and included a chimney base 'against the possible event of its general use for educational purposes'. The building was soon completed and the church was formally opened by Mr Simpson Newland on 5 July 1918. Messrs Honeyman, Bird and Watson arranged transport for townspeople from Victor Harbor wishing to attend. Starters were to meet at Bells' Corner and the charge of a silver coin was generously donated to church funds. After the official opening Mr Newland was presented with a silver key by the local minister, the Rev. A.C. Stevens. A sacred concert performed by the Victor Harbor Congregational Church Choir was held in the evening.

From 1949 to 1957 the church was used for residential purposes. Soon afterwards it was repurchased for £1,150: £650 was raised towards the cost of repurchase while the rest was borrowed.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Congregational Church

VH—RLR-24

REFERENCES:

Cameron, Rev. John. *A band of pioneers: a history of the Congregational churches along the South Coast from 1839-1977*, Central Times, Adelaide, 1977.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

S.A. Register, 9.7.1918.

Victor Harbor Times, 17.5.1918.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Butter Factory

VHS—RLR-25

LOCATION:

Address: Mill Road, Victor Harbor
Land Description: Section 177
Certificate of Title: 4110/614

OWNER: M.G. Keller

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 56

PHOTOGRAPH NOS.: P. Donovan
12/17, 18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Butter Factory

VHS—RLR—25

DESCRIPTION:

This place comprises a cottage and an attached shop. The cottage which is undergoing restoration is a single-storey limestone building with brick quoins and surrounds. The gable roof is of corrugated galvanised iron and there are multi-paned casement windows. The interior indicates evidence of canvas ceilings, the roof is timber framed and there is lime mortar on the random limestone walls.

The attached shop is of random rubble masonry and is cement rendered. It has a hipped roof to the front which forms a verandah supported by timber posts. The addition has vertical timber at the corners. There is a large double door at the western end and a lean-to addition on the eastern side.

STATEMENT OF HERITAGE VALUE:

The former butter factory is of local heritage significance because of its identification with the early commercial life of Victor Harbor. The establishment of the butter factory reflects the general upsurge of development of the district and the increased demand for dairy products.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former butter factory displays historical and social themes that are of importance to the local area, in particular the early commercial life of Victor Harbor;
 - (e) the former butter factory is associated with the Battye family, early settlers in the area.
-

BRIEF HISTORICAL BACKGROUND:

The *Southern Argus* of 5.1.1894 noted the opening of the Encounter Bay butter factory which was run in partnership by Albert and William Battye. Albert Battye ran a store in Ocean Street and was prominent in local affairs having been a member of the Encounter Bay District Council for nine years. He was the first president of the Victor Harbor Rifle Club and 'a prominent member of the Masonic Order, the Oddfellows. Albert Battye died in June 1915, although the property did not pass from the Battye family until July 1920 when it was acquired by Encounter Bay farmer Daniel Burdon, and then later, in 1923, to Lawrence Kirby, a dairyman.

As well as being used as a butter factory, at some stage the property was also used as a butchery.

The cottage is currently undergoing restoration.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Butter Factory

VHS—RLR-25

REFERENCES:

- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.903.
- Department of Environment and Natural Resources, Lands Titles Office — CT.4110/614; CT.476/166; Memorandum of Transfer 141908; CT.57/127.
- Hallack, E.H. *Our townships, farms and homesteads, southern district of South Australia*, 1892
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, p.13.
- Southern Argus*, 5.1.1894.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Mill Cottage

VHS—RLR-26

LOCATION:

Address: Mill Road, Victor Harbor
Land Description: Lots 92, 93
Certificate of Title: 671/169

OWNER: A.K. Joy

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 55

PHOTOGRAPH NOS.: P. Donovan
12/20



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Mill Cottage

VHS—RLR-26

DESCRIPTION:

A single-storey building with ironstone walls and red brick quoins and surrounds, although there are stone quoins to the front of the building. The hipped roof is of corrugated galvanised iron and the eaves are close. There are timber framed double hung sash windows with six panes to the upper and lower sashes.

On the western side of the building s a besser block addition which has a new verandah to the front. The straight verandah roof is of corrugated galvanised iron and is supported on steel poles.

The current owner believes the cottage to have been the original mill.

STATEMENT OF HERITAGE VALUE:

The former dwelling is of local heritage significance because of its early identification with the development of farming in the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling displays historical and social themes that are of importance to the local area, in particular the development of fanning in the local district;
 - (e) the former post office is associated with the Joy family, early settlers in the area.
-

BRIEF HISTORICAL BACKGROUND:

The current owner, Bette Joy, believes that the cottage was the original mill. There is no doubt that the building was associated with the mill after which the adjacent road was named.

Since 1901 the property measuring 270 ft x 100 ft has been owned only by the Pearce and Joy families.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.671/169.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS-RLR-27

LOCATION:

Address: 173 Bay Road, Victor Harbor
Land Description: Lot 74
Certificate of Title: 5333/150

OWNER: K.L. Plisko

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
12/21



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS—RLR-27

DESCRIPTION:

A single-storey building with bluestone walls and brick quoins and surrounds. The hipped roof has been recovered in asbestos tiles. The roof is extended to form a return verandah which is supported on turned timber posts. The door and window surrounds are timber and there are double hung sash windows with six panes in each sash.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage significance primarily because of its association with Martha Nation whose husband, Philip, was the harbormaster at Port Elliot and who was the daughter of Rev. Ridgway Newland.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

(e) the dwelling is associated with Martha Nation, wife of the harbormaster at Port Elliot and daughter of the Rev. R. Newland, and Lavington Y. Tite a former chairman of the District Council.

BRIEF HISTORICAL BACKGROUND:

This building is associated with Martha Nation, wife of Philip who was harbormaster at Port Elliot, and who was the daughter of the Rev. Ridgway Newland. Martha, by now a widow, acquired the property in June 1872 from Richard Bastock.

The Tite family also owned the property from August 1896 until September 1913. Lavington Tite was a chairman of the District Council and at one time operated as a real estate agent in Victor Harbor. The family disposed of the property soon after his death in August 1913.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5333/150; CT.5181/391; CT.4041/823; CT.1586/13; CT.165/212.

Laube, Anthony, personal communication, 14.10.1997.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.75, 99, 102.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Yilki Farm'

VHS-RLR-28

LOCATION:

Address: Tabernacle Road, Victor Harbor
Land Description: Section 503 — DP.23498
Certificate of Title: 4322/618

OWNER: Country Allotments Pty Ltd
LESSEE: A. Engel

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 51

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/23, 24, 25



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Yilki Farm'

VHS-RLR-28

DESCRIPTION:

While the farm was established in 1839, the buildings are not of this date.

The house is constructed of limestone which has been limed. It has brick quoins and brick dressings to the windows and sits on a brick base which then sits on a concrete verandah. The roof is hipped and of corrugated galvanised iron. Chimneys are rendered and have moulding to the top. Windows are timber framed double hung sash and there is a timber framed bullnose verandah which also has a corrugated galvanised iron roof.

There are numerous outhouses. The first is a small outhouse, also in limestone, and has red brick quoins. The roof line is gabled and of corrugated galvanised iron.

The main house has an outbuilding at the back. This is of timber framed and vertical corrugated galvanised iron construction. The roof is gabled and of corrugated galvanised iron.

Another small outbuilding is all of timber (either red gum or pink gum) with vertical timbers, some extremely wide — c.300mm, 400mm wide — and 50mm, 60mm thick. The roof is of corrugated galvanised iron.

A substantial outbuilding, which is now used as an artist's studio, is constructed of limestone. It has limestone quoins, and a gabled roof covered in corrugated galvanised iron. Originally it had a small section at the back which appears to be still there but to the side has been added a rough red gum timber addition which is part of the art gallery. There is also a plain timber verandah and a lean-to of corrugated galvanised iron. Half of this is enclosed with corrugated galvanised iron.

There is a very large timber framed machine shed. It has metal posts and metal beams, vertical corrugated galvanised iron with a lean-to of corrugated galvanised iron roof. There are pieces of farm machinery at the back of this area.

Behind the main homestead there is a smaller building constructed of limestone. It has red brick quoins, brick segmental arch windows, a brick chimney and a gable roof of corrugated galvanised iron. This building appears much earlier than the main building and could be part of the original house to which the main building has been added in front.

STATEMENT OF HERITAGE VALUE:

'Yilki Farm' is of local heritage significance because of its association with Congregational minister Ridgway William Newland, 'patriarch of the area' who settled here with his family in 1839. The Newlands, who became synonymous with the development of the district, arrived as a family group with friends totalling over twenty people. They set about making themselves self-supporting by immediately sowing crops, clearing land and fencing, before building permanent structures in which to live.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Yilki Farm'

VHS-RLR-28

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Yilki Farm' displays historical, economic and social themes that are of importance to the local area, particularly the early settlement of the area and the establishment of a farming community;
 - (e) the farm is associated with a notable local personality, especially the Rev. Ridgway William Newland, who was the first Congregational minister to the area and who established the small church known as The Tabernacle at Encounter Bay which opened in 1846.
-

BRIEF HISTORICAL BACKGROUND:

'Yilki Farm' is associated with Congregational minister Ridgway William Newland, 'patriarch of the area' who settled here with his family in 1839 after taking advice from Governor Gawler that the 'village' of Adelaide was already overcrowded.

The Newlands, who became synonymous with the development of the district, arrived as a family group with friends totalling over twenty people. They set about making themselves self-supporting by immediately sowing crops, clearing land and fencing, before building permanent structures in which to live.

On 16 August 1853 Newland was elected chairman of the first District Council of Encounter Bay which was divided into three separate councils in 1855. After division Newland and his council met in the Fountain Inn.

At 'Yilki Farm' Newland used Aborigines as farm hands with mixed success in the early 1840s. The farm comprised 30 acres of Section 81 and 35 acres of Section 10. In 1875 the farm was transferred to William Wood Smith. This family owned the property until 1975.

REFERENCES:

- Cameron, Rev. J. *Yilki, a place by the sea*, Central Times, Adelaide, 1979.
Department of Environment and Natural Resources, Lands Titles Office —
CT.4322/618; CT.4054/725; CT.201/174.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.30-2, p.38.
S.A. Register, 15.2.1840, p.6a; 11.12.1841, p.3a; 7.6.1843, p.2d; 10.6.1843, p.2f; 21.6.1843, p.3a; 12.7.1843, p.2f.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tabernacle Cemetery/Newland Memorial
Gates

VHS—RLR-29

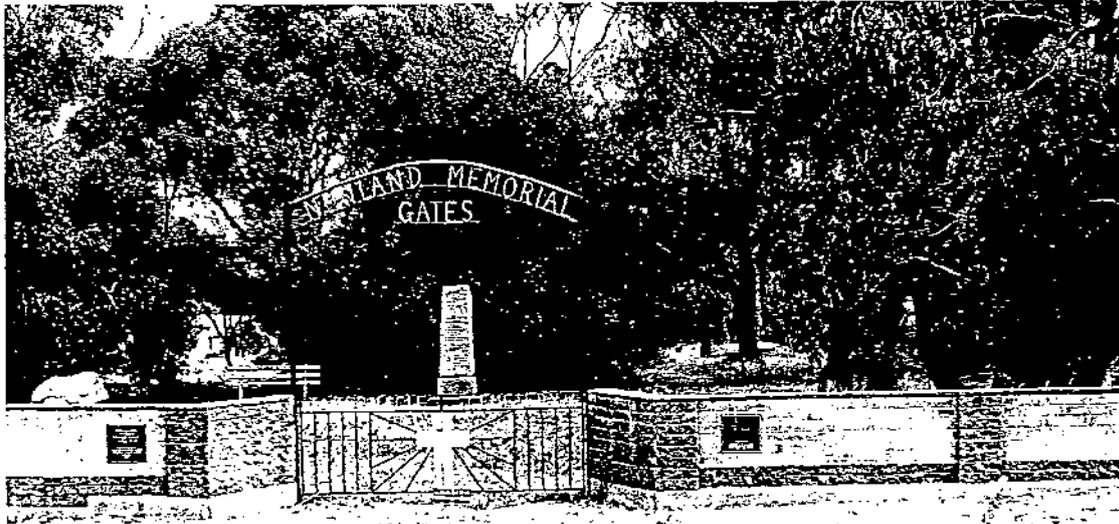
LOCATION:

Address: Tabernacle Road, Victor Harbor
Land Description: Section 10, Lot 91
Certificate of Title: 5307/787

OWNER: Uniting Church in Australia

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 50

PHOTOGRAPH NOS.: B. Rowney/S. Coote
4/00, 0, 1



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tabernacle Cemetery/Newland Memorial
Gates

VHS—RLR-29

DESCRIPTION:

The cemetery is walled with concrete blocks. The gates are plain wrought iron. The whole site has a general park-like quality, has several headstones and one grave has a fence around it of wrought iron. The stones are various: a large piece of granite, a piece of granite which has been formed into a headstone, and several slate headstones.

STATEMENT OF HERITAGE VALUE:

The Tabernacle Cemetery and Newland Memorial gates are of local heritage significance as the site of the first Newland Congregational Church and as the last resting place of many of those associated with the development of the area..

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The Tabernacle Cemetery and Newland Memorial gates display historical, economic and social themes that are of importance to the local area, namely the development of the Congregational Church in South Australia and its expansion beyond the settled areas of Adelaide;
 - (c) the site has played an important part in the lives of local residents as a place of worship and as a place where they gathered to bury family and friends;
 - (e) the site is associated with the Rev. Ridgway William Newland the first Congregational minister in the area.
-

BRIEF HISTORICAL BACKGROUND:

The land forms part of Section 10 which was granted in 1840 and on which the Tabernacle Congregational Church was erected in 1846. A plaque with a picture of the church notes:

ERECTED 1846
DIMENSIONS 28 FEET BY 19 FEET
REV. RIDGEWAY WILLIAM NEWLAND
FIRST CONGREGATIONAL MINISTER
1839 TO 1864

A further granite stone memorial marks the site of the Tabernacle:

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tabernacle Cemetery/Newland Memorial
Gates

VHS—RLR-29

THIS STONE MARKS THE SITE OF
THE TABERNACLE
THE FIRST CONGREGATIONAL CHURCH
IN THE SOUTHERN DISTRICT FOUNDED
IN 1846
BY THE REVD. R. W. NEWLAND
THE PIONEER PASTOR OF THE SOUTH

A SERVICE COMMEMORATING THE
CENTENARY WAS HELD ON THIS SPOT
7TH APRIL 1946

Named after the Tabernacle Chapel at Hanley in Staffordshire, where the Rev. Newland preached for 'many years' before arriving in South Australia, the church was built 'on the Encounter Bay old historic burial ground, on an acre set apart for the purpose when the township of Yelkie was surveyed'. Indeed, the granite stone memorial has a bronze plaque commemorating the people known to have been buried in the Tabernacle Cemetery and those whose names cannot be traced. The plaque notes:

THIS PLAQUE COMMEMORATES THE FOLLOWING PERSONS
KNOWN TO HAVE BEEN BURIED IN THE TABERNACLE CEMETERY
AND THOSE WHOSE NAMES CANNOT BE TRACED

JOHN JAGGER 1840	ROBERT HIGGINS 1855
MARY JAGGER 1852	WILLIAM FULLER 1856
FREDERICK HEIGH 1852	JOSIAH STORER 1856
EDWARD GROSVENOR 1853	DAVID RUMBELOW 1859
MRS HENRY TAYLOR 1853	ANN RUMBELOW 1861
JOHN BARTON 1854	JOHN BARRATT 1863
INFANT GARDNER 1854	WILLIAM JAGGER 1865
JOHN WISE 1854	SAMUEL HARGREAVES 1870
GODFREY RUMBELOW 1855	MARTHA SWIFT 1920
THOMAS POLLARD 1855	WILLIE JAGGER 1935
ELIZA McDONALD 1941	

DEDICATED 17TH APRIL, 1977 BY MR. H.R.S. NEWLAND

A further plaque has been added immediately below this listing further names:

ADDITIONAL NAMES OF PERSONS
BURIED IN THIS CEMETERY

JOHN PETTERMANN	1845
PHILIP HYDE	1847
CHARLES HULL	1854
MR. CLARKE	1856
EMMA SOUTH	1856

UNVEILED BY MR. D.M. SHANNON
2ND DECEMBER, 1979

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Tabernacle Cemetery/Newland Memorial
Gates

VHS—RLR-29

In 1880 the land was transferred to the Congregational Union and the Home Missionary of S.A. Inc.

In 1946 the site was improved. A new fence was erected 'along the main road boundary, the timber being a gift from S.A. Hardwoods Ltd'.

Further restoration work of the site was carried out in 1967. A plaque notes:

RESTORATION MADE POSSIBLE
BY THE
GENEROUS DONATIONS
OF
TALENTS, TIME, MONEY AND MATERIALS
FROM PEOPLE INTERESTED
IN PRESERVING OUR
HERITAGE

SIR HENRY NEWLAND
THE NEWLAND MEMORIAL CHURCH
THE ROTARY CLUB OF VICTOR
HARBOR
1967

In April 1986 a re-enactment ceremony of the arrival of the Rev. Newland and his party was celebrated at the Tabernacle Cemetery site.

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor: Harbor, 1987, pp.38-9, 57, 233.

S.A. Register, 9.7.1918, p.5g (quotes).

Victor Harbor Times, 5.4.1946, p.1 (notes the 1946 site improvement).

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS—RLR--30

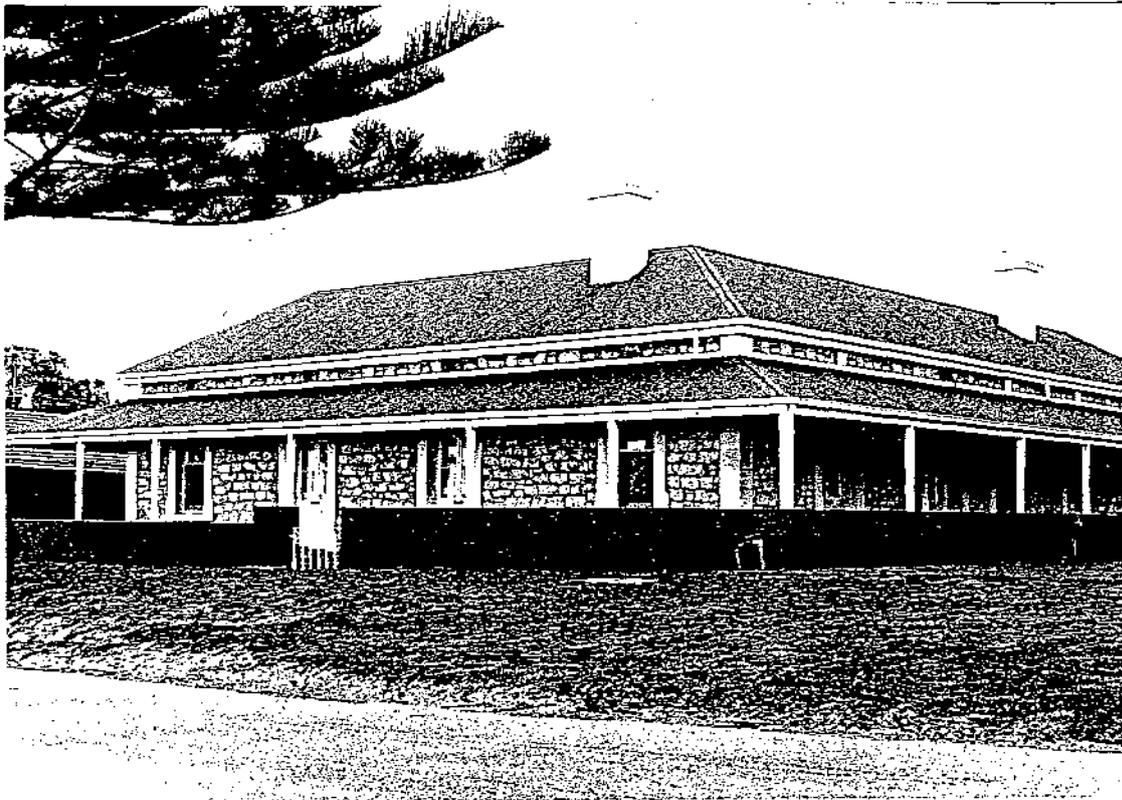
LOCATION:

Address: 40 Franklin Parade, Victor Harbor
Land Description: Lot 14
Certificate of Title: 3609/59

OWNER: R.M. Winter

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
12/4



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHS—RLR—30

DESCRIPTION:

A large single-storey villa. The walls are of coursed limestone and it has rendered brick quoins and surrounds. The hipped roof is of corrugated galvanised iron and there are decorative rendered chimneys. There is a return verandah on at least three sides. The verandah roof is straight and is supported on timber posts. Doors and window openings are timber framed and there are double hung sash windows. There are French doors opening on to the verandah and these have timber surrounds. The doors have timber panelling in the lower portion with glass in the upper portion.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage significance primarily because of its design and its contribution to the streetscape which helps to reinforce the residential character of the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling displays aesthetic merit, design characteristics or construction techniques of significance to the local area, in particular its contribution to the streetscape which helps to reinforce the residential character of the area.
-

BRIEF HISTORICAL BACKGROUND:

In December 1896 William Smith sold two lots (13 and 14) of 66 ft x 196 ft to Edith Love for £40. Edith Love died in August 1902 and since that time there have been several owners of the property until it was acquired by the present owner in 1968.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.3609/59; CT.2499/98; Memorandum of Transfer 308206; CT.615/155.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Yilki Post Office

VHS—RLR-31

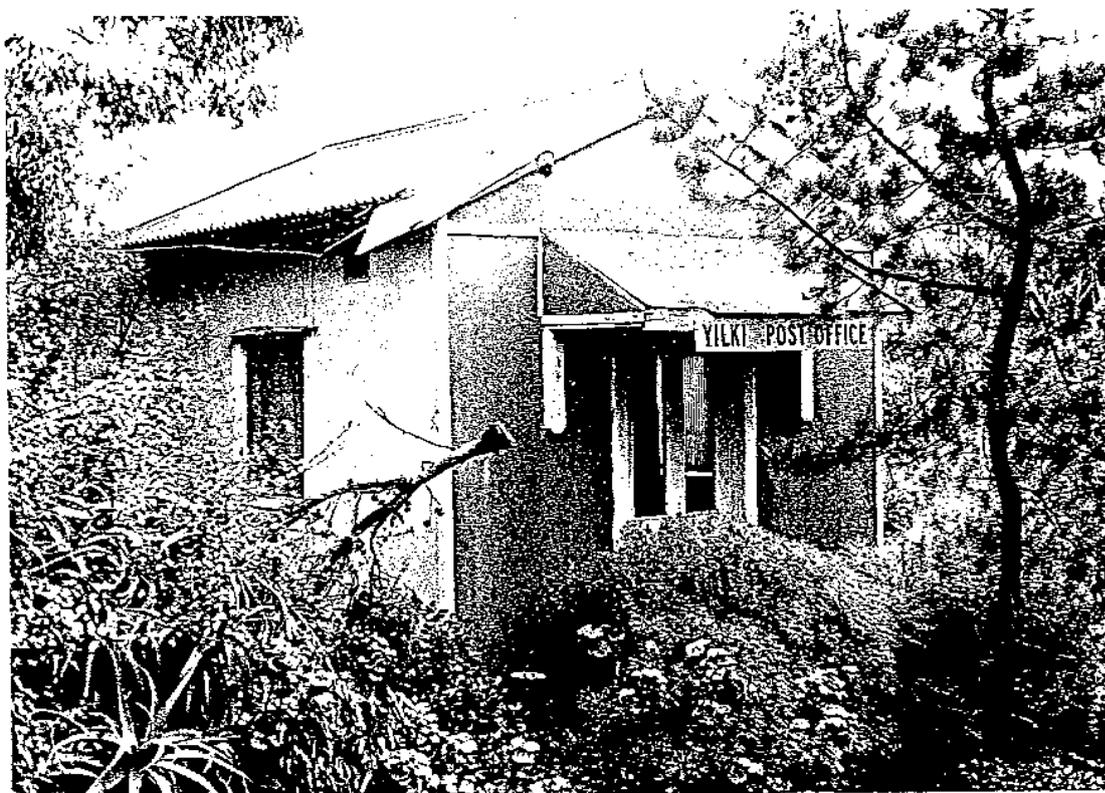
LOCATION:

Address: at rear of former Fountain Inn, Franklin Parade, Victor Harbor
Land Description: sited on Lot 223
Certificate of Title: on land covered by CT.5385/537

OWNER: on land owned by M.E. Brewster-Jones

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
12/11, 12



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Yilki Post Office

VHS—RLR--31

DESCRIPTION:

A small timber framed asbestos clad building with a gabled roof and covered with corrugated galvanised iron. There is a small awning over the front door above which is a sign 'YILKI POST OFFICE'. The timber front door has glass panes in the upper panel. There is a door at the rear of the building and there are timber framed casement windows either side of the front door.

STATEMENT OF HERITAGE VALUE:

The former Yilki Post Office is of local heritage significance primarily because of its association with the history of communications in South Australia, most notably the extension of the postal and telegraphic services to the small Yilki community. It is also significant because of its association with the Rumbelow family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former Yilki Post Office displays historical and social themes that are of importance to the local area, in particular the history of communications throughout the area with the extension of the postal and telegraphic service to the small Yilki community;
 - (c) the former post office has played an important part in the lives of local residents by providing them with ready communication to places beyond the local area;
 - (e) the former post office is associated with the Rumbelow family, early settlers in the area.
-

BRIEF HISTORICAL BACKGROUND:

The Yilki Post Office was opened in the 1930s with Mrs Charles Rumbelow as postmistress. The position passed to Laurence Rumbelow and then to his cousin Ken Rumbelow who was the last postmaster. The post office closed in 1976.

REFERENCES:

Cameron, Rev. John. *Yilki, a place by the sea*, Central Times, Adelaide, 1979, p.38.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Jefferis Memorial Church

VHS—RLR-32

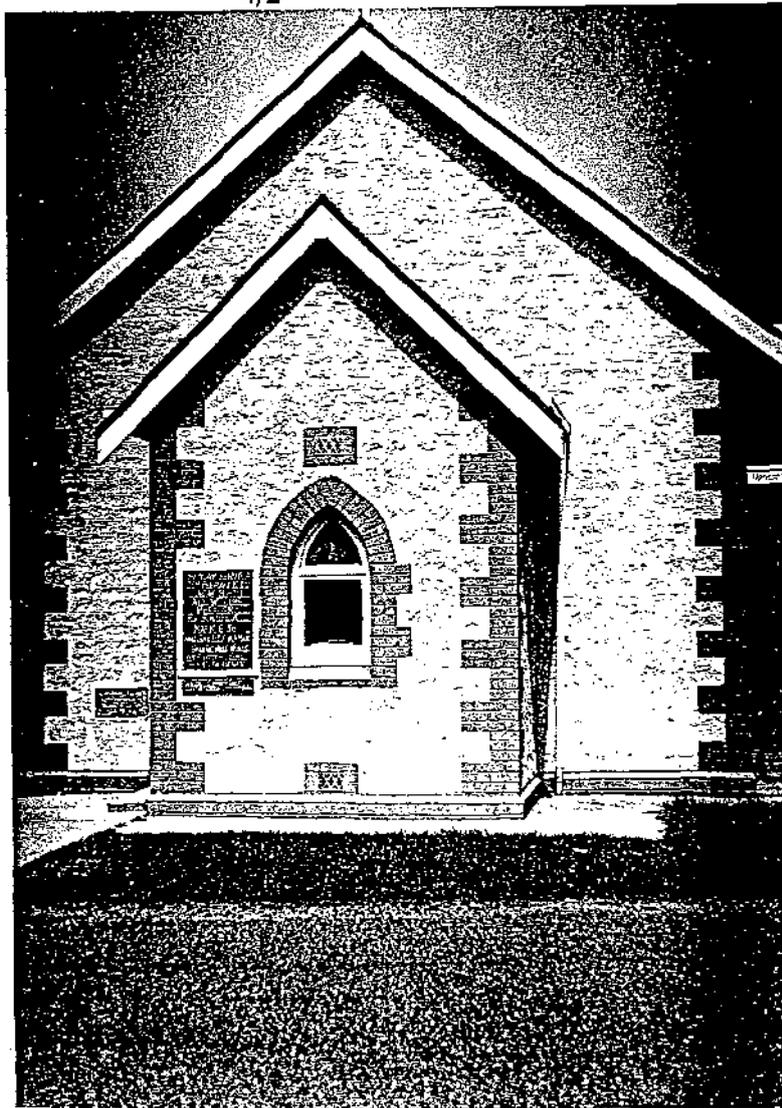
LOCATION:

Address: 28 Giles Street, Victor Harbor
Land Description: Lot 1, Section 10, FP.107769, Hundred of Encounter Bay
Certificate of Title: 5187/273

OWNER: Congregational Union of Australia

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 45

PHOTOGRAPH NOS.: B. Rowney/S. Coote
4/2



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Jefferis Memorial Church

VHS—RLR-32

DESCRIPTION:

The small single storey Gothic church is of limestone construction and has painted brick quoins. There is a concrete block addition to the rear of the church which is much wider than the original church and goes right across the back. The church has a high gabled roof of corrugated galvanised iron. There is a small porch to the front which also has a gabled roof.

The building continues to be used as a church.

STATEMENT OF HERITAGE VALUE:

The church is primarily of local heritage significance firstly because of its identification with the history of the Congregational Church in South Australia and the manner in which it reflects the extension of religion into the state, and secondly because it was built in memory of the Rev. Dr James Jefferis 'a leading Congregational minister in Adelaide and Sydney before his retirement to Yilki in 1901'.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Jefferis Memorial Church displays historical and social themes that are of importance to the local area, in particular the identification of the churches with early settlement in the area;
 - (c) the church played an important part in the lives of local residents, particularly early Congregationalist settlers who attended the church and Sunday School;
 - (d) the church is associated with the Rev. Dr James Jefferis, 'a leading Congregational minister in Adelaide and Sydney'.
-

BRIEF HISTORICAL BACKGROUND:

The Congregational Church at Yilki was built as a memorial to Dr James Jefferis. Rev. Dr Jefferis was born in England in 1833 and for a time was pastor of the Pitt Street Congregational Church in Sydney. His reputation as a speaker soon grew and because he attracted 'so large and enthusiastic a congregation' the Brougham Place Congregational Church 'was built. He also spent much time in fostering young men's societies, was largely responsible for the creation of Union College 'which was really the beginning of the University,' and played an important part in educating people about the idea of federation. He retired to Victor Harbor in 1901, living at the Fountain Inn which he had bought in 1894. A friend of William Ridgway Newland, he died in 1917.

Built on part of the Fountain Inn land donated by the late Dr Jefferis's widow, the foundation stone was laid on 1 November 1919:

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Jefferis Memorial Church

VHS—RLR 32

THIS STONE WAS LAID BY
MR R.T. SWEETMAN
NOV. 1ST 1919

Built to seat over 100 people, Mrs Jefferis was also noted at the time as intending to present the 'church with a beautiful bible, first given by the church at Saltire, England to Dr Jefferis about 1857 on the commencement of his ministry'. The Jefferis Memorial Church was opened by Mr. W. Herbert Phillipps on Saturday 20th December 1919. As the *S.A. Register* noted:

The Rev. A.C. Stevens, B.A., asked Mr. W. Herbert Phillipps to perform the opening ceremony, and presented him with a silver key as a memento. He said that just as the old tabernacle in 1845 had been erected through the sweat and devotion of the heroic pioneers, so the new structure—almost within a stone's throw of the old—had been built through countless sacrifices no less worthy. ...

The Rev. W. Penry Jones led the devotional exercises, and conveyed greetings and congratulations of the Congregational Union of South Australia upon the successful erection of the handsome building.

Afternoon tea was served in the adjacent hall, and in the evening there was a concert and supper.

On the following day, Sunday 21st December, the Rev. W. Penry Jones took the opening services.

The building continues to be used as a church.

REFERENCES:

- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, p.58.
- Department of Environment and Natural Resources, Lands Titles Office — CT.5187/273.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Manning, Geoffrey H. *Manning's Place Names of South Australia*, author, Adelaide, 1990, p.351.
- Page, Michael. *Victor Harbor: From Pioneer Port to Seaside Resort*, the District Council of Victor Harbor, Victor Harbor, 1987, pp.67, 133.
- S.A. Register*, 23.12.1919, p.5d.
- Victor Harbor Times*, 7.11.1919.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Maryville'

VHS—RLR-33

LOCATION:

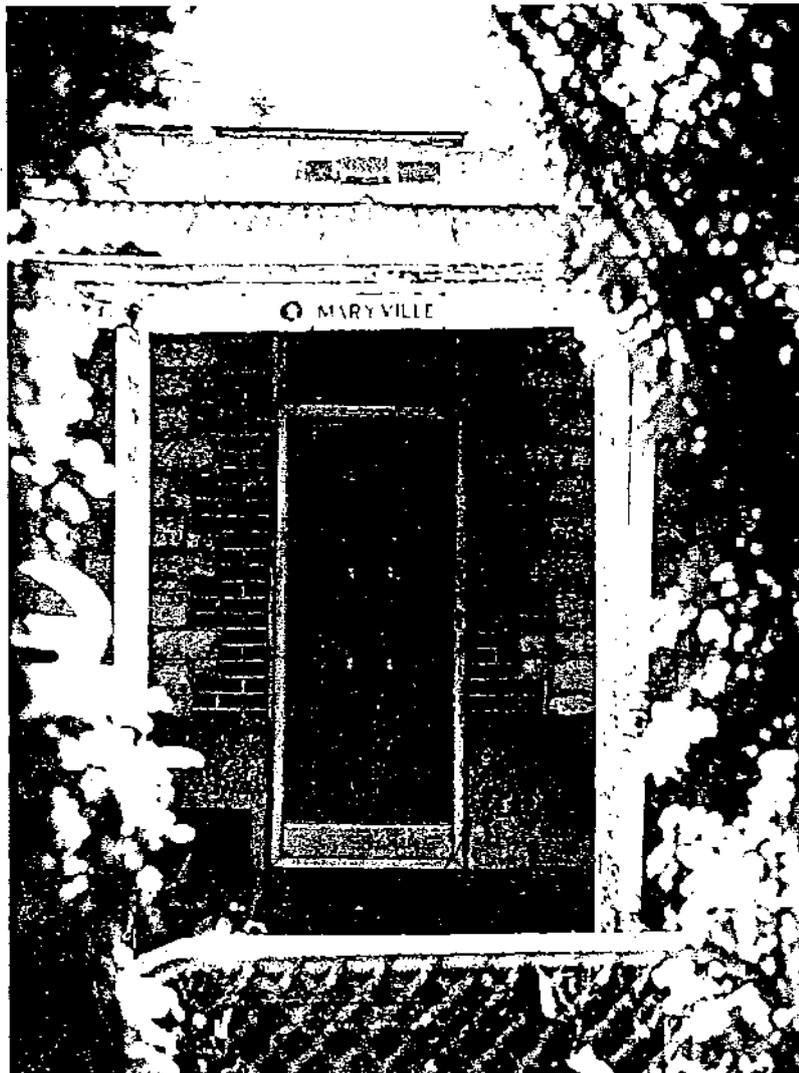
Address: 9 Russell Street, Victor Harbor
Land Description: Section 10, Lot 252
Certificate of Title: 2118/57

OWNER: M.R. Moffatt

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/S. Coote
1/3

Note: The current owner, Mrs Moffatt, has a series of photographs of the house and also views of Victor Harbor



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Maryville'

VHS—RLR-33

DESCRIPTION:

The dwelling has limestone walls and is black limed. It has red brick quoins and dressings, timber framed double hung sash windows, hipped roof with a central box gutter and a timber framed concave verandah. Timber framed enclosures have been erected on the verandah at either end. The roof is of corrugated galvanised iron.

At the back there is an underground water tank with a brick dome at ground level.

The house continues to be used for its original purpose. There, is a very high hedge to the front of the house and it is totally surrounded by trees, bushes and greenery. The current owner, Mrs Moffatt, has a series of photographs of the house.

STATEMENT OF HERITAGE VALUE:

`Maryville' is of local heritage significance primarily because of its association with the Rumbelow family who were identified with the whaling and fishing industry in the area for over forty years. The family lived close to each other, their group of homes being referred to locally as `Rumbelow Town'.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (e) `Maryville', once part of an area known as 'Rumbelow Town' is associated with the Rumbelow family who were identified with the whaling and fishing industry in Victor Harbor for over forty years.
-

BRIEF HISTORICAL BACKGROUND:

Much of the land on Section 10 was bought by the Rev. A. Honner, but by 1869 Lots 49 and 50 were owned by a Mrs John Jones who had a small cottage built on the site. However, this cottage appears to have disappeared by 1878/9.

By 1883 a house is recorded as existing with Malin Rumbelow as the owner/occupier at a rateable value of £7, with the house still being owned by a member of the Rumbelow family.

The Rumbelows are an old Victor Harbor family and were involved in the whaling and fishing industry for over forty years. As the family expanded and lived close to each other, their group of homes became known locally as 'Rumbelow Town'. In 1918 Rumbelow Town consisted of six or seven homes.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Maryville'

VHS—RLR—33

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.2118/57; CT.2057/126; CT.1623/169; CT.482/140.
District Council of Victor Harbor, rate assessments, 1865-1915.
Mrs M.R. Moffatt — personal communication.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987.
S.A. Register, 12.6.1907, p.9; 17.5.1918, p.4e.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Whaler's Dwelling and Outbuildings VHS—RLR-34

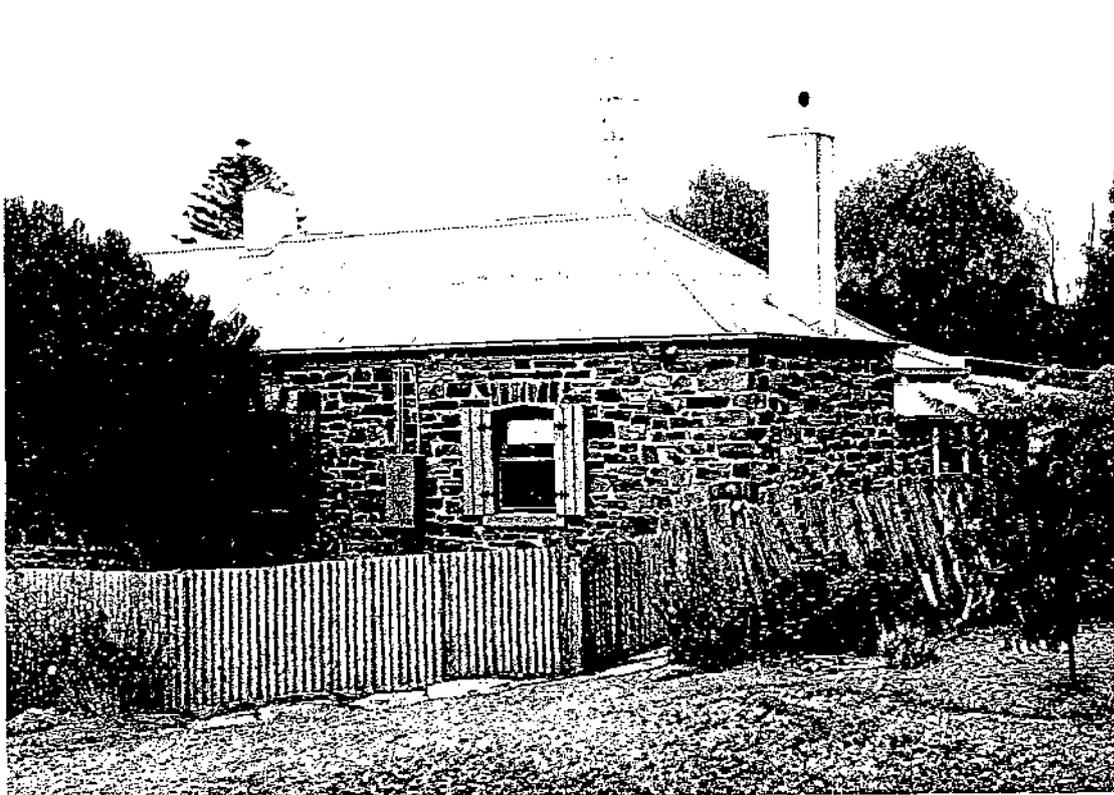
LOCATION:

Address: Lot 2, Franklin Parade, Victor Harbor
Land Description: F.10423
Certificate of Title: 4732/613

OWNER: Wildi Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of the Fleurieu Peninsula: 41

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/19, 20, 21; 14/6



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Whaler's Dwelling and Outbuildings VHS—RLR-34

DESCRIPTION:

The whaler's house is built of almost squared bluestone laid with jointing but not pointed. It has timber framed windows and timber shutters which appear to be of recent construction. The building also has an enclosed verandah (also of recent construction) in timber frame and full floor to ceiling height glazed windows. At the front of this is a timber pergola covered with vines. The roof is of hipped corrugated galvanised iron construction and there is a rendered chimney.

Inside the original windows and doors are of segmental arched brick with brick dressings. The house does not have brick quoins but squared bluestone quoins.

At the back there is a rendered addition which has a skillion roof. Also, part of the additions are timber framed and fibrous board. Abutting this is a 'U' shaped underground water tank which has been rendered. A small outhouse at the back is timber framed, is of vertical corrugated galvanised iron and has a skillion roof, timber framed windows and timber doors. Another little outhouse/toilet is of rendered cement construction. The toilet has a very early 'hygiëna solvenator' which is a WC pan and processor. It is manufactured by Hygeea Sanitar Co. Pty Ltd. of Sydney.

There is another outhouse of bluestone. It has bluestone quoins, timber doors, a simple pitched roof of corrugated galvanised iron with corrugated galvanised iron additions at both ends.

Another excellent outhouse exists which has been constructed of stonework. The stone is very squared and very well laid. The quoins are of bluestone. The outhouse has a pitched corrugated galvanised iron roof of rough timber roof construction and it has posts on both sides. Work has been jointed but not pointed and inside it has been flushed over a little more to make it smoother. The building appears to be used as a vehicle shed.

Associated with this complex are the sheep pen yards of rough hewn timber still in their original position.

STATEMENT OF HERITAGE VALUE:

The complex is of local heritage significance because of its association with the early whaling industry of Victor Harbor.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic and social themes that are of importance to the local area, in particular that associated with the early whaling industry;
- (e) the complex is associated with a notable local personality or event, most notably the Batty family who were early settlers in the district.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Whaler's Dwelling and Outbuildings VHS—RLR--34

BRIEF HISTORICAL BACKGROUND:

Little is known of this building other than it has been reported that the original portion of this building was constructed sometime before 1840. Believed to be 'a centre for whalers' the building 'belonged to the Battye family for many years.'

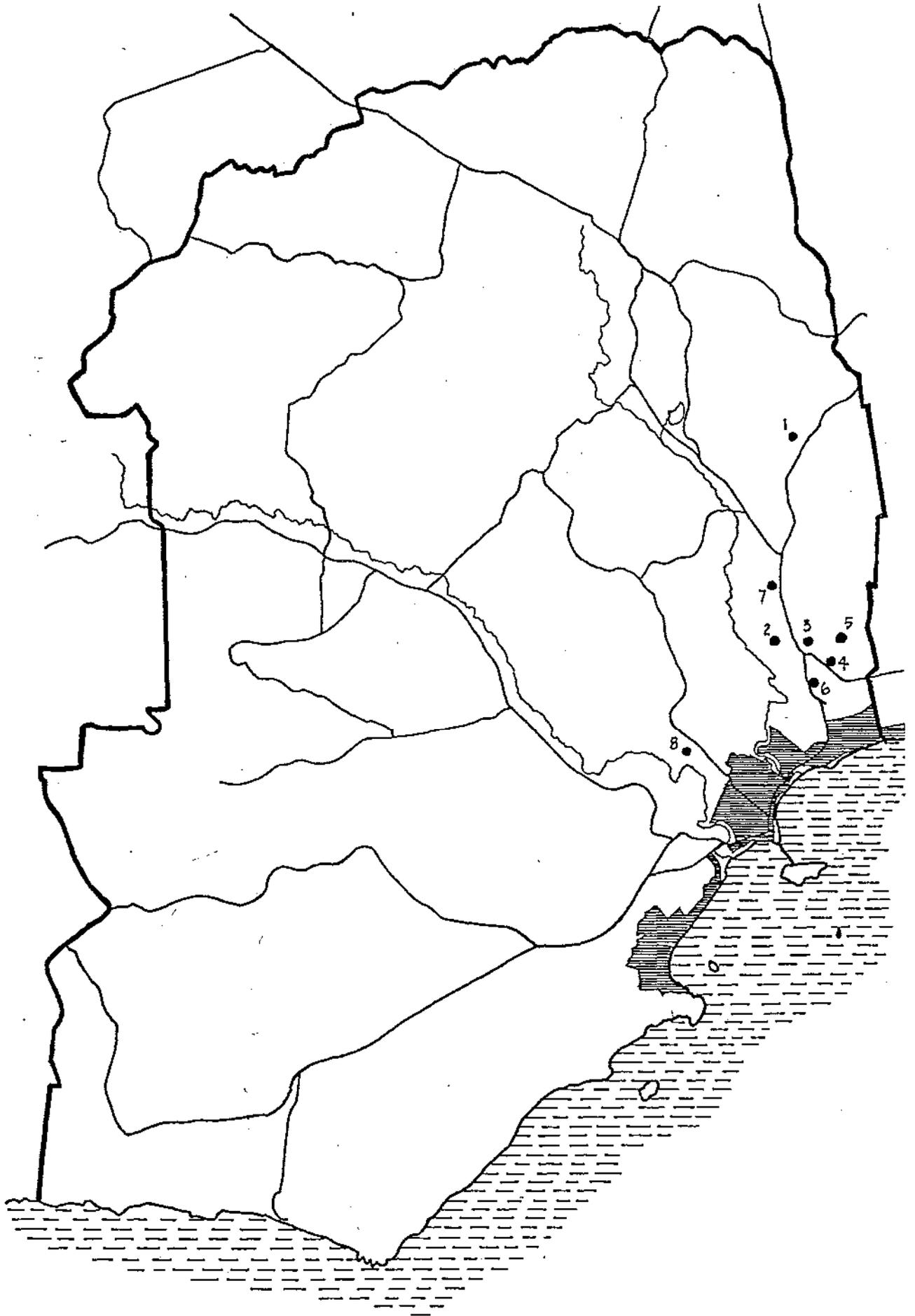
REFERENCES:

- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.12-5.
-

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.3 Victor Harbor—Environs (VHE)

- 'Gilgunya', 56 Adelaide Road, Victor Harbor (VHE-RLR-01)
- 'Corrumbene ', Welch Road, Victor Harbor (VHE-RLR-02)
- 'Nangawooka', Waterport Road, Victor Harbor (VHE-RLR-03)
- 'Wurrildee', Waterport Road, Victor Harbor (VHE-RLR-04)
- 'Lincoln Park', off Waterport Road, Victor Harbor (VHE-RLR-05)
- Dwelling, Lot 104, Adelaide Road, Victor Harbor (VHE-RLR-06)
- Bambrick', 1 Dillon Road, Victor Harbor (VHE-RLR-07)
- Cemetery, Finniss Road, Victor Harbor (VHE-RLR-08)



VICTOR HARBOR HERITAGE SURVEY
ENVIRONS **Proposed Local Heritage Places**



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Gilgunya'

VHE-RLR-01

LOCATION:

Address: 56 Adelaide Road, Victor Harbor
Land Description: Section 58+
Certificate of Title: 3033/14

OWNER: Robton Investments Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
7/24, 25



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Gilgunya'

VHE-RLR-01

DESCRIPTION:

`Gilgunya' is a single storey cottage. It has bluestone walling and ironstone quoins. The roof form features double-M gables of corrugated galvanised iron. There is a skillion roofed extension to the rear. It appears that the first gable section was the first to be built. There is a clear distinction in the walling of the central section with bluestone with red brick quoins and surrounds. The skillion roofed extension is also built of bluestone, also with red brick quoins and dressings and timber framed casement windows.

The windows of the front section are new and have metal frames, with a new tiled sill, and red brick above the lintel. The main door appears to be near original. It has ironstone surrounds and a segmental brick arch above. It has a half glass door with panels beneath. There is a brick paved verandah to the front. The bricks are showing signs of wear. A verandah surrounds the cottage. The posts are turned timber, the roof is bullnosed corrugated galvanised iron. There are two chimneys on the western side of the cottage, one to the skillion section and a second to the middle gabled section.

`Gilgunya' is set well back from the main road and is set within a garden.

STATEMENT OF HERITAGE VALUE:

`Gilgunya' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor and also because of the manner of its construction.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) `Gilgunya' displays historical, economical or social themes that are of importance to the local area, especially the development of early farming in the hinterland of Victor Harbor;
 - (d) `Gilgunya' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly the manner of its construction.
-

BRIEF HISTORICAL BACKGROUND:

In July 1857 Section 146 of 54 acres was granted to Thomas Waterhouse. He retained ownership of the property until December 1875 when title was transferred to Johnathon Basham, a farmer. The property remained in the Basham family until 1954.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Gilgunya'

VHE-RLR-01

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.3033/14; CT.20/46.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Corrumbene'

VHE—RLR-02

LOCATION:

Address: 141 Welch Road, Victor Harbor
Land Description: Pt Section 141, Lot 4
Certificate of Title: 5375/165

OWNER: N.H. Cranfield

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 16

PHOTOGRAPH NOS.: B. Rowney
7/9, 10



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Corrumbene'

VHE-RLR-02

DESCRIPTION:

This is a single storey building. The walls are of limestone set on a bluestone base with red brick quoins and surrounds. The walls have been lined. The house appears to be in original condition. The roof is gabled on one side with a hip on the other. It is of corrugated galvanised iron. There are several small gables. 'Corrumbene' has a front door section which has a square turret and a small cast iron finial on the top. There are brackets all around the eaves to the wall. The verandah is straight corrugated galvanised iron. It is L-shaped with cast iron posts and cast iron lace on a verandah of concrete which is edged in red brickwork on a bluestone base. Entry is by slate steps with masonry side balustrades on pillars. The main front door is timber framed and has panels and sidelights and a rectangular fanlight. These lights are leadlight with coloured glass. There is a flat brick arch above. Windows are timber framed double hung sash, with plain single glass. A side door is timber framed with a half-glass panel with leadlight and coloured surround and a leadlight fanlight above.

The building has a bay section which has a gabled roof above. The gable is not in good condition. It is a timber framed Tudor-type gable with flywire and plaster infill. Some of the plaster has fallen away. There is a round timber vent decoration in the middle. Barge boards are of timber, and the finial is missing. The window of this section is a half-round arch with a sliding sash window with leadlight sidelights and fanlight. The arch is of brick. Above this is a label mould or hood mould.

The rear of the house is also in good condition. It has one gable section which protrudes. There are timber framed verandahs, with straight corrugated galvanised iron roof, with lattice work on one section and open on the other with brick infill. Attached to the brick infill on the northern end is a small low bluestone and red brick room which would be a half underground cellar.

The verandahs are concrete. The doorways are four-panelled.

The house is surrounded by lawn and garden and many trees. There is one large outhouse which is timber framed and clad with corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

'Corrumbene' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor, because of the quality of the design and detailing of J. Firmin Jenkins and because of its association with Henry Boucher Welch.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Corrumbene' displays historical, economical or social themes that are of importance to the local area, especially the development of farming in the hinterland of Victor Harbor;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Corrumbene'

VHE—RLR-02

- (d) `Corrumbene' displays aesthetic merit, design characteristics or construction techniques of significance to the local area because of the good quality of its design and detailing, having been a design of J. Firmin Jenkins, an architect of Port Pirie who was originally articulated to the firm of English and Soward;
 - (e) `Corrumbene' is associated with a notable local personality or event, namely Henry Boucher Welch.
-

BRIEF HISTORICAL BACKGROUND:

The origins of `Corrumbene' are described in the *Advertiser*, of 9 July 1925. It noted:

After a life of 'strenuous work both in the north and the south he [Henry Boucher Welch] is now spending well-earned leisure in a beautiful house in Hindmarsh Valley, about 3 1/2 miles from Victor Harbour. He has romantically named it Corrumbene, which in the native language signifies 'the house on the hill'. It is in a breezy situation, and when it was built the neighbours called it 'Bleak House', and prophesied that it would be blown away, but Mr. Welch, who is an enthusiastic advocate of forestation, has surrounded it with pines and other trees, and the place is quite cosy and comfortable. His wife and daughters are accomplished gardeners, and even in the winter fragrant flowers—big violets for instance— are present in profusion. There are beautiful views of The Bluff, Granite Island, Victor Harbor, and Port Elliot on the one side, and of the Hindmarsh River or the far-stretching prospect of undulations and hills on the other.

Mr. Welch was born at Sutton Bridge, Lincolnshire, on June 10, 1849, and is the son of Mr Boucher Welch, who was one of 10 children. Born on a farm, he was trained as a chemist ... Mr. Welch sen., wondered how he and all the rest of the big family were to make a living in England, and he determined to try his fortune in Australia. So he sailed for this State in the brig Belmont, 340 tons, on August 7, 1853, and after a voyage of 138 days, arrived at Port Adelaide. He remained at Norwood for a few weeks, and in January, 1854, travelled to Hindmarsh Valley. He had made enquiries, and preferred to give £4 an acre for land there, to purchasing property at £1 in the north ... Mr. H.B. Welch's first recollection is of descending what is now known as the Cut Hill, where there is a long stone wall, in a dray, with a hose in the shafts and bullocks in the lead, and trailing a big branch of a tree behind as a brake ...

Mr. Welch was induced to go to the northern areas when they were opened, and in 1877 he purchased a Government section of 540 acres in Wandearah and leased a University block of 1,000 acres about six or seven miles from Port Pirie. He had a lot of clearing to do, but his wheatgrowing enterprise and his sheep-farming were successful, and he ultimately increased his holding to about 7,000 acres ... In 1900, when he left Wandearah, [because of his failing sight] he passed his property over to his sons, Messrs. Edwin Boucher and Harold Bulton Welch. Currumbene, was built by a Port Pirie architect (Mr. J. Firmin Jenkins), and a Port Pirie contractor (Mr. Smerdon), who had worked on the Johannesburg courthouse, and St. Mary's Cathedral,

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Corrumbene'

VHE—RLR-02

Sydney. At the same time, Mr. Taylor, a local man was building Nangawooka, some hundreds of yards away, and the Port Pirie workmen had several differences with the Victor Harbour men, and so helped to give liveliness to a town, which was then normally rather quiet.

James Fir-min Jencans was born in Adelaide in 1874, educated at Prince Alfred College and for some time was identified with the engineering firm of Fulton & Co. of Adelaide. He later became articled to Messrs English and Soward, architects in Adelaide, becoming manager of the firm's office at Port Pirie. In 1900 he took over this business. Jenkins was responsible for many fine structures in country South Australia. Some of these include the Savings Bank of South Australia at Quorn, Kadina and Port Pirie, the Family Hotel at Port Pirie and the Gulnare Hotel at Crystal Brook. Jenkins was also involved in house architecture.

Like his father before him, Henry Boucher Welch became a prominent citizen in the district. He was one of the chief proponents of the Hindmarsh Reservoir. He served on the Encounter Bay District Council and was chairman for six years. He was chairman of the local branch of the Australian National League and later the Liberal Union, vice-president of the Victor Harbor Agricultural Society, and later chairman of the Southern Agricultural Society, a Synodsman of the Church of England and chairman of the Hindmarsh Valley school committee.

REFERENCES:

Advertiser, 9.7.1925, p.12a.

Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.526-7, 904-5.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.127, 139, 250.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Nangawookaoka'

VHE-RLR-03

LOCATION:

Address: Waterport Road, Victor Harbor
Land Description: Section 40
Certificate of Title: 4119/626

OWNER: Leonid Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
7/6, 7, 8



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Nangawooka'

VHE—RLR--03

DESCRIPTION:

`Nangawooka' is a large two-storey building built of limestone, with red brick quoins and dressings. The stone is lined. The roof is of corrugated galvanised iron and is hipped with a small gablet. There are brick chimneys above.

There is a set of slate steps from ground level to a small landing which has a tiled tessellated floor, then another five steps which lead to the verandah level and the front door which is to one side of the house. The ground floor bay window looks original. It features the entrance doorway which appears to be new, but made to an old pattern. The main entrance features a large panelled door and sidelight. The sidelight is leadlight with stained glass. There is a fanlight in the segmental arch over the main door. This is a four-panelled door with sidelights. Windows are timber framed double hung sash, with plain glass in the lower sash and four lights in the upper sash.

The floor of the timber framed verandah is badly cracked concrete. The underside of the first floor balcony is lined with small fluted corrugated iron. On the eastern side a section of the verandah has been built in. This is timber framed and clad with weather board.

The two-storey verandah is timber framed. The first floor balcony has a timber floor, the roof is of bullnosed corrugated galvanised iron.

The ground floor bay window at the front of the house is carried through to the first floor. It has casement windows with a fixed light in the centre and a leadlight fanlight over the segmental arch. The ordinary casement windows have flat arches. On the eastern side are two windows each timber framed double hung sash with four lights at the top and plain glass below. There is one window to floor level with a very large bottom sash. There is a brick string course about two metres high and three courses deep all the way round the upper floor. The balustrade to the verandah is timber with a common moulded handrail. The timber posts have large chamfers.

The rear of the house is single storeyed. There is an addition which appears to be original. It features two wing walls and two red brick rooms. This section has been enclosed with sliding aluminium framed doors. The windows are timber framed with awning sashes.

There are several associated outbuildings.

STATEMENT OF HERITAGE VALUE:

`Nangawooka' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor. It is also significant because of the good quality of its design and detailing, having been constructed by local builder, Mr Taylor.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Nangawooka'

VHE-RLR-03

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) `Nangawooka' displays historical, economical or social themes that are of importance to the local area, especially the development of farming in the hinterland of Victor Harbor;
 - (d) `Nangawooka' displays aesthetic merit, design characteristics or construction techniques of significance to the local area because of the good quality of its design and detailing;
 - (e) `Nangawooka' is associated with Mr Taylor, a local builder and Lavington Y. Tite, at one-time a real estate agent in Victor Harbor and later a chairman of the District Council.
-

BRIEF HISTORICAL BACKGROUND:

Section 40 was first granted to Charles Cooper in November 1851. It comprised 83 acres and cost £74-14-0. In August 1853 the land was sold to Lavington Yeo Tite. Tite was at one time a real estate agent in Victor Harbor and later became chairman of the District Council. Tite owned the property until 1896 (and bought the property at 173 Bay Road) when he sold to public servant Frederick H. Taylor. It is more than likely that the earlier buildings on the property were built by Tite during his long ownership. The property was only valued at £300 in June 1893 shortly before its sale to Taylor. Taylor lived here for 25 years until 1921. Owned by several owners until 1949, it was then the home of clergyman Andrew Gosse Hay who owned the property until his death in November 1974.

The *Advertiser* of 9:7.1925 notes that `Nangawooka' was built by local builder, Mr Taylor, at the same time that `Currumbene' was being built by workmen from Port Pirie. Apparently several differences arose between the Port Pine and Victor Harbor men 'and so helped to give liveliness to a town, which was then normally rather quiet'.

REFERENCES:

A dvertiser, 9.7.1925, p.-12a.

Department of Environment and Natural Resources, General Records Office, Real Property Act Application 22511,26.6.1893.

Department of Environment and Natural Resources, Lands Titles Office — CT.4119/626; CT.577/64.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.75, 99, 102.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Wurrildee'

VHE—RLR-04

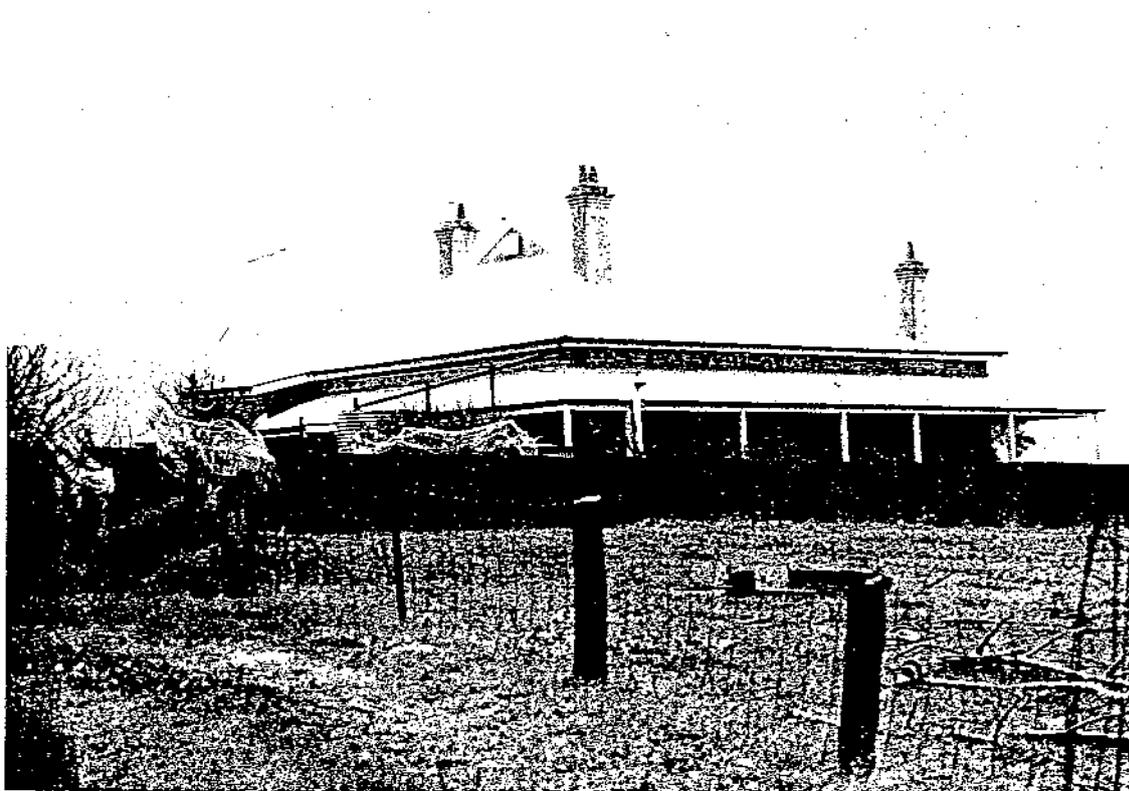
LOCATION:

Address: Waterport Road, Victor Harbor
Land Description: Pt Section 92
Certificate of Title: 4363/184

OWNER: Naima Pastoral Company Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil.

PHOTOGRAPH NOS.: B. Rowney
7/5



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Wurrildee'

VHE—RLR—04

DESCRIPTION:

This is a single-storey, bluestone building with red-brick quoins. The side is similar to the front. The bluestone wall has cement mortar pointing which has been lined. It is asymmetrical in its floor plan, with a brick chimney on one side of the front with cement rendered chimney stack. The chimneys are of red brick and have been roughly bagged over with cement mortar; there are chimney pots on top. The roof is of corrugated galvanised iron. It is hipped with small gablets which have been enclosed with metal. The return verandah is of timber with a bullnosed iron roof. The windows are timber framed double hung sash and single paned with aluminium wire over the top. The front door is timber framed with leadlight side and fanlights with patterned glass and panelled below. The door is of timber with four moulded panels and a metal knocker and escutcheon. There are two masonry steps up to the verandah level. The floor of the verandah is concrete and has a brick edge with bluestone upstand.

There is an addition at the rear. It is of bluestone which has been painted blue. The brickwork has been painted yellow. There is a verandah along the back which has been enclosed with asbestos sheeting, with two sets of awning windows. This rear verandah is bullnosed.

The house is located within a garden setting.

There is an associated bluestone building with a gabled iron roof, along with other timber framed sheds clad with corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

'Wurrildee' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor, because of the good quality of its design and detailing and because of its association with the Welch family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Wurrildee' displays historical, economical or social themes that are of importance to the local area, especially the development of farming in the hinterland of Victor Harbor;
 - (d) 'Wurrildee' displays aesthetic merit, design characteristics or construction techniques of significance to the local area because of the good quality of its design and detailing;
 - (e) 'Wurrildee' is associated with a notable local personality or event, namely the Welch family.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Wurrildee'

VHE—RLR-04.

BRIEF HISTORICAL BACKGROUND:

'Wurrildee' may date from about 1902 for in September 1902 this 402 ft square property was transferred to Sarah E. Welch. The property was severed from a larger property that had been owned by Boucher Welch since 1871. It appears the land was transferred shortly after his death in February 1902. Boucher Welch, a member of the District Council 'for many years' had bought Sections 91 and 92 from Robert Richard Torrens in June 1871. After Sarah Welch's death in 1914 the property remained within the family until February 1954. Other family members owned property in the near area: 'Corrumbene'—Henry Welch; 'Lincoln Farm'—Boucher Welch; and Lot 104—Hamilton Welch.

After Sarah's death the property was then owned by T.M.S. Rowe for two years until acquired by Keith S. Rymill who owned it until his death in March 1975. Naima Pastoral Company Pty Ltd have owned the property since then.

REFERENCES:

Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, p.904.
Department of Environment and Natural Resources, Lands Titles Office — CT.4363/184; CT.4039/944; CT.694/55; CT.155/24.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Lincoln Park'

VHE-RLR-05

LOCATION:

Address: Waterport Road, Victor Harbor
Land Description: Section 92
Certificate of Title: 4363/185

OWNER: Naima Pastoral Company Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
7/1, 2, 3, 4



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Lincoln Park'

VHE-RLR-05

DESCRIPTION:

`Lincoln Park' is a large cattle stud on the fringes of Victor Harbor. The main house is surrounded by a fine lawn and garden setting, with a magnificent views of Victor Harbor in the far distance.

The main building is of two-stories with bluestone walls and red brick quoins. The red brick has been painted and badly lined. The bluestone has been patched with cement mortar which has been lined, both on the ground floor and the first floor. There is a central doorway beneath a segmental arch with red brick dressings. The ground floor has new bay windows either side of the doorway. Those windows to the first floor appear to be original sash windows with six lights on each sash. The roof is corrugated galvanised iron. It is hipped with small vented gablets and timber finials at either end. The verandah is part of the main roof of the building. This is a return timber framed verandah which features metal and cast iron lace, and a cast iron balustrade to the first floor balcony.

The house has a bluestone wall which extends from one side to the other and seems to define the front section of the house. It forms an end to the verandah. There is another section of the house behind, which is also of bluestone with red brick quoins. This section is largely original with good pointing and the brickwork original and free of paint. There is a third section behind that which is more recent. It is made of bluestone slate, with red brick quoins. It also has windows with segmental arches and large casement windows with large panes of glass. It has a pitched gable roof of glass, forming a conservatory.

The return verandah has a tiled floor, of small square tiles. The main door is timber framed and four-panelled, but seems to have been of recent construction. It has sidelights with figured glass in four panels on either side. The windows to the bay windows are timber framed double hung sash with six lights on both sides and with smaller two-light sashes on the splayed corners. The building has two sets of brick chimneys.

There is an underground, brick domed water tank near the side entrance to the house.

There are associated outbuildings of bluestone and brick. These include a modern dairy, which is timber framed and clad with corrugated galvanised iron. Also on the property is an old shearing shed. This is constructed of bluestone with some red brick dressings to the windows and sheep door, but not to the quoins. It has a corrugated galvanised iron gabled roof. It is in poor condition, though is presently used as a garage.

STATEMENT OF HERITAGE VALUE:

`Lincoln Park' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor, because of the good quality of its design and detailing and also because of its association with the Welch family.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Lincoln Park'

VHE—RLR—05

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Lincoln Park' displays historical, economical or social themes that are of importance to the local area, especially the development of farming in the hinterland of Victor Harbor;
 - (d) 'Lincoln Park' displays aesthetic merit, design characteristics or construction techniques of significance to the local area because of the good quality of its design and detailing;
 - (e) 'Lincoln Park' is associated with a notable local personality or event, namely the Welch family.
-

BRIEF HISTORICAL BACKGROUND:

The main building of 'Lincoln Park' was apparently built in the late nineteenth century when owned by Boucher Welch, a member of the District Council 'for many years'. Welch had bought Sections 91 and 92 from Robert Richard Torrens in June 1871. After Welch's death in February 1902 a portion of Section 92 was transferred to family member Sarah E. Welch and this became known as 'Wurrildee'. The land containing 'Lincoln Park' remained within the family until February 1954. Other family members owned property in the near area: 'Corrumbene'—Henry Welch; 'Wurrildee'—Sarah Welch; and Lot 104—Hamilton Welch.

After Sarah's death the property was then owned by T.M.S. Rowe for two years until acquired by Keith S. Rymill who owned it until his death in March 1975. Naima Pastoral Company Pty Ltd have owned the property since then.

REFERENCES:

- Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.899, 904.
- Department of Environment and Natural Resources, Lands Titles Office — CT.4363/185; CT.4182/839; CT.694/55; CT.155/24.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHE-RLR-06

LOCATION:

Address: Lot 104, Adelaide Road, Victor Harbor
Land Description: Pt Section 91
Certificate of Title: 2826/57

OWNER: I. Bilecki and others

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
14/5



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHE-RLR--06

DESCRIPTION:

Lot 104 has limestone walling with rendered quoins and dressings. The whole has been painted cream and white. The roof is of corrugated galvanised iron. It is gabled with two small gables to the front and small gablets at the top. The gables have been sheeted with asbestos cement sheeting. There is a very small verandah, almost like a porch, which forms part of the main roof. 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 windows are in banks of three. They are small timber framed sash windows with clear glass. There is a timber framed addition at the northern end. This end of the house has casement windows all of which are timber framed. There is also timber decking and a timber staircase which comes out from the side doorway. This side door is a small quarter-glass with a small figured glass sidelight.

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 weather board.

There are several associated outbuildings, one of limestone construction with red brick quoins and a gabled roof of corrugated galvanised iron. There are other timber framed and corrugated galvanised iron clad buildings nearby.

The house is in good condition and is set within extensive grounds. There is a croquet rink at the side of the house.

STATEMENT OF -HERITAGE VALUE:

The dwelling is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor, because of the good quality of its design and detailing and also because of its association with the Welch family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling displays historical, economical or social themes that are of importance to the local area, especially the development of farming in the hinterland of Victor Harbor; ,
 - (d) the dwelling displays aesthetic merit, design characteristics or construction techniques of significance to the local area because of the good quality of its design and detailing;
 - (e) the dwelling is associated with a notable local personality or event, namely the Welch family.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

VHE-RLR-

BRIEF HISTORICAL BACKGROUND:

This land, which was part of 145 acres, was once owned by Hamilton Welch, Port Elliot farmer and one-time chairman of the District Council of Pt Elliot. Hamilton Welch was the son of Boucher Welch who owned nearby 'Lincoln Farm' and brother of Henry Welch who owned 'Corrumbene'. Another family member, Sarah Welch, owned 'Wurrildee'.

As were other members of his family, Hamilton Welch was very involved in community affairs. For some time he was chairman of the local Agricultural Society, was connected with the military forces of South Australia, was captain of the Victor Harbor Rifle Club and was a leading force and chairman of directors in the co-operative butter factory. He also was involved in helping to develop copper fields at Currency Creek.

From 1910 until 1930 the property—now of Pt. Sections 91 and 92 and of 224 acres—was owned by Herbert Welch. In March 1930 a portion—six acres and including the buildings on the site—was sold to H.M. Lewis who owned the property for twenty years.

REFERENCES:

Burgess, H.T. (ed.). *The Cyclopedia of South Australia*, Vol. II, Cyclopedia Company, Adelaide, 1909, facsimile edition, Austaprint, Hampstead Gardens, 1978, pp.899-90.

Department of Environment and Natural Resources, Lands Titles Office — CT.2826/57; CT.1569/82; CT.860/204; CT.694/54.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.127.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Bambrick'

VHE-RLR-07

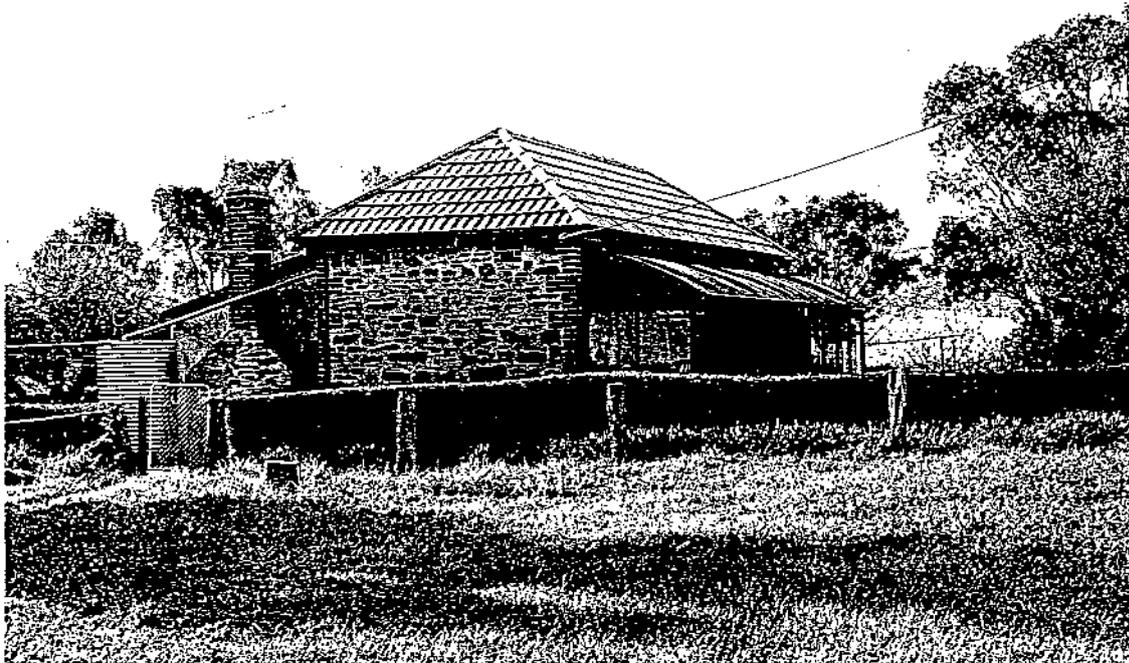
LOCATION:

Address: 1 Dillon Road, Victor Harbor
Land Description: F.166363, Section 142
Certificate of Title: Hundred of Encounter Bay
3087/60

OWNER: C.M. and R.G. Dillon

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/23



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Bambrick'

VHE—RLR--07

DESCRIPTION:

A single-storey bluestone dwelling. The back section was reportedly built in the 1850s and the front section around Federation. The cottage has a hipped roof with the rear section having a skillion roof. The new front rooms have small fluted corrugated iron for the ceiling. The building is constructed of bluestone with lime mortar and brick quoins. The rear section is divided into two sections with the back section timber framed and timber clad. The rear section stonework has been rendered and painted. The front verandah is bullnosed with the northern end enclosed. There are double hung sash windows with flat arches. The building has been re-roofed in iron tiles.

The shed is a combination of timber poles and sawn timber. The cellar in this shed has been covered over by a recently-added concrete slab. The nails are rose head wire-out nails indicating construction at least as old as the front section of the house.

STATEMENT OF HERITAGE VALUE:

'Bambrick ' is of local heritage significance primarily because of its age and detailing.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) 'Bambrick' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, in particular the interior detailing and its relative integrity.
-

BRIEF HISTORICAL BACKGROUND:

The original section of `Bambrick' is reported to have been built in the 1850s.

REFERENCES:

Coote, Simon, personal communication, 6.11.1997.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cemetery

VHE—RLR-08

LOCATION:

Address: Finniss Road, Victor Harbor
Land Description: Section 769
Certificate of Title: 150300/0769

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
3/3, 4, 5



VICTOR HARBOR HERITAGE SURVEY (1997)
Recommended Local Heritage Place

Cemetery

VHE—RLR-08

DESCRIPTION:

An extremely well-maintained and attractive cemetery with columbarium and memorial native garden.

STATEMENT OF HERITAGE VALUE:

The cemetery is of local heritage significance and is historically important as the last resting place of many of those associated with the development of Victor Harbor and because it preserves the personal history of many in the Community. It is also significant for the collection of grave furniture which, in its symbolism, reflects the attitudes of contemporaries to death and religion.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the cemetery displays historical, economic or social themes that are of importance to the local area and which are reflected in the personal histories of many of those buried there;
 - (b) the cemetery represents customs or ways of life that are characteristic of the local area, particularly attitudes towards religion and death;
 - (c) the cemetery has played an important part in the lives of local residents as they have gathered to bury friends and relatives;
 - (e) the cemetery is associated with several notable local families.
-

BRIEF HISTORICAL BACKGROUND:

This land was dedicated as a Reserve in December 1858. The area continues to be used as a cemetery for Victor Harbor.

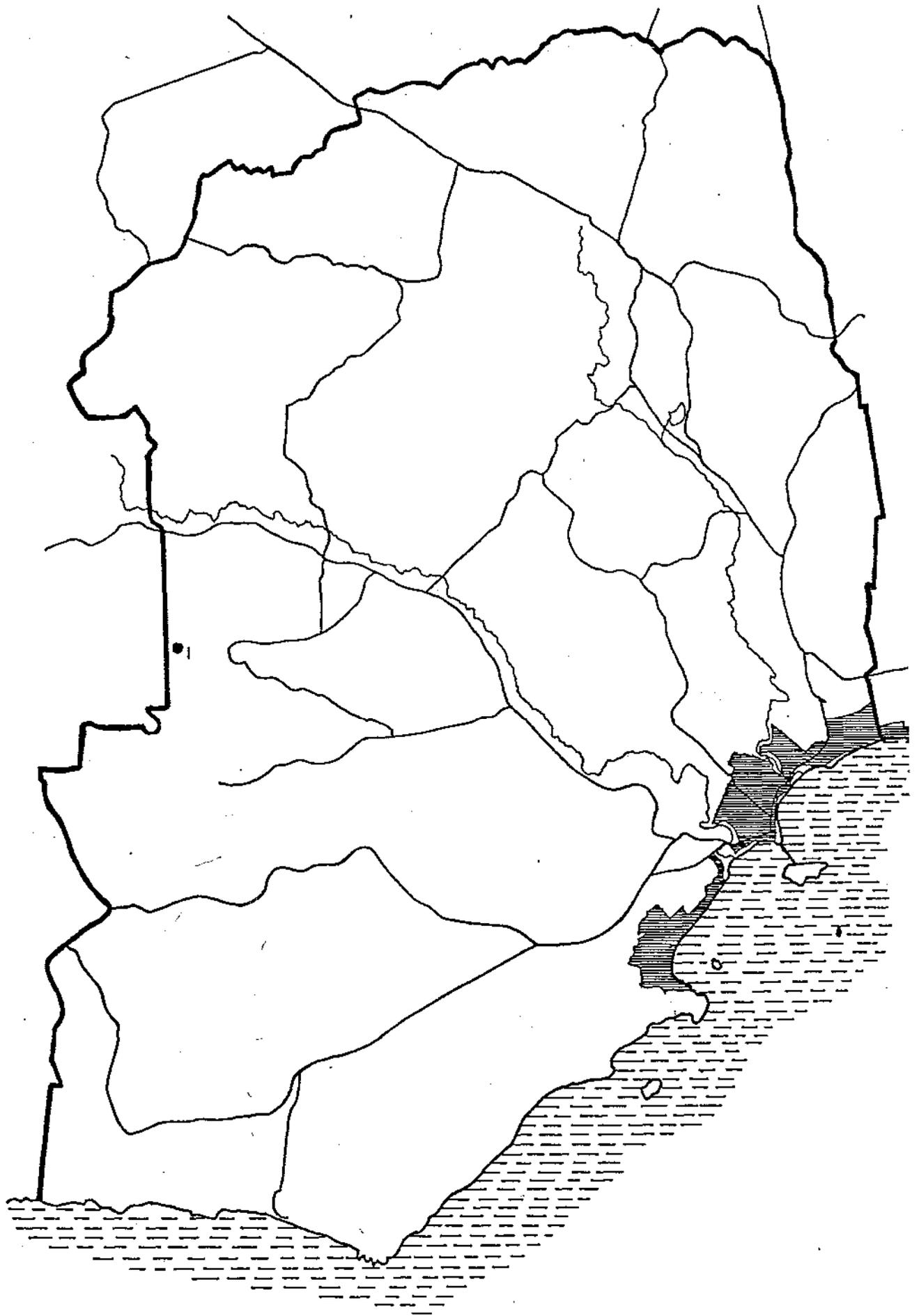
REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — Fabricated Title reference 150300/0769.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.56.

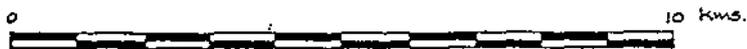
4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.4 Bald Hills (BH)

- Ruin—Former Congregational Church and Cemetery,
Hancock Road, Bald Hills (BH—RLR-O1)



VICTOR HARBOR HERITAGE SURVEY
BALD HILLS Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Ruin—Former Congregational Church
and Cemetery

BH—RLR—01

LOCATION:

Address: Hancock Road, Bald Hills
Land Description: Section 293, Lot 5, Plan F40086
Certificate of Title: Limited Title J/52

OWNER: Uniting Church in Australia Property Trust (S.A.)

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/14, 15



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Ruin—Former Congregational Church
and Cemetery

BH—RLR-01

DESCRIPTION:

Now a ruin, the small church was constructed of random rubble stone which had been lime rendered. The walls have been stabilised with tie bars. The gabled roof form is now uncovered and this has allowed three native casuarina trees to grow in the body of the church. At the front is a small porch, the walls of which remain standing, with the main door positioned at the eastern side.

There is a small overgrown cemetery at the eastern side of the church ruin. Only five headstones still remain and these are memorials to the Lush, Boundy, Harris and Hancock families.

STATEMENT OF HERITAGE VALUE:

The ruins and cemetery are primarily of local heritage significance because of their identification with the history of the Congregational Church in South Australia and the manner in which it reflects the extension of religion into the state with the expansion of agriculture.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former church and cemetery display historical and social themes that are of importance to the local area, in particular the identification of the churches with early settlement in the rural communities of South Australia;
 - (c) the former church and cemetery played an important part in the lives of local residents, particularly early Congregationalist settlers who attended the church and Sunday school.
-

BRIEF HISTORICAL BACKGROUND:

According to Geoffrey Manning, the area was described in 1866 as a pastoral village 'situated on the Yankalilla River' and Bald Hill as 'a remarkable elevation which is a landmark for the surrounding country.' With a thriving local community who lived on holdings of from 80 to ' 120 acres, community services soon became established. A post office was opened in c.1856 on Section 343, Hundred of Encounter Bay, and a school opened in 1860 although closed soon after in 1863.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Ruin—Former Congregational Church
and Cemetery

BH—RLR-01

Built on the crest of Bald Hill, the land for this property was sold by John Barrett for £5 to W. Whiteridge, R. Whiteridge, W.J. Barratt, Joshua Gibson, J.E. Pollard, J. Hancock, J. Lush and J. Robertson on 30 December 1854. This group of trustees were of the 'Society of Protestants called Independants'. The church was established by 1856. Not only was it a place where locals could worship together but a Sunday school was also conducted in the building for local children and a school on weekdays. One student was former Victor Harbor mayor, Mr A. Grosvenor, who attended Sheoak Hill Church (Bald Hills) in c.1874. In an article in the Advertiser in 1925 it was noted that the Sunday School in Mr Grosvenor's time:

... was full of children for the scores of surrounding settlers had families of from ten to twelve children each. They lived on holdings of from 80 to 120 acres, granted in proportion to the passage money paid. The women used to ride over the hills on horseback with a child on one arm and a basket of eggs and butter attached to the saddle, while sometimes they drove a pack horse. The mainstay for them was the population of Encounter Bay until a carrier's van went over the hills with produce through Yankalilla to Adelaide. ... There were once hundreds of people and eight or ten flourishing schools in the Bald Hills and the Inman Valley. The forefathers of the hamlets are in the churchyards.

Services ceased in 1905 and subsequently the iron was taken from the roof to build a stable.

A plaque mounted on a small boulder at the front of the ruin notes:

TO COMMEMORATE THE PIONEERS OF
THE BALD HILLS CONGREGATIONAL CHURCH
1856-1905
DEDICATED 10TH OCTOBER, 1976.

In 1981 the land was brought under the Real Property Act and given a Limited Certificate of Title and made out to the Uniting Church in Australia Property Trust (S.A.).

REFERENCES:

Advertiser, 9.7.1925, p.12a.

Department of Environment and Natural Resources, General Records Office — Search Docket 2654.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Ruin—Former Congregational Church
and Cemetery

BH—RLR-01

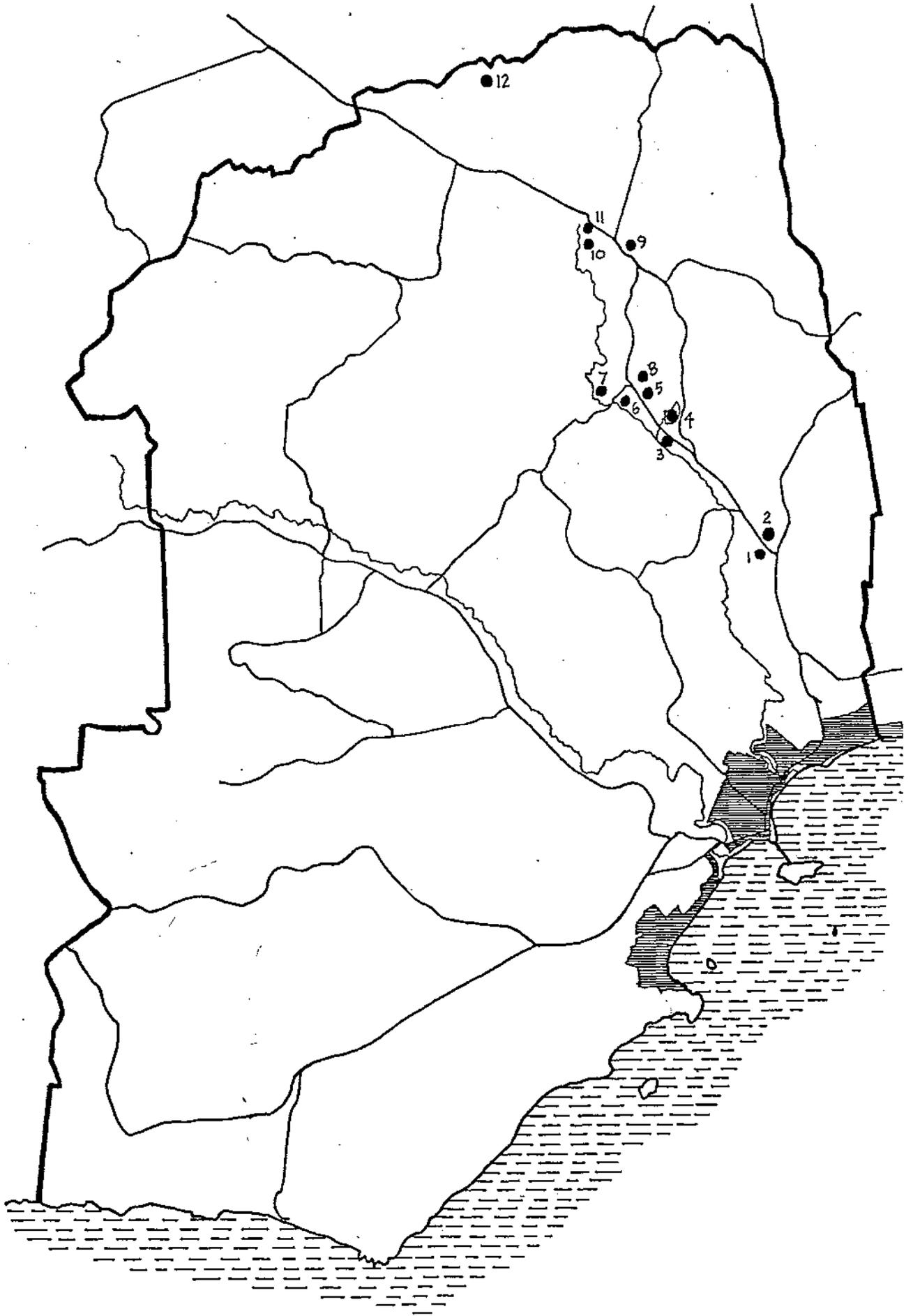
Manning, Geoffrey H. *Manning's Place Names of South Australia*, author, Adelaide, 1990, p.23.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, p.70.

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.5 Hindmarsh Valley/Tiers (HV)

- Former School, Myponga Road, Hindmarsh Valley (HV—RLR-01)
- Hall, Myponga Road, Hindmarsh Valley (HV—RLR-02)
- 'Beau Desert', 116 Waggon Road, Hindmarsh Valley (VH—RLR-03)
- Reservoir, Myponga Road, Hindmarsh Valley (HV—RLR-04)
- 'Shady Grove', 109A Nettle Hill Road, Hindmarsh Valley (HV—RLR-05)
- Brookdale', Nettle Hill Road, Hindmarsh Valley (HV—RLR-06)
- 'Glen Lindsay', Sawpit Road, Hindmarsh Valley (HV—RLR-07)
- Nettle's Cottage, 119 Strangways Road, Hindmarsh Valley (HV—RLR-08)
- Slab Cottage, 104 Myponga Road, Hindmarsh Tiers (HV—RLR-09)
- Former Smelter Site, Myponga Road, Hindmarsh Tiers (HV—RLR-10)
- Cottage, 600A Myponga Road, Hindmarsh Tiers (HV—RLR-11)
- Former Mt Jagged Mine, 678 Myponga Road, Hindmarsh Tiers (HV—RLR-12)



VICTOR HARBOR HERITAGE SURVEY
HINDMARSH VALLEY Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

HV—RLR-01

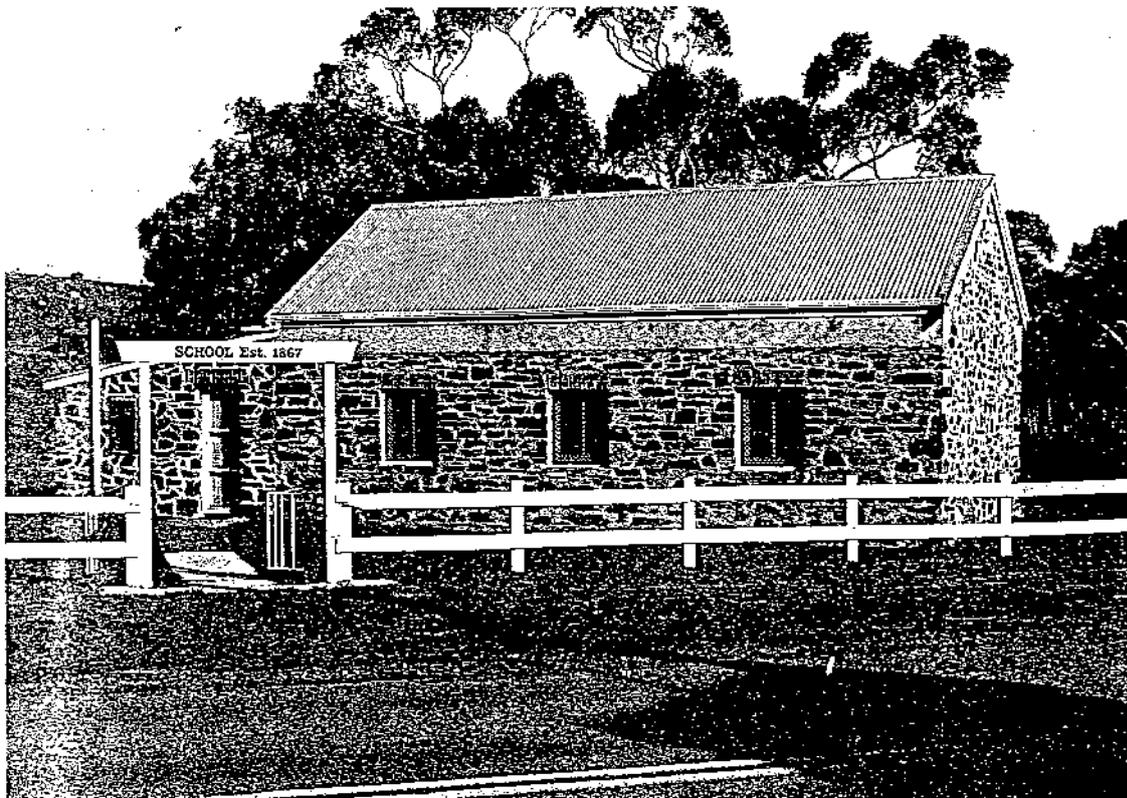
LOCATION:

Address: Myponga Road, Hindmarsh Valley
Land Description: Pt Section 121
Certificate of Title: 2605/177

OWNER: Hindmarsh Progress Assoc. Inc.

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 14

PHOTOGRAPH NOS.: P. Donovan
10/3



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

HV—RLR—01

DESCRIPTION:

A single storey building with bluestone walls which were originally tuck pointed. The roof is of gabled form, is covered with corrugated galvanised iron, and there is a stone chimney with a brick stack. A triangular timber ventilator is in the gable. There are no quoins or surrounds, but there are flat arched brick window heads; aluminium mesh screens have been placed over the windows. There are two lean-to additions: one has a bluestone wall facade and a corrugated galvanised roof; the other has corrugated galvanised iron walls and a skillion roof which also is of corrugated galvanised iron. The entrance door to the former school has been positioned in the bluestone lean-to. A new corrugated galvanised iron shed is at the rear. A post and rail fence fronts the building. A sign at the front of the building notes that the former school was established in 1867. .

The building is currently used by the Hindmarsh Valley C.W.A.

STATEMENT OF HERITAGE VALUE:

The former school is of local heritage significance primarily because its establishment reflects the manner in which government service—education—followed the development of communities in colonial South Australia.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former school building displays historical and social themes that are of importance to the local area, in particular the extension of education services to the region;
 - (c) the building played an important part in the lives of local residents who were educated at the school and who also used the building as a community meeting place.
-

BRIEF HISTORICAL BACKGROUND:

The land for this school on part of Section 121 appears to have been donated originally to Orland Bingham Hutchison who owned many sections in the district throughout the nineteenth century. In 1958 the property was transferred to the District Council of Encounter Bay but a few months later was transferred to six locals: A.D. Gray; R.C. Isaacson, W.T. Henderson, W.V.L. Virgin and F.R. and H.A. Zilm.

For over forty years, until the Memorial Hall was built opposite in 1958, community meetings were held in the school room.

In 1976 the building became the property of the Hindmarsh Progress Association Inc.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former School

HV—RLR-01

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.2605/177; CT.2573/193; CT.1057/75; CT.708/164.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hall

HV-RLR-02

LOCATION:

Address: Myponga Road, Hindmarsh Valley
Land Description: Lot 1, F9097
Certificate of Title: 4158/137

OWNER: Hindmarsh Valley Progress Association

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/2



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hall

HV-RLR-02

DESCRIPTION:

A single storey cream brick building with gable roof form covered with corrugated galvanised iron. The gable ends have been cement rendered and there is a window in the southern end. There are wide eaves, awning windows high in the walls and a lean-to porch at the front. Also at the front is a bluestone feature tower. There are double exit doors to the western and eastern sides of the building; doors and windows have timber surrounds.

STATEMENT OF HERITAGE VALUE:

Although not of any significant architectural significance, the Hindmarsh Valley Memorial Hall is of local heritage significance as the venue for many local gatherings and celebrations that reflect resident's attitudes to local developments.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the hall displays historical, economical or social themes that are of importance to the local area, particularly in the social development of the area;
 - (b) the hall represents customs or ways of life that are characteristic of the local area and the need for a community centre;
 - (c) the hall played an important part in the lives of local residents, particularly as a place to gather on significant occasions.
-

BRIEF HISTORICAL BACKGROUND:

The Hindmarsh Valley Memorial Hall was opened by parliamentarian Dr Jim Forbes on 3 October 1958 after many months hard voluntary labor by local residents. A memorial plaque at the front of the building notes:

THIS STONE WAS LAID BY
W.V.L. VIRGIN
ON BEHALF OF RESIDENTS OF
HINDMARSH VALLEY ON 16TH JUNE
1958

For over forty years, until the hall was opened, local meetings were held in the old school room.

While the decision to erect a hall had been taken much earlier, these plans were interrupted by the outbreak of World War II. Consequently, it was not until 1957 that a building committee, with president Alan Gray, was formed and a start was made in organising an 'enormous amount of voluntary work which represented a large sum of money'. In fact, the actual cost of about £4,500 saw a finished hall valued at over £8,000.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Hall

HV-RLR-02

The facade of the hall was designed with three stone columns which represented the three services. The hall was built of Littlehampton cream brick to a size of 78 ft x 32 ft. The dance floor was 46 ft x 30 ft and there was a stage, two cloakrooms, foyer and porch.

The stage furnishings were presented to the committee by the members of the Hindmarsh Valley Branch of the Country Women's Association at a cost of £200.

REFERENCES:

Victor Harbor Times, 26.9.1958; 10.10.1958.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Beau Desert'

HV—RLR-03

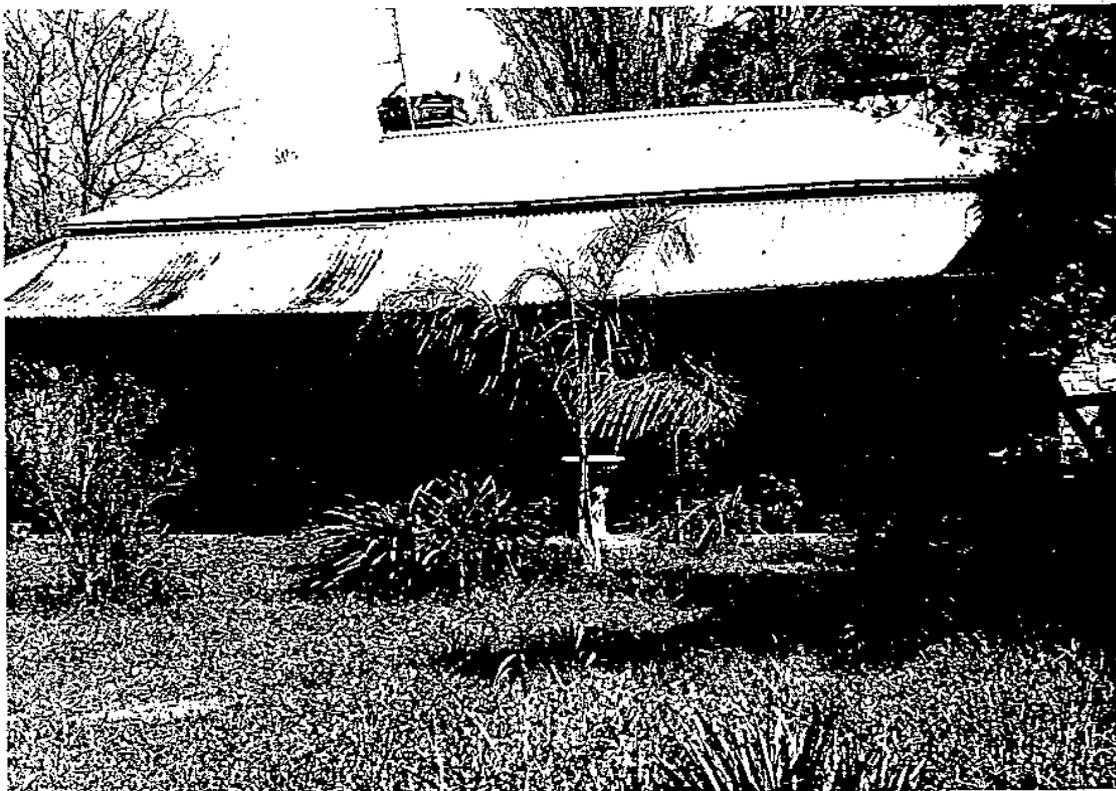
LOCATION:

Address: 116 Waggon Road, Hindmarsh Valley
Land Description: Section 116
Certificate of Title: 5219/287

OWNER: P. Hutchinson

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 7
National Trust Recorded List: 595

PHOTOGRAPH NOS.: S. Coote
15/4, 5, 6, 7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Beau Desert'

HV—RLR--03

DESCRIPTION:

This is a single-storied cottage. The walls are of bluestone with painted brick quoins and tuck pointing. It has a hipped roof of corrugated galvanised iron. It features a verandah on the front with concrete floor which is cracked. The roof of the verandah is concave and of corrugated galvanised iron. Windows are timber framed and double hung sash with six-light sashes: there is a flat arch above, although one window has a segmental arch. There are timber louvered shutters attached to the windows. The main door is of timber and there is a timber framed fanlight above.

Interior rooms have lathe and plaster ceilings, but no cornices.

There is a timber framed extension at the rear. It is clad with corrugated galvanised iron and glass and has both a gabled and skillion roof. This has timber framed sliding windows and it features a timber ceiling. There are timber skirtings and a fireplace with timber surrounds. The external door to the verandah is of half glass and timber panels.

The bathroom block features rough-cast pebble dash rendering and a timber framed six light window. The interior walls are rendered, the floor is of concrete, and there is a pressed metal ceiling. The timber framed verandah has been enclosed by weather board.

The wash house is of bluestone with red brick quoins. It has a slate floor and a brick fireplace, timber framed door and window.

There is an associated bluestone outbuilding with a gabled corrugated galvanised iron roof. This was once a stable but is currently used as a pottery studio.

There is another building which is timber framed with a pressed metal 'stone' front, with sides of corrugated galvanised iron. The roof is hipped and also of corrugated galvanised iron. This building is currently in a dilapidated state.

STATEMENT OF HERITAGE VALUE:

'Beau Desert' is of local heritage significance because of its identification with the development of farming in the hinterland of Victor Harbor, because of the unusual nature of its construction and also because of its long association with the Hutchinson family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Beau Desert' displays historical, economical or social themes that are of importance to the local area,' especially the development of farming in the hinterland of Victor Harbor;
- (d) 'Beau Desert' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly the unusual nature of its construction;

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Beau Desert'

HV—RLR-03

(e) `Beau Desert' has always been associated with the Hutchinson family.

BRIEF HISTORICAL BACKGROUND:

This property still remains in the ownership of the Hutchinson family. The property was taken up by Y.B. Hutchinson in 1837.

Hutchinson arrived in South Australia on the *Buffalo* in 1836. He retired to England in 1838 and left G. Strangways as manager. Strangways built what was known as the dairy and the older part of the homestead in the 1840s. The walls were of limestone rubble and the roof was of slate. However, by 1953 the roof was of corrugated galvanised iron.

Extensions were carried out in 1914 and more recently extensive renovations have been carried out which have incorporated the older section of the building.

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

National Trust of South Australia, Early Buildings Register.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Reservoir

HV—RLR-04

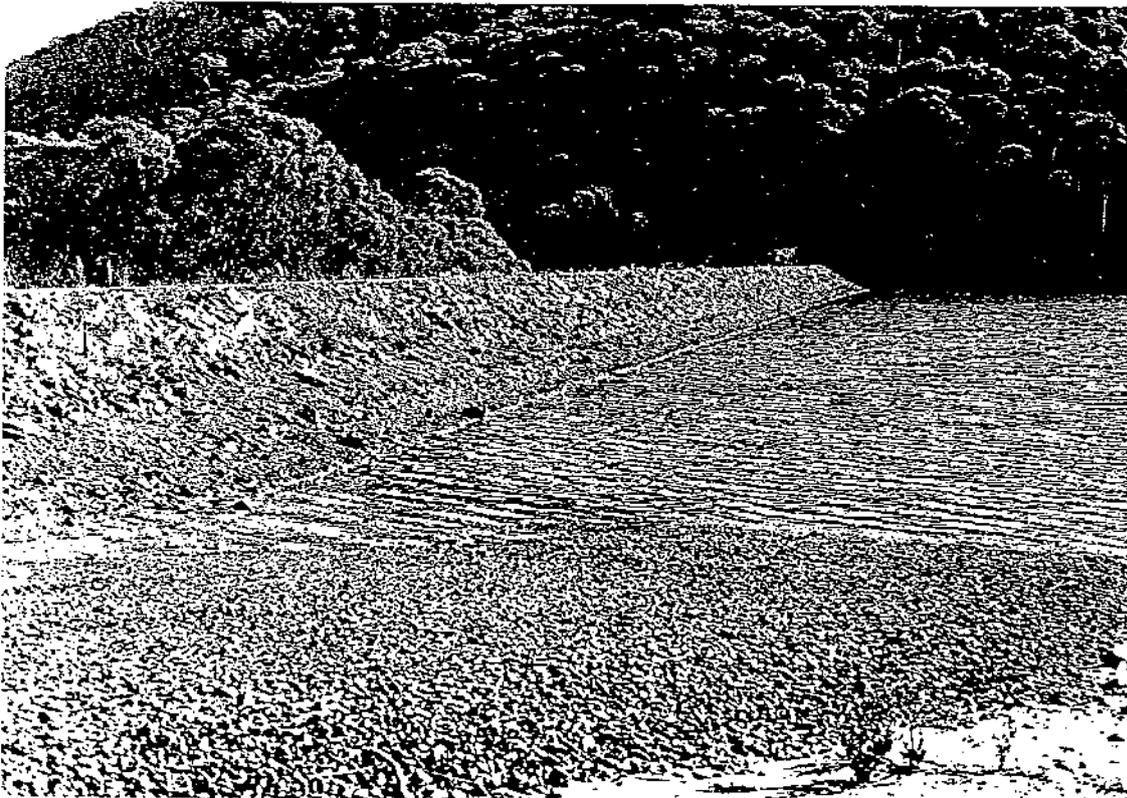
LOCATION:

Address: Myponga Road, Hindmarsh Valley
Certificate of Title: Pt Section 138: CT.5451/902
Section 277: CT.1061/106

OWNER: S.A. Water

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 8

PHOTOGRAPH NOS.: P. Donovan
10/4, 5, 6



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Reservoir

HV—RLR-04

DESCRIPTION:

Small reservoir with an earth filled embankment approximately 200m in length and 20m in height. The cement spillway is at the northern end as is a small stone pump house. The pump house has a gable roof which is covered in corrugated galvanised iron. It has brick quoins and surrounds.

Immediately below the reservoir is a modern pumping house complex which is managed by the Engineering and Water Supply Department.

STATEMENT OF HERITAGE VALUE:

The Reservoir is of local heritage significance primarily because it was Victor Harbor's first reticulated water supply and represents a significant engineering feat.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the reservoir displays historical, economic or social themes that are of importance to the local area, primarily because it was Victor Harbor's first reticulated water supply;
 - (c) the reservoir has played an important part in the lives of local residents as the source of their water;
 - (d) the reservoir displays aesthetic merit, design characteristics or construction techniques of significance to the local area, it being a significant engineering work.
-

BRIEF HISTORICAL BACKGROUND:

Soon after the ward of Port Victor was proclaimed a municipality in June 1914, measures were taken to create a reticulated water supply which involved the excavation of a reservoir. Work began in November 1914 to deepen a gully on the Hindmarsh River 'between the properties of O.B. Hutchinson and Abel Gray'. While building was taking place a store was established by Battye & Jones so that workers could obtain provisions. However, it burnt down and appears not to have been rebuilt.

In the meantime, banks were built to a height of 25 feet above the bed of the creek. A reservoir, including embankment, bye-wash, weir, intake chamber and puddle trench, were all completed, together with piping to Victor Harbor, Port Elliot, Middleton and Goolwa by 30 June 1917. With a 81 000 000 gallon capacity above the bottom outlet, the reservoir operations were carried out entirely from the Department of Public Works under the supervision of Scottish engineer Mr. Gow and were completed at a cost of £69 000.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Reservoir

HV—RLR-04

REFERENCES:

- Bartlett, Jeanette. *180 years of Victor Harbor history in many pictures with some words*, J. Bartlett, Victor Harbor, 1982.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, Charles R. *Encounter Bay, the miniature Naples of Australia: a short history of the romantic south coast of South Australia ...*, facsimile edition, Gillingham Printers, Adelaide, 1981.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.122-3 (quote, including photograph).
SAPP 29-1914-15; 29--1915-16; 29-1916-17.
- Stempel, A.A. and Tolley, J.C. *the story of Victor Harbor*, reprinted by the Ambrose Press, Victor Harbor, 1970.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Shady Grove'

HV—RLR-05

LOCATION:

Address: 109A Nettle Hill Road, Hindmarsh Valley
Land Description: FP.165356
Certificate of Title: 1167/176

OWNER: C.R. and M.W. Zilm

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 6

PHOTOGRAPH NOS.: S. Coote
15/8



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Shady Grove'

HV—RLR-05

DESCRIPTION:

This is a single-storey cottage. It features a timber framed pressed metal front elevation. The sides are of corrugated galvanised iron set horizontally. The roof is of corrugated galvanised iron. Windows are timber framed, double hung sash. There is a front verandah supported by turned timber posts. The floor of the verandah features hexagonal clay tiles. A lean-to kitchen at the rear is a later addition.

The interior consists of a central hall and four rooms. All rooms feature pressed metal walls and ceilings. The timber floor has been carpeted. There is a fireplace in one of the front rooms with timber surrounds. Doors are timber framed and panelled.

There are associated outhouses. One is of bluestone with red brick quoins: it has a skillion roof of corrugated galvanised iron. Another is timber framed and clad with corrugated galvanised iron with a gabled roof of the same material. There is an outside toilet timber framed and clad with corrugated galvanised iron.

There is an underground tank with a domed brick top.

STATEMENT OF HERITAGE VALUE:

'Shady Grove' is of local heritage significance, particular because of the unusual nature of its construction.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) 'Shady Grove' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly the unusual nature of its construction: timber framed pressed metal front elevation; sides of corrugated galvanised iron set horizontally; and all rooms featuring pressed metal walls and ceilings.
-

BRIEF HISTORICAL BACKGROUND:

In May 1885 Abel Gray, a farmer, acquired the property from J. McDonald, a licensed victualler. The Gray family retained ownership of the property until 1923. Abel Gray for a time was employed by the council on road, drain and bridge projects around the district. The Zilm family acquired the property in October 1943.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Shady Grove'

HV-RLR-05

REFERENCES:

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.100.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Brookdale'

HV—RLR-06

LOCATION:

Address: Nettle Hill Road, Hindmarsh Valley
Land Description: F.40288, Section 59
Certificate of Title: 5303/621

OWNER: Gorman Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/24, 25; 15/00



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Brookdale'

HV-RLR-06

DESCRIPTION:

Old Mill Section/House

The old mill building is of two storeys and one storey and has been extensively enlarged and modernised. The mill is constructed of rendered masonry (bluestone)—the bluestone walls of the interior are still showing—it has stone quoins and is 8.875m in length. The walls are 500mm thick at both the ground and first floor levels. The hipped and gabled roof is of corrugated galvanised iron. There is a verandah with rendered pillars, an upper floor balcony and a timber balustrade. The verandah is part of the old house. The timber framed windows and doors are now all post-modern.

The single storey addition on the north-western end of the mill consists of walls which average around 450mm thick and are constructed of random bluestone rubble with stone quoins.

Outhouse

Constructed of cut bluestone, the outhouse has no quoins, a gable and a corrugated galvanised iron roof. The vehicle enclosure with a room has a timber framed roof which is supported by timber posts. There is also bluestone dry walling.

STATEMENT OF HERITAGE VALUE:

`Brookdale' is of local heritage significance because of its identification with early agriculture in the district.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Brookdale' displays historical, economic or social themes that are of importance to the local area, namely the development of agriculture in the district which resulted in the establishment of the mill.
-

BRIEF HISTORICAL BACKGROUND:

The old mill section of `Brookdale' was built in the period c.1854-62 and the house in approximately 1862. The mill was water powered. As well, locals recall oranges as having been grown on the property.

REFERENCES:

Coote, Simon, 'Brookdale Mill', unpublished typescript notes.
Coote, Simon, personal communication, 6.11.1997.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Brookdale'

HV—RLR-06

Exterior view: before and after renovations



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Brookdale'

HV—RLR-06

Exterior view: before and after renovations



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Glen Lindsay'

HV-RLR 07

LOCATION:

Address: Sawpit Road, Hindmarsh Valley
Land Description: Section 170
Certificate of Title: 4290/766

OWNER: W.A.N. Dodridge and R.L. Fry

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
14/4



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Glen Lindsay'

HV-RLR-07

DESCRIPTION:

The original cottage was erected in [1852]. It is single storey and constructed of stone which now has a painted surface. There are timber framed windows with double hung sashes and the timber framed door is panelled and half glass. The original double hipped roof of corrugated galvanised iron remains under the new roof attached to the extensions.

There is an extension to the rear of the building, and a brick extension to the right of the building. This has a hipped roof of corrugated galvanised iron. There is also a timber framed ashlar extension to the left of the building. Here there are timber framed windows with double hung sashes and the roof form is gable.

There is a verandah to the original section and the right extension. It is concave with metal posts, timber fascias, concrete floor and is covered in corrugated galvanised iron. A timber pergola with vines and slate paving has been added to the front of the verandah.

The whole building is painted white.

STATEMENT OF HERITAGE VALUE:

'Glen Lindsay' is of local heritage significance primarily because of its identification with a former prominent local identity, Arthur Fydell Lindsay.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

(d) 'Glen Lindsay' is associated with former local identity, Arthur Fydell Lindsay.

BRIEF HISTORICAL BACKGROUND:

Arthur Fydell Lindsay arrived in South Australia in 1836 at the age of 19 years aboard the *Buffalo*. He chose the land on which the original section of 'Glen Lindsay' was built when he visited Hindmarsh Valley in company with T.B. Strangways and Y.B. Hutchinson when they were exploring the region in 1838. Soon after he moved to the area and his cottage was built in [1852]. According to Michael Page, he constructed 'one of the first stone houses at Victor Harbor ...' As an article in the *Advertiser* of 9 July 1925 noted:

Mr. Lindsay, who was a surveyor, selected the country for himself and Mr. Hutchison, and he generously allotted the beautiful fertile valley land to Mr. Hutchison, and took for himself the Glen, where there is now a fine orange grove. There are splendid orchards and gardens on the property ...

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Glen Lindsay'

HV—RLR-07

Lindsay soon became involved in community affairs becoming a member and chairman of the Encounter Bay District Council and first chairman of the local School Board of Advice. As well, he offered himself up for election in the first parliament for the seat of Encounter Bay, serving in the South Australian Assembly on three separate occasions: from March 1857 to March 1860, April 1870 to November 1871, and from September 1873 to March 1878. His generosity also included assisting the building of St Augustine's Church and donations of land to the Anglicans, Congregationalists and Methodists.

REFERENCES:

Advertiser, 9.7.1925, p.12a.

Coxon, H., Playford, J. and Reid, R. *Biographical Register of the South Australian Parliament 1857-1957*, Wakefield Press, Adelaide, 1985, p.136.

Department of Environment and Natural Resources, Lands Titles Office — CT.4290/766; CT.4136/888, 887; CT.4113/582; CT.4099/595; CT.3570/145; CT.2089/78; CT.713/34.

Page, Michael. *Victor Harbor: from pioneer port to seaside resort*, the District Council of Victor Harbor, Victor Harbor, 1987, pp.70-1.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nettle's Cottage

HV—RLR-08

LOCATION:

Address: 119 Strangways Road, Hindmarsh Valley
Land Description: Section 119 and others
Certificate of Title: 5450/132

OWNER: E.I. and P.M. Ashby

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 9

PHOTOGRAPH NOS.: S. Coote
15/9



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Nettle's Cottage

HV—RLR—08

DESCRIPTION:

The cottage has bluestone walls, bluestone quoins, stone steps and brick parapet coping. There are red brick dressings, while the gable roof is of corrugated galvanised iron. There are bluestone lintels throughout. Two rooms remain of the cottage, the remainder having been demolished as has the front verandah. There is a fireplace in each room while the internal walls are plastered; the back wall was previously pointed. As well, there are signs of bluestone retaining walls in the vicinity.

STATEMENT OF HERITAGE VALUE:

The cottage is of local heritage significance, particularly because of the use of the stone throughout its construction. Of interest, and an unusual feature, are the large stone lintels above the doors and windows.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (d) Nettle's Cottage displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly because of the use of the stone throughout its construction. Of interest, and an unusual feature, are the large stone lintels above the doors and windows.
-

BRIEF HISTORICAL BACKGROUND:

The Nettle family were originally from Cornwall, and Robert and Mary settled in the area. Robert Nettle for a time was employed by the council on road, drain and bridge projects around the district.

REFERENCES:

- Department of Environment and Natural Resources, Lands Titles Office — CT.5450/132; CT.4292/244; CL.1591/77.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.100.
Trestall, C.C., personal communication.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Slab Cottage

HV—RLR-09

LOCATION:

Address: 104 Myponga Road, Hindmarsh Tiers
Land Description: Section 104, Hundred of Encounter Bay
Certificate of Title: 5395/559

OWNER: A. and G. Mignanelli

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
7/13, 14, 15, 16, 17, 18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Slab Cottage

HV—RLR-09

DESCRIPTION:

This single storey cottage is located in the Hindmarsh Tiers. It has masonry end walls which feature large chimney stacks and chimneys. The front wall is of thick slabs of timber set vertically. The roof is twin-hipped and of corrugated galvanised iron, with a box gutter down the middle. There is a corrugated galvanised iron roofed verandah at the front which is supported by timber posts: the floor of the verandah is of rough concrete. The front door is a simple patterned door set in a timber frame. Windows are timber framed with three-light casement windows either side of the door. The rear wall of the cottage is of wide timber slabs set vertically.

There has been an addition made to the rear. It is masonry to the window height with timber framing above and clad in lightweight material. There is a later more modern masonry extension made to the rear. It is rendered. Again it has a low corrugated galvanised iron hipped roof. There is a glassed section between the older and newer parts of the cottage.

There are associated outhouses, one of them being a barn-like structure. It is rough timbered, with timber trusses. It has a gabled roof of corrugated galvanised iron, with timber slabs for walling, similar to the cottage. The same type of slabs have been used to form associated yards. It includes timber bales inside and appears to have been a milking shed at one time.

There are additional outbuildings, generally timber-framed and clad with corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

The slab cottage is of local heritage significance because of its identification with the development of early farming in the hinterland of Victor Harbor and also because of the use of timber slabs in the building's construction.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the slab cottage displays historical, economical or social themes that are of importance to the local area, especially the development of early farming in the hinterland of Victor Harbor;
 - (d) the slab cottage displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly the use of timber slabs in construction.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Slab Cottage

HV-RLR-09

BRIEF HISTORICAL BACKGROUND:

In December 1865 Robert Nettle was granted Section 104 of 87 acres for £87. In October 1871 James D. Sweetman leased the property with a 21 year right of purchase for £250. However, in 1885 the property was leased to John Attrill for three years before the title passed to Mary A. Attrill, wife of John, in December 1888. While a portion of the property passed to the Crown in 1962, members of the Attrill family continued to own the property until 1984.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5395/559; CT.4352/500; CT.1840/3; CT.77/190.

VICTOR HARBOR HERITAGE SURVEY (1997)

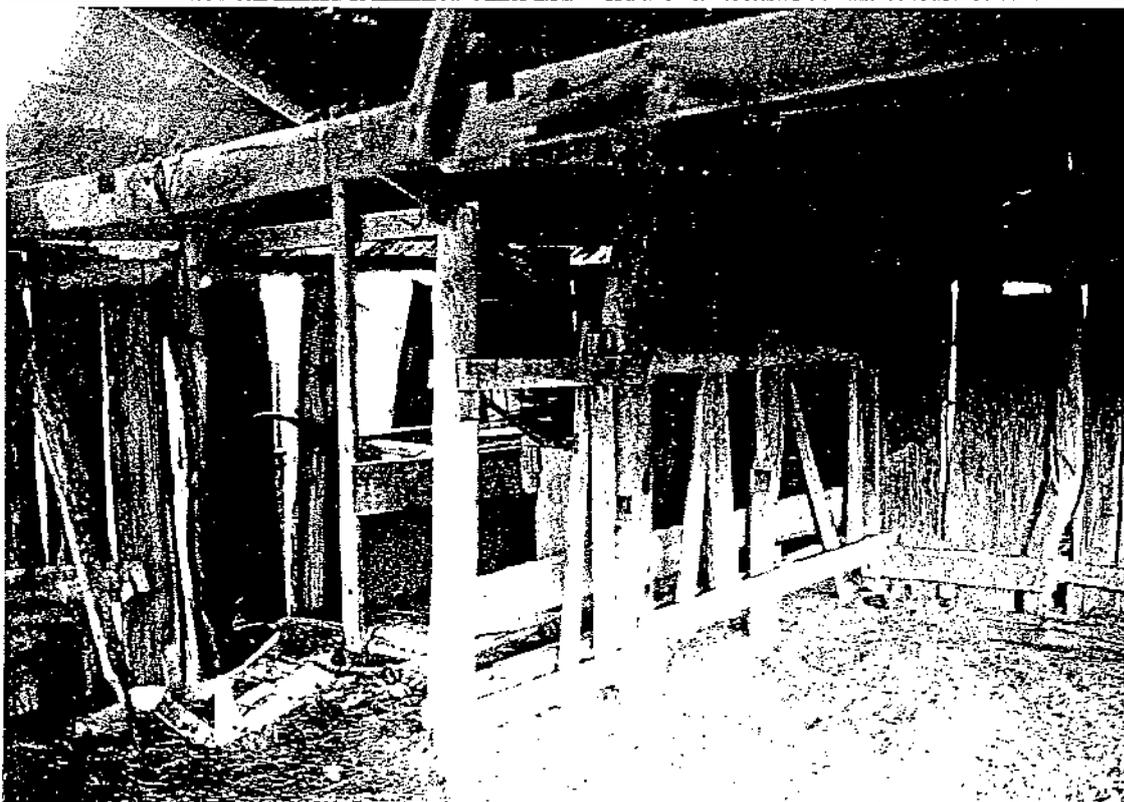
Recommended Local Heritage Place

Slab Cottage

HV—RLR-09

Above: exterior side view of cottage

Below: interior view of barn



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Smelter Site

HV—RLR-10

LOCATION:

Address: 678 Myponga Road, Hindmarsh Tiers
Land Description: Section 678
Certificate of Title: CL 910/31

OWNER: G. Mignanelli

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote

15/12 — looking from the rear of the Maslin cottage
towards the Smelting Site



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Smelter Site

HV-RLR-10

DESCRIPTION:

Remnants of the former smelting site still remain.

STATEMENT OF HERITAGE VALUE:

The former smelter site is of local heritage significance because it was one of South Australia's earliest iron mines.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former smelter site displays historical, economical or social themes that are of importance to the local area, in particular the attempt to develop mining in the area. Mt Jagged was one of the earliest iron mines in South Australia.
-

BRIEF HISTORICAL BACKGROUND:

The blast furnace was built in 1873 by the South Australian Iron and Steel Company and, as R. Ian Jack and Aedeon Cremin note:

... the wagons [carting the iron-ore] had to travel about nine kilometres from quarry to furnace.

The furnace was erected close to the Hindmarsh River, at its junction with an unnamed tributary. The furnace was minimal in height (a mere 9 metres) and old-fashioned in design, using cold blast and charcoal, like Ilfracombe or Swift's Jetty in Tasmania.

While nothing remains of the furnace, the site also contained an engine and blowing cylinder, and sheds. Erected at a cost of 'about £2500', there were constant problems with the furnace and Mt Jagged smelter closed down on 5 December 1874.

REFERENCES:

- Brown, H.Y.L. *Record of The Mines of South Australia*, Government Printer, Adelaide, 1908 (reprinted 1985), p.332.
Jack, R. Ian and Cremin, Aedeon. *Australia's Age of Iron: History and Archaeology*, Oxford University Press/Sydney University Press, 1994, pp.78-88.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cottage

HV—RLR-11

LOCATION:

Address: 600A Myponga Road, Hindmarsh Valley.
Land Description: F.165379
Certificate of Title: 3428/178

OWNER: G.J. and H.R. Maslin

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
15/11



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cottage

HV—RLR-11

DESCRIPTION:

A simple single-storey building with a gable roof of corrugated galvanised iron. There is a skillion roof on the rear section. The walls are of coursed random rubble, and there are stone quoins and worked stone lintels (with key stone).

STATEMENT OF HERITAGE VALUE:

The cottage is of local heritage significance, because of its association with the early Mt Jagged iron mine and also its long association with the Maslin family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the cottage displays historical, economic or social themes that are of importance to the local area, in particular its association with the early Mt Jagged iron mine which was one of the earliest iron mines in South Australia;
 - (e) the cottage is associated with the Maslin family.
-

BRIEF HISTORICAL BACKGROUND:

This property was associated with the Mt Jagged Mine. In June 1874 a land grant of Sections 600 (44 acres) and 601 (49 acres) was made to the S.A. Iron & Steel Co. Ltd for £595-6-6. The S.A. Iron and Steel Co. Ltd established the Mt Jagged iron mine on Section 52 and a smelter site not far from this cottage. However, difficulties were experienced and the smelter closed in December 1874. In February 1876 the property was acquired by Joseph H. Haycroft and in May 1877 to George Maslin. While portions of the property have been disposed of over the years, members of the Maslin family have owned this part of the property since (now approx. two acres), except for a period of ten years from June 1894 to October 1904.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.3428/178; CT.3100/130; CT.1076/80; CT.193/78.

Brown, H.Y.L. *Record of The Mines of South Australia*, Government Printer, Adelaide, 1908 (reprinted 1985), p.332.

Jack, R. Ian and Cremin, Aedeon. *Australia's Age of Iron: History and Archaeology*, Oxford University Press/Sydney University Press, 1994, pp.78-88.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Mt Jagged Mine

HV—RLR-12

LOCATION:

Address: Myponga Road, Hindmarsh Tiers
Land Description: Section 52

OWNER: St Brioc Pastoral Co.

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/20



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Mt Jagged Mine

HV-RLR-12

DESCRIPTION:

The open cut mine site consists of a series of pits: one large and other smaller pits.

STATEMENT OF HERITAGE VALUE:

The former Mt Jagged Mine is of local heritage significance because it was one of South Australia's earliest iron mines.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former Mt Jagged Mine displays historical, economic or social themes that are of importance to the local area, in particular the attempt to develop mining in the area. Mt Jagged was one of South Australia's earliest iron mines.
-

BRIEF HISTORICAL BACKGROUND:

The government geologist, H.Y.L. Brown, noted of Mt Jagged that:

The ore occurs in connection with a quartz reef, and appears to be a lode formation. A quarry, 60ft. by 25ft. by 25ft. deep, has been opened here, exposing hematite iron ore 12ft. in thickness. There are other small excavations in the neighborhood exposing ore.

The blast furnace was built in 1873 by the South Australian Iron and Steel Company and, as R. Ian Jack and Aedeon Cremin note:

... the wagons [carting the iron-ore] had to travel about nine kilometres from quarry to furnace.

The furnace was erected close to the Hindmarsh River, at its junction with an unnamed tributary. The furnace was minimal in height (a mere 9 metres) and old-fashioned in design, using cold blast and charcoal, like Ilfracombe or Swift's Jetty in Tasmania.

However, there were constant problems with the furnace and with the cost of producing the cast iron running at about £2-10-0 a ton, work at Mt Jagged was discontinued.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Mt Jagged Mine

HV—RLR-12

REFERENCES:

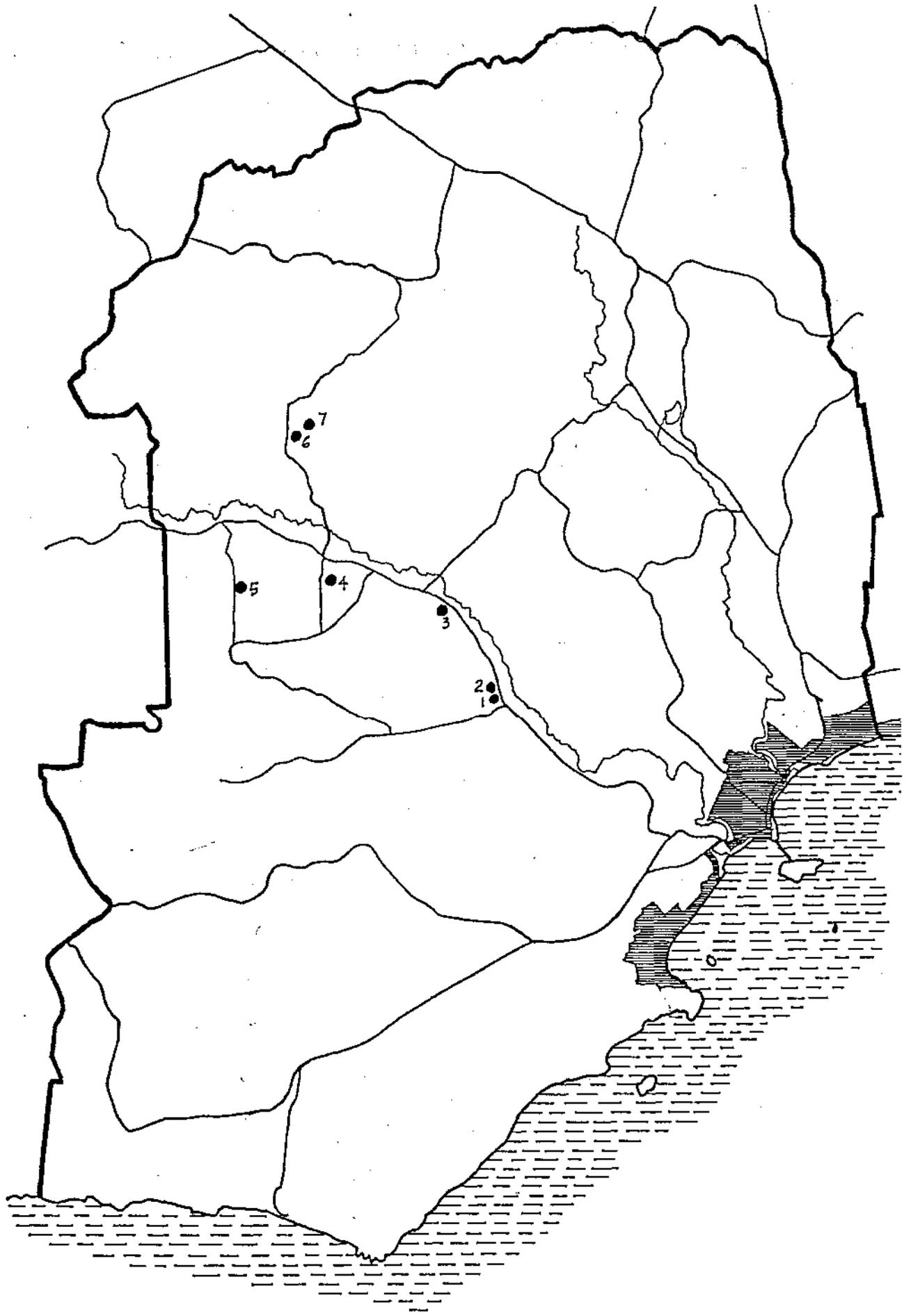
Brown, H.Y.L. *Record of The Mines of South Australia*, Government Printer, Adelaide, 1908 (reprinted 1985), p.332.

Jack, R. Ian and Cremin, Aedeon. *Australia's Age of Iron: History and Archaeology*, Oxford University Press/Sydney University Press, 1994, pp.78-88.

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.6 Inman Valley (IV)

- Memorial Hall, Inman Valley Road, Inman Valley (IV—RLR-01)
- Lower Inman Congregational Church, Inman Valley Road, Inman Valley (IV—RLR-02)
- Middle Inman School, Yankalilla Road, Inman Valley (IV—RLR-03)
- Dwelling, Parsons Road (Section 362), Inman Valley (IV—RLR-04)
- Cemetery, Prouse Road, Inman Valley (IV—RLR-05)
- 'Avalon', Mt Alma Road, Inman Valley (IV—RLR-06)
- 'Mt Alma', Mt Alma Road, Inman Valley (IV—RLR-07)



VICTOR HARBOR HERITAGE SURVEY
INMAN VALLEY Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lower Inman Memorial Hall

IV—RLR-01

LOCATION:

Address: Inman Valley Road, Inman Valley
Land Description: Section 394, Hundred of Encounter Bay
Certificate of Title: 1266/62

OWNER: G.L. Parsons, W.H.C. Brand, K.C. Keen

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Memorial Hall

IV—RLR-01

DESCRIPTION:

Of simple construction, the hall is a single storey building of corrugated galvanised iron set on a bluestone base. It has a gable roof line with double central doors over which is the sign 'LOWER INMAN MEMORIAL HALL'. The windows have timber surrounds and are of double hung sash. Corrugated galvanised iron additions at the side have been set on timber stumps.

STATEMENT OF HERITAGE VALUE:

The memorial hall is of local heritage significance as the venue for many local gatherings and celebrations that reflect resident's attitudes to local developments.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the memorial hall displays historical and social themes that are of importance to the local area, particularly in the social development of Lower Inman Valley and Back Valley;
 - (b) the memorial hall represents customs or ways of life that are characteristic of the local area and the need for a community centre;
 - (c) the memorial hall has played an important part in the lives of local residents, particularly as a place to gather on significant occasions.
-

BRIEF HISTORICAL BACKGROUND:

The land on which the hall was built was donated by G. Hutton. The hall was opened in 1923. On 11 November 1968 this property passed into the ownership of G.L. Parsons, Wilfred Henry Charles Brand and Keith Compton Keen.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.1266/62; Memorandum of Transfer 838126.
Lush, Adrian H. *The Inman Valley Story*, Victor Harbor, 1971, p.39.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lower Inman Congregational Church

IV—RLR-02

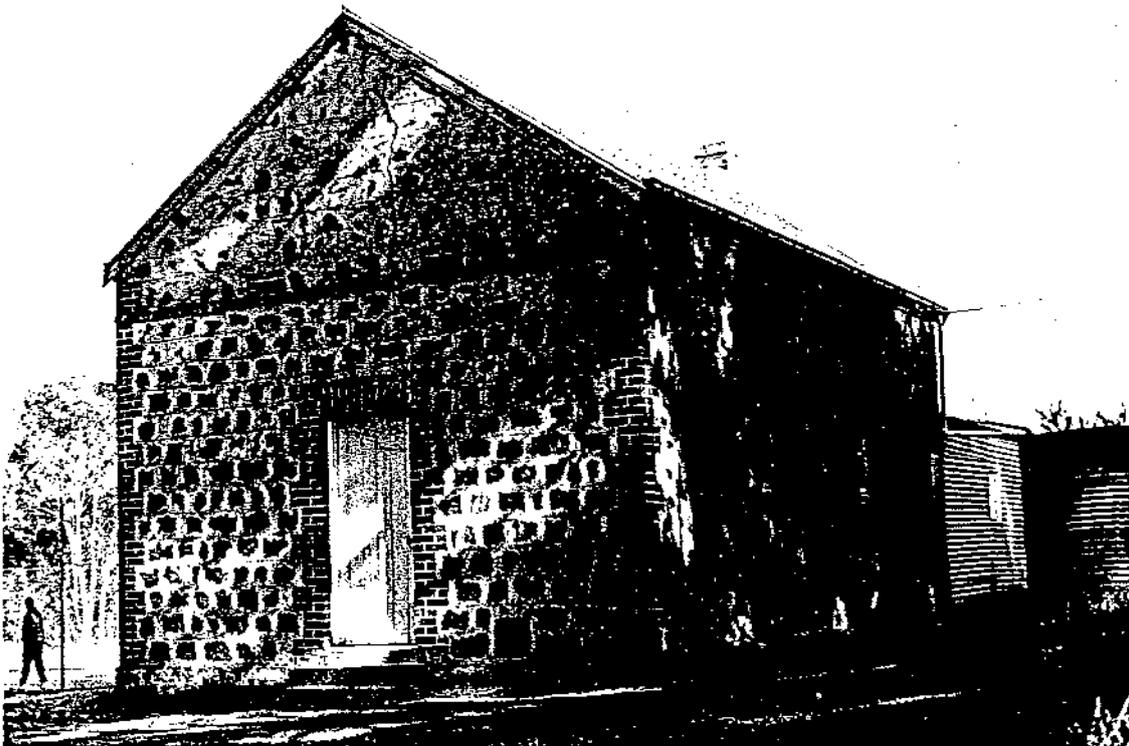
LOCATION:

Address: Inman Valley Road, Inman Valley
Land Description: Recreation Reserve 650
Certificate of Title: Gazetted 2.8.1951

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/17



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lower Inman Congregational Church

IV—RLR-02

DESCRIPTION:

A single storey building with ironstone walls and set on a bluestone base. There are red brick quoins and surrounds, a gabled roof and square headed windows. The timber framed pivoting windows have eight panes. There is a central timber door and a chimney on the rear gable. The roof is of corrugated galvanised iron as is the lean-to at the rear. There are small ventilators in the gable.

STATEMENT OF HERITAGE VALUE:

Originally built as a school, the Congregational Church is of local heritage significance primarily because of its identification with the history of the Congregational Church in South Australia and the manner in which it reflects the importance which earlier residents considered religious observance, and also because of its identification with the history of education in the state.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the Congregational Church displays historical and social themes that are of importance to the local area, primarily because of its identification with the history of the Congregational Church in South Australia and also its identification with the history of education in the state;
 - (c) the former Congregational Church has played an important part in the lives of local residents who gathered for religious observance and educational purposes.
-

BRIEF HISTORICAL BACKGROUND:

This small stone building, known as the Lower Inman Church, was originally built as a school and was opened in October 1901 on land acquired by the Education Department earlier that year. A local appeal for funds was launched in July 1901 by five local men—A. Jarvis, S. Coote, D. Tugwell, F. Coote and G. Hutton—pledging to raise money to build the school themselves with voluntary help from the local community.

Ironstone for the school was quarried from J.W. Porter's property, 'Glenbrook', with residents donating their time and efforts in transporting the material. Costing approximately £110, the school initially accommodated twelve pupils when it was opened by parliamentarian W.H. Carpenter.

Until 1927 the school premises were re-arranged to accommodate Congregational services and the building ceased to be used as a school. It was from this time onwards that the stone building became known as 'the church'.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Lower Inman Congregational Church

IV—RLR -02

Seventy-five years after the opening of the school, at the anniversary celebrations, a memorial plaque was unveiled:

THIS PLAQUE
COMMEMORATES
THE LOWER INMAN
CONGREGATIONAL
CHURCH
USED FOR THE
GLORY OF GOD
1901-1962
DEDICATED 28TH NOVEMBER 1976

REFERENCES:

Springbett, I.J. *75th anniversary of the opening of the Lower Inman Church and unveiling of a memorial stone 28 November 1976.*

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Middle Inman School

IV—RLR-03

LOCATION:

Address: Yankalilla Road, Inman Valley
Land Description: DP 29904
Certificate of Title: 5279/738

OWNER: A.S. and Y.J. Nicholls

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/13



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Middle Inman School

IV—RLR-03

DESCRIPTION:

A stone building with brick quoins and gabled roof of corrugated galvanised iron. The top of the gable has a louvered vent. There are plain barge boards. There is an addition to the rear. It is timber framed and clad with corrugated galvanised iron and has a skillion roof. It has a simple panelled door. Windows are timber framed double hung sash with clear glass.

There is a red brick addition to one side, with a skillion roof. This features a simple verandah.

STATEMENT OF HERITAGE VALUE:

The Middle Inman School is of local heritage significance primarily because its establishment reflects the manner in which government service—education—followed the development of communities in colonial South Australia.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the school building displays historical and social themes that are of importance to the local area, in particular the extension of education services to the region;
 - (c) the school building played an important part in the lives of local residents who were educated at the school and also as a community meeting place.
-

BRIEF HISTORICAL BACKGROUND:

As Michael Page notes, while classes at the Middle Inman School were held in an iron building used originally as an Anglican Church, the decision to build a purpose-built school was taken by residents in 1925. On land given by R.J. Gregory, and with a small grant given by the Education Department, the local community helped in the building: 'They cut and carted timber, limestone, and other materials to the site, and worked as labourers to help the builders.' Miss Rita Manners was appointed teacher and the first classes began in 1928.

REFERENCES:

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.149-50.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

IV-RLR-04

LOCATION:

Address: Parsons Road, Inman Valley
Land Description: Section 362
Certificate of Title: 634/171

OWNER: W.L. Parsons

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/17, 18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

IV-RLR-04

DESCRIPTION:

This house is of a simplified Federation style. It is substantially built with walls of ironstone with white pointing and ironstone quoins. Roof is hipped and of corrugated galvanised iron. Chimneys are rendered. There are small gablets in the front together with small protruding gables. There is a bay window at the front with a gable above. The gable has been rendered and features a central decoration. There is a large gable over the verandah to define the front door section. There is also a large gable on one side which is timber framed with pressed metal. It has a small window in the centre which has twelve lights of obscure glass. Windows are timber framed double hung sash with figured glass in the top sash and clear glass in the bottom. The main door is fully glazed featuring ten panes of obscure glass. There are sidelights of obscure glass. Other doors are panelled timber and timber framed, except for one on the side which is also glazed. There is a large fireplace protruding from a side wall, but with no chimney above. A large return verandah extends around three sides of the house. The verandah is supported on concrete Tuscan columns and large timber beams and is characterised by straight corrugated iron. The verandah floor is of large concrete slabs.

There is an associated garage, also of ironstone construction, with a gabled roof of corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage significance because of its identification with the development of farming in the area, because of the good quality of its design and detailing and because of its long association with the Parsons family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling displays historical, economic or social themes that are of importance to the local area, in particular its identification with the development of farming in the area;
 - (d) the dwelling displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly the good quality of its design and detailing;
 - (e) the dwelling is associated with the Parsons family.
-

BRIEF HISTORICAL BACKGROUND:

The house on site dates from about 1898 when Thomas Parsons was granted Section 362 of 226 acres. Michael Page notes that Parsons was born in 1837 in Guildford, Western Australia, and came to South Australia to 'indulge in the whaling trade' before settling in Inman Valley. He cut and supplied timber for the first Victor Harbor jetty and married Mary Elizabeth Smith in 1865. After he died in July 1914, the property continued in the ownership of the family.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling

IV—RLR-04

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.634/171.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council
of Victor Harbor, Victor Harbor, 1987, p.49.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cemetery

IV—RLR-05

LOCATION:

Address: Prouse Road, Inman Valley
Land Description: Section 768+
Certificate of Title: 43/46

OWNER: District Council of Victor Harbor

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: P. Donovan
10/13



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Cemetery

IV—RLR-05

DESCRIPTION:

Small simple cemetery set on a hill and surrounded by natural bushland. Most graves face east and contain the remains of early local settlers such as the Martin, Hutchinson and Nottle families.

STATEMENT OF HERITAGE VALUE:

The cemetery is of local heritage significance for the manner in which it reflects social attitudes and customs associated with the commemoration of the dead. It also represents an important local source of information about many personalities associated with the development of the Inman Valley district.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the cemetery displays historical and social themes that are of importance to the local area, particularly for the manner in which it reflects social attitudes and customs associated with the commemoration of the dead;
 - (c) the cemetery has played an important part in the lives of local residents.
-

BRIEF HISTORICAL BACKGROUND:

The cemetery was established on eighteen acres of a government reserve on Section 768 which was granted to the District Council of Encounter Bay on 23 July 1863.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.43/36.
Graham Nottle, personal communication, 9.6.1997

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Avalon'

IV-RLR-06

LOCATION:

Address: Mt Alma Road, Inman Valley
Land Description: Section 87
Certificate of Title: 5396/663

OWNER: Eric Ashby Nominees

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/23, 24



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Avalon'

IV-RLR-06

DESCRIPTION:

A large complex of buildings and part of the Mt Alma complex.

The main house, called 'Avalon', was evidently built in several sections. It is a masonry building that has been rendered, with three strong horizontal lines having been scored into the rendering. The roof is hipped and of corrugated galvanised iron. The windows are timber framed double hung sash with clear glass in top and bottom sashes. The front door is panelled timber; there are sidelights of figured glass and a fanlight above.

There is a large return verandah on three sides. The verandah is supported on double steel posts with timber beams and straight galvanised iron. The verandah is elevated and rendered: the floor is of concrete with concrete steps with slate top near the front door.

The rear section of the house has also been rendered. Roof is hipped and of corrugated galvanised iron which continues down to form the verandah roof. Here the posts are turned timber. There is a pair of leadlight casement windows, which feature painted panels with birds. Windows and doors are timber framed. There is a bay window at the rear.

There are a number of associated outbuildings, some of concrete block construction, others timber framed and clad with corrugated galvanised iron.

STATEMENT OF HERITAGE VALUE:

`Avalon' is of local heritage importance because of its identification with the development of farming in the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Avalon' displays historical, economic or social themes that are of importance to the local area, in particular its identification with the development of farming in the area.
-

BRIEF HISTORICAL BACKGROUND:

This property may have been built between 1904 and 1910 when Sections 85 and 87 comprising 535 acres, were sold from S.C. and A.H. Bray to Edward Hurtle Mayfield in October 1904 for £1650. Between then these two sections comprised part of a bigger holding of 2,385 acres once owned by renowned Payneham resident, Justice Edward C. Gwynne. He first took up Sections 85 and 87 in 1855 and 1856 and sold them together with 18 other sections to William Smith in 1901.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Avalon'

IV-RLR-06

Shortly after he sold ten of the sections comprising 1,615 acres for £5,000 to the Brays who, two years later in 1904, sold the two sections of 85 and 87 to Mayfield. It was when Mayfield resold Sections 85 and 87 back to the Smith family that the conveyance mentions dwellings on site. The Ashby family acquired the property in 1955.

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.5396/663; CT.4271/264; CT.1231/5.

Department of Environment and Natural Resources, General Records Office — Real
Property Act Application 26791 of 24.7.1919.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Mt Alma'

IV-RLR-07

LOCATION:

Address: Mt Alma Road, Inman Valley
Land Description: Section 87
Certificate of Title: 5396/663

OWNER: Eric Ashby Nominees

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/25



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Mt Alma'

IV-RLR-07

DESCRIPTION:

The 'Mt Alma' Homestead is of masonry construction with rendered walls. A portion of the house is elevated from the ground and built on a heavy concrete base. The roof is hipped and of corrugated galvanised iron. The chimney is rendered and has a brick top. Windows are timber framed double hung sash with clear glass. The main timber door has sidelights on either side. The straight corrugated iron verandah is supported by heavy masonry piers with masonry balustrading. There are concrete steps up to the verandah.

There are two large garages associated with the house. Walls are rendered masonry and roofs are gabled and of corrugated galvanised iron. There is a shearing shed some distance removed.

STATEMENT OF HERITAGE VALUE:

'Mt Alma' complex is of local heritage significance because of its identification with the development of farming in the area and also because some of its features are of good quality design and detailing.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Mt Alma' displays historical, economic or social themes that are of importance to the local area, particularly its identification with the development of farming in the area;
 - (d) 'Mt Alma' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, particularly as some of the building's features are of good quality design and detailing.
-

BRIEF HISTORICAL BACKGROUND:

The dwelling was built in c.1950s. Sections 85 and 87 comprising 535 acres, were sold from S.C. and A.H. Bray to Edward Hurtle Mayfield in October 1904 for £1650. Between then these two sections comprised part of a bigger holding of 2,385 acres once owned by renowned Payneham resident, Justice Edward C. Gwynne. He first took up Sections 85 and 87 in 1855 and 1856 and sold them together with 18 other sections to William Smith in 1901. Shortly after he sold ten of the sections comprising 1,615 acres for £5,000 to the Brays who, two years later in 1904, sold the two sections of 85 and 87 to Mayfield. J.H. Bastian was noted as the owner in 1921 and in 1925 the property passed to H.M. Lewis. Lewis remained the owner of the property until the Ashby family acquired the property in 1955.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Mt Alma'

IV-RLR-07

REFERENCES:

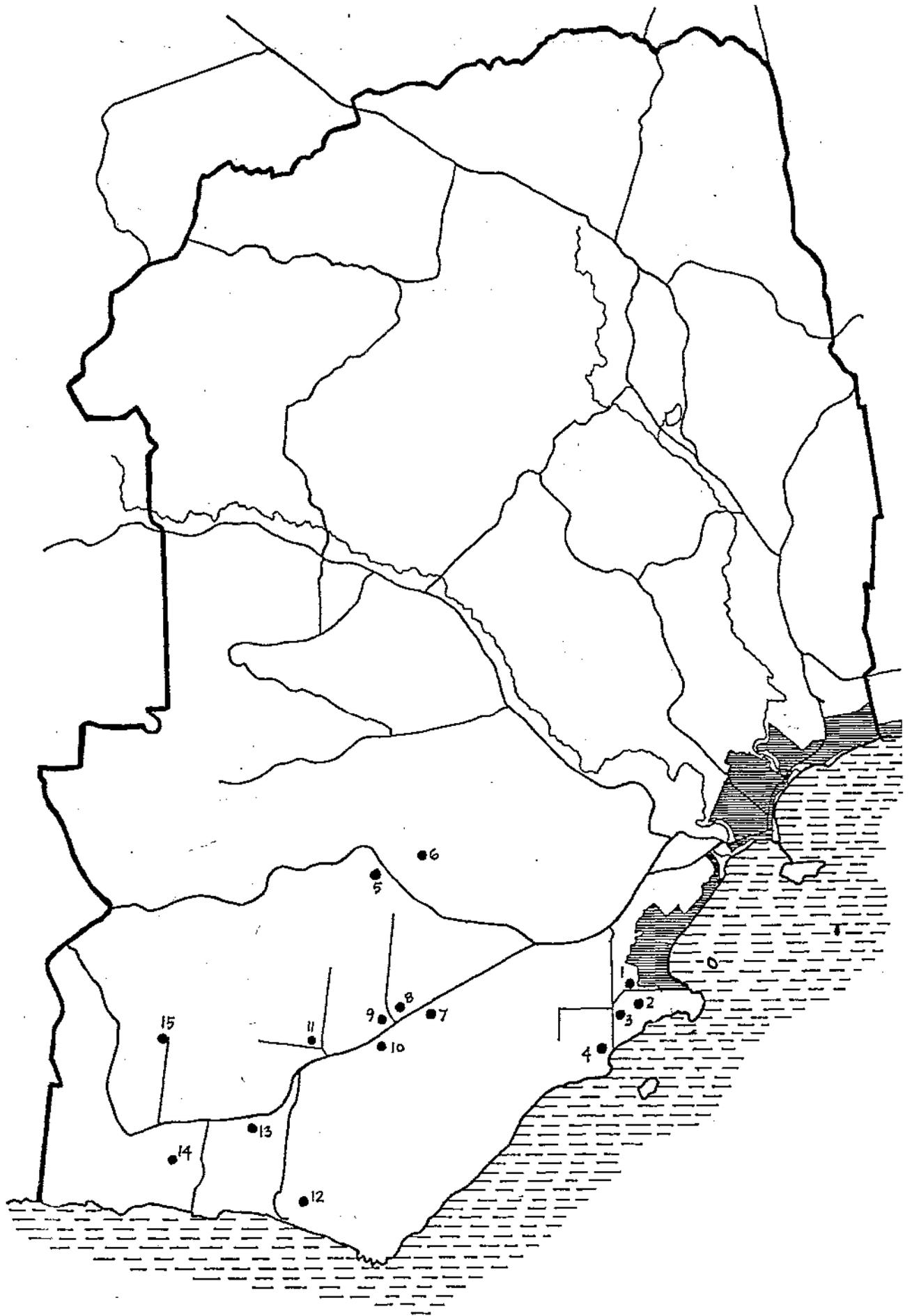
Department of Environment and Natural Resources, Lands Titles Office —
CT.5396/663; CT.4271/264; CT.1231/5.

Department of Environment and Natural Resources, General Records Office — Real
Property Act Application 26791 of 24.7.1919.

4. RECOMMENDATIONS: PLACES OF LOCAL HERITAGE VALUE (cont.)

4.2.7 Waitpinga (WAIT)

- Dwelling and Outhouse, Lot 304, Krill Court, Victor Harbor (WAIT—RLR-01)
- 'Ralgna', 3 Jagger Road, Waitpinga (WAIT—RLR-02)
- Stone Walls, Jagger Road/King Beach Road, Waitpinga (WAIT—RLR-03)
- King Cottage, King Beach Road, Waitpinga (WAIT—RLR-04)
- Concrete Bunkers, Range Road, Waitpinga (WAIT—RLR-05)
- Former Military Camp Site, Wilson Hill Road, Waitpinga (WAIT—RLR-06)
- 'Santa Cruz', off Waitpinga Road, Waitpinga (WAIT—RLR-07)
- Congregational Church, 21E Waitpinga Road, Waitpinga (WAIT—RLR-08)
- Dairy, Blockers Road, Waitpinga (WAIT—RLR-09)
- Former Waitpinga School, Waitpinga Road, Waitpinga (WAIT—RLR-10)
- Former RAAF Barrack Building, off Waitpinga Road, Waitpinga (WAIT—RLR-11)
- Dennis's Hut, Newland Conservation Park, Waitpinga (WAIT—RLR-12)
- Shearing Shed, Waitpinga Road, Waitpinga (WAIT—RLR-13)
- 'Nurunderi' Complex, off Parsons Beach Road, Waitpinga (WAIT—RLR-14)
- Old Shearing Shed, 'Old Coolawang', Coolawang Road, Waitpinga (WAIT—RLR-15)



VICTOR HARBOR HERITAGE SURVEY
WAITPINGA Proposed Local Heritage Places



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling and Outhouse

WAIT—RLR-01

LOCATION:

Address: Lot 304, Krill Court, Victor Harbor
Land Description: Section 2 — DP.37719
Certificate of Title: 5145/641

OWNER: K.R. and E.M. Gilding

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/12, 13



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling and Outhouse

WAIT—RLR--01

DESCRIPTION:

Formerly a shearing shed which has been built in the local Kanmantoo bluestone and has a large hipped and gabled corrugated galvanised iron roof. There is a timber framed corrugated galvanised iron verandah. All windows and doors are timber framed; the door has side lights. Modernisation has been undertaken on the dwelling. An outhouse, which appears original, is of bluestone and unwrot timber and has a corrugated galvanised iron roof. The little shed has two hipped roofs with a box gutter down the middle. There are stone quoins to both buildings.

There are vestiges of the original sheep yards to be seen in the fencing of the property.

STATEMENT OF HERITAGE VALUE:

The dwelling is of local heritage significance because of its identification with the development of farming in the district and also because of its long association with the Jagger family who originally came to Encounter Bay with Rev. R.W. Newland in 1839.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dwelling displays historical, economic or social themes that are of importance to the local area; particularly its identification with the development of farming in the district;
 - (e) the dwelling is associated with the Jagger family who were early residents in the area.
-

BRIEF HISTORICAL BACKGROUND:

Members of the Jagger family have owned this property almost continuously from April 1870 until March 1964. Formerly a shearing shed, the building has been converted into a dwelling:

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office — CT.5145/641; CT.4330/783; CT.2875/26; CT.2386/97; CT.1392/189; CT.707/177; CT.11/170.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dwelling and Outhouse

WAIT—RLR-01

Outhouse:



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Ralgna

WAIT-RLR-02

LOCATION:

Address: 3 Jagger Road, Victor Harbor
Land Description: Section 3
Certificate of Title: 5361/937

OWNER: Ralgna Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/14



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`RaIgnal'

WAIT-RLR-02

DESCRIPTION:

An extensive property, the main house has been almost encapsulated. Originally a stone house, now the main house is of modern bluestone with rendered quoins. The hipped gablet roof has large additional roofs all of which are in corrugated galvanised iron. An extensive new addition has been constructed to the east and is in rendered work and timber work.

Vestiges of the old house still remain such as a rendered brick chimney and the roof form. Nearby is a new random rubble outhouse with a hipped corrugated galvanised iron roof. The original long drop toilet is also in random rubble Kanmantoo bluestone and still has the old wooden seat inside. It is now just used as an outhouse.

There are also the remains of a large shed which would have been vestiges of the bluestone walls still remaining — pitched roof — but is now just a timber framed skillion roof with rough timbers. There is a large building of rough timber and corrugated galvanised iron which is used as a hay shed. There is a smaller out building in the local Kanmantoo bluestone with an original corrugated galvanised iron roof. It has a small verandah in rough timbers.

To the east of the main house is another outhouse of dry bluestone wall with very large quoins and simple gabled pitched roof of corrugated galvanised iron. Rough timber has been used at the doorways. The building was apparently built for the Aborigines to live in and is now used as a shearing shed. Behind it is a timber framed galvanised corrugated iron addition and the whole thing has a number of yards attached to it.

There is extensive stone walling over the entire property and very extensive terracing of the local bluestone as well.

STATEMENT OF HERITAGE VALUE:

`Ralgnal' is of local heritage significance because of its identification with the development of farming in the district. Also, the stone walls are a landmark in the area.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic or social themes that are of importance to the local area, particularly the development of farming in the district;
 - (e) the stone walls are a landmark in the local area.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Ralgnal'

WAIT—RLR-02

BRIEF HISTORICAL BACKGROUND:

Originally known as Marine Farm, this property was associated with William Depledge and his wife, Charlotte, whom he married in 1873. They bought this 84 acre property in May 1891 from David Jones who had bought Section 3 from Peter Smith who was originally granted the section in April 1850.

William and his brother, James, arrived in South Australia with their mother and stepfather, Matthew Jagger, in the late 1850s. Their mother had remarried Matthew Jagger who had originally come to Encounter Bay with Rev. R.W. Newland in 1839. After the death of Jagger's first wife, he returned to England for a visit and while there married William Depledge's mother. William Depledge, apart from being a farmer, also gained an income working for the council on roads, drains and bridges. This kind of experience indicates that he may well have been responsible for the extensive walling on the property.

The property was transferred to Ralgnal Pty Ltd in June 1979.

REFERENCES:

- Department of Environment and Natural Resources, Lands Titles Office — CT.5361/937; CT.1473/139; CT.169/211.
- Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.10-11.
- Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, p.100.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Stone Walls

WAIT—RLR-03

LOCATION:

Address: King Beach Road/Jagger Road

Land Description: 1) Section 3
2) Section 4
3) Section 166
4) Section 182
Hundred of Waitpinga

Certificate of Title: 1) 1473/138
2) 1473/139
3) 3563/143
4) 3578/53

OWNERS:

1) B.H. and G.A. Carpenter and others
2) Ralgnal Pty Ltd
3) D.M. and P.M. Brebner
4) M.A. and M.B.J. Gluyas

State Heritage Status: Nil

Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/8, 9



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Stone Walls

WAIT—RLR--03

DESCRIPTION:.

These are bluestone walls with an average height of half a metre and some two to three hundred metres in length; others go all over. They are shown on the map.

STATEMENT OF HERITAGE VALUE:

These walls are of local heritage significance because of their identification with aspects of early farming in the area and also because they are a good example of a parapet wall.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the walls display historical, economic or social themes that are of importance to the local area, namely aspects of early farming in the area;
 - (d) the walls display aesthetic merit, design characteristics or construction techniques of significance to the local area, primarily because they are a good example of a parapet wall;
 - (f) the walls are a notable landmark in the area.
-

BRIEF HISTORICAL BACKGROUND:

Little is known about the history of these walls but other walls were built in the area, namely the Cut Hill stone wall by Jabez Grimble in 1868.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

King Cottage

WAIT—RLR-04

LOCATION:

Address: King Beach Road, Waitpinga
Land Description: Section 189
Certificate of Title: 4373/510

OWNER: Leigh Pty Ltd

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 35

PHOTOGRAPH NOS.: P. Donovan
12/26, 28



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

King Cottage

WAIT-RLR-04

DESCRIPTION:

Set above King Beach and overlooking West Island, the original cottage now forms part of a much larger dwelling. The walls of the original cottage are of random coursed ironstone and there are stone quoins and surrounds. The gabled roof is of corrugated galvanised iron and there is a square stone chimney. This cottage was left to fall into ruin and in 1970 was restored. At that time only 3.5 walls and a chimney were remaining of the original building.

Modern additions incorporating old building

There are modern additions on 2.5 sides. These are of concrete brick: grey on west and painted white on north. There are casement windows of eight panes to the top floor—one on the west and three on the east—as well as small single casement windows to the south elevation. The central portion of the upper walls on the east and west are clad with weather board and there is a large multi-paned window to the ground floor. All this is where the original stone of the earlier building was missing.

There are also single-storey stone additions to the east. These have a gabled roof and similar small-paned casement windows.

STATEMENT OF HERITAGE VALUE:

The complex is of local heritage significance because of its association with the development of farming in the district and the King family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic or social functions that are of importance to the local area, particularly that of the development of farming;
 - (b) the complex represents customs or ways of life that are characteristic of the local area, especially the old shearing shed which has a lot of old equipment and tools inside;
 - (e) the complex is associated with the King family, early settlers in the district.
-

BRIEF HISTORICAL BACKGROUND:

Eli King bought this property in 1858 and built the cottage from stone quarried nearby. King was from Yardley near Northampton in England and he arrived in the colony of South Australia in 1852. It was King who built the original cottage and he and his wife and large family lived here until 1873. However, years later the property fell into disrepair. It was restored in 1970.

The building continues to be used as a residence.

VICTOR HARBOR HERITAGE SURVEY (1997).

Recommended Local Heritage Place

King Cottage

WAIT-RLR-04

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.4373/510; CT.4111/246; CT.3578/55; CT.3563/14; CT.2563/124.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.15-16.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Concrete Bunkers

WAIT—RLR-05

LOCATION:

Address: Range Road, Waitpinga
Land Description: Lot 1
Certificate of Title: 5394/277

OWNER: B.D. Wicker

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/17, 18



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Concrete Bunkers

WAIT—RLR-05

DESCRIPTION:

Three concrete bunkers remain on the site. The two southerly bunkers are approximately 50 metres apart. Also on the site, but some ½ km distant, are concrete pads. These were the bases for radio towers which were originally built of Oregon. These towers are no longer standing.

STATEMENT OF HERITAGE VALUE:

The concrete bunkers are of local heritage significance because they are a relic of World War II and also because of the manner in which Victor Harbor and the district was involved.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic or social functions that are of importance to the local area, particularly the manner in which Victor Harbor and the district was involved in World War II.
-

BRIEF HISTORICAL BACKGROUND:

The bunkers were erected on the site during World War II. One was used as an engine house and contained generators. Radio towers were also built. Made of Oregon, these were dismantled after the war and all that remain are the concrete bases.

REFERENCES:

Coote, Simon, personal communication, 6.11.1997.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.169-74.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Military Camp Site

WAIT—RLR-06

LOCATION:

Address: Wilson Hill Road, Waitpinga
Land Description: Section 380
Certificate of Title: 1076/60

OWNER: L.G. Henderson

State Heritage Status: Nil
Other Assessments: Nil

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Military Camp Site

WAIT—RLR -06

DESCRIPTION:

A series of six concrete foundations which originally formed part of the camp.

STATEMENT OF HERITAGE VALUE:

The former camp site is of local heritage significance because they are a relic of World War II and also because of the manner in which Victor Harbor and the district was involved.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former camp site displays historical, economic or social functions that are of importance to the local area, particularly the manner in which Victor Harbor and the district was involved in World War II.
-

BRIEF HISTORICAL BACKGROUND:

The concrete bases are all that remain of the living accommodation which was provided for military trainees.

A memorial near the entrance to the property notes:

In memorium
SX313 Private H.R. Wilson
Killed in Action 25.5.1941
Aged 29 years

Harold was the first person from the Victor Harbor district to be killed during the war and the nearby road was named after him.

REFERENCES:

- Coote, Simon, personal communication, 6.11.1997.
Department of Environment and Natural Resources, Lands Titles Office — CT.1076/60.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.169-74, 250.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Santa Cruz'

WAIT-RLR-07

LOCATION:

Address: off Waitpinga Road, Waitpinga
Land Description: Section 361
Certificate of Title: 3458/28

OWNER: K.D. Carmichael

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 33

PHOTOGRAPH NOS.: B. Rowney
9/1, 2, 3, 4, 5, 6



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Santa Cruz'

WAIT-RLR-07

DESCRIPTION:

This is a single-storey building symmetrical in its design with a central doorway and windows on each side. The walls are of limestone with red brick quoins and dressings. The roof is of corrugated galvanised iron and is hipped with a small gablet ventilator. It has red brick chimneys with rendered tops. The verandah is timber framed with a large central gable with figured hoarding. There is a large return verandah on three sides. Front columns are of tapered limestone topped with concrete with pebbles set in it. There are timber posts and timber decoration to the sides.

The front door is timber framed half glass. There are two sidelights. The windows are in three sections and are timber framed double hung sash with the upper sashes in figured glass each of four lights: the lower sash is figured glass. The windows on the sides are similar. A concrete beam about three brick courses high forms the lintels over doors and windows.

There are additions at the rear of the house. These are in cream brick and built out to the line of the verandah. There are timber framed awning windows. There is a large sunroom on the eastern side with a pergola

There is a large complex of associated buildings in the adjoining paddock. These are generally timber framed and clad with corrugated galvanised iron. Roofs are both gabled and skillion. There is a stone gabled building with skillion additions on either side.

STATEMENT OF HERITAGE VALUE:

`Santa Cruz' is of local heritage significance because of its association with the development of farming in the district. It is also of significance because of the good quality of its design and detailing.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) 'Santa Cruz' displays historical, economic or social functions that are of importance to the local area, particularly that of the development of farming;
 - (b) 'Santa Cruz' represents customs or ways of life that are characteristic of the local area;
 - (d) 'Santa Cruz' displays aesthetic merit, design characteristics or construction techniques of significance to the local area, because of the good quality of its design and detailing.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Santa Cruz'

WAIT-RLR--07

BRIEF HISTORICAL BACKGROUND:

The farm complex known as 'Santa Cruz' was built in 1909 after Vic Dennis moved residence from 1.5 miles to the east of Encounter Bay. The stone outbuildings were built presumably after 1909 and the current house, built on the site of the earlier one, was constructed in 1934. It was built by Jack Easter and Fred Bartel with limestone quarried on the property.

REFERENCES:

- Carmichael, Kerris D. 'The Dennis Family of Waitpinga', typescript manuscript, 'Victor Alfred Dennis 1886-1977', 1984, p.1.
Coote, Simon. 'Waitpinga', typescript notes, 1997, p.7.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
-

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Congregational Church

WAIT-RLR-08

LOCATION:

Address: 21E Waitpinga Road, Waitpinga
Land Description: Lot 314
Certificate of Title: 1662/141

OWNER: Waitpinga Congregational Church

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/8, 9



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Congregational Church

WAIT—RLR—08

DESCRIPTION:

The church is built on wrought timber stumps. It is timber framed with walls of corrugated galvanised iron laid horizontally. The roof is gabled and of corrugated galvanised iron. There are pointed timber framed windows on the side, with three lights of figured glass. The bottom sash opens inwards as a hopper window. Windows on the western side have simple corrugated iron hoods.

There is a recent addition at the front. It is timber framed and clad with corrugated iron. It has a gabled wall which features six tall timber framed glass, windows of plain glass. This addition is on a brick and concrete plinth. The gable is formed with asbestos sheeting with small metal moulds. The main doors are simple timber framed with timber battens. These are reached by means of concrete steps of three rises.

There is a lean-to addition at the other end with a skillion roof. It also is timber framed and clad with corrugated galvanised iron. It has a simple flush, panel door. Windows to this extension are louvered.

STATEMENT OF HERITAGE VALUE:

The Congregational Church is of local heritage significance primarily because of its identification with the history of the Congregational Church in South Australia and the manner in which it reflects the importance which earlier residents considered religious observance. The church is also of significance because it is one of the very few timber framed churches surviving in South Australia.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the church displays historical, economic or social themes that are of importance to the local area, particularly its identification with the history of the Congregational Church in South Australia;
 - (c) the church has played an important part in the lives of local residents who gathered for religious observance;
 - (d) the church displays aesthetic merit, design characteristics or construction techniques of significance to the local area, especially as it is one of the very few timber framed churches surviving in South Australia.
-

BRIEF HISTORICAL BACKGROUND:

The church was built by locals on a half-acre of land sold by Norman S.A. Fraser for £5 in 1936. Opened on 13 June 1936, the pews were donated by the Victor Harbor Congregational Church while the pulpit was made by the Rev L.G.C. Pleass.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Congregational Church

WAIT—RLR-08

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.1662/141; Memorandum of Transfer 1213575; CT.1634/5; CT.1586/47;
CT.1586/193.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, p.166.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dairy

WAIT—RLR-09

LOCATION:

Address: Blockers Road, Waitpinga
Certificate of Title: F.165021-302

OWNER: B.D. Carmichael

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/15



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dairy

WAIT—RLR--09

DESCRIPTION:

Of cast concrete construction, this dairy has a gable roof of corrugated galvanised iron. The windows are louvred.

STATEMENT OF HERITAGE VALUE:

The dairy is of local heritage significance because of its identification with the establishment of soldier settlement within the area and also the development of dairying which followed as a consequence.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the dairy displays historical, economic or social functions that are of importance to the local area, particularly the development of dairying which followed World War II.
-

BRIEF HISTORICAL BACKGROUND:

The dairy was built during or soon after World War II.

REFERENCES:

Coote, Simon, personal communication, 6.11.1997.

Department of Environment and Natural Resources, Lands Titles Office — CT.1076/60.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.169-74 , 250.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Waitpinga School

WAIT—RLR-10

LOCATION:

Address: Waitpinga Road, Waitpinga
Land Description: Section 320
Certificate of Title: 1929/48

OWNER: Waitpinga Progress Association

State Heritage Status: Nil
Other. Assessments: Nil

PHOTOGRAPH NOS.: B. Rowney
9/7



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Waitpinga School

WAIT—RLR--10

DESCRIPTION:

This simple building is timber framed and clad with corrugated galvanised iron laid horizontally on the walls. It has a pitched roof of corrugated galvanised iron. The windows on both sides are timber framed double hung sash with two-light sashes top and bottom: some appear to have the original glass.

There is a skillion roofed extension to the rear which half encloses a brick chimney. The door to the building is adjacent to the fireplace.

The building has a timber floor and a dado of masonite. There is a fireplace, over which are blackboards. The ceiling is of plasterboard and is flat, with timber battens. The upper portions of the walls are also plasterboard with timber battens. The door is timber framed and panelled.

There are several associated outbuildings, generally timber framed and clad with galvanised corrugated iron.

STATEMENT OF HERITAGE VALUE:

The former school building is of local heritage significance primarily because its establishment reflects the manner in which government service—education—followed the development of communities in colonial South Australia.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former school building displays historical and social themes that are of importance to the local area, in particular the extension of education services to the region;
 - (c) the former school played an important part in the lives of local residents who were educated at the school and also as a community meeting place.
-

BRIEF HISTORICAL BACKGROUND:

Originally a small school the building was constructed by local people on land donated by V.A. Dennis. Dennis also loaned the money for the structure which was opened on 30 May 1931 by Percy Heggaton, M.P., after which a dance and supper was held.

The building is now used by the Country Fire Service.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former Waitpinga School

WAIT—RLR-10

REFERENCES:

- Carmichael, Kerris D. 'The Dennis Family of Waitpinga', typescript manuscript, 1984, p.6.
Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.165-6.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former RAAF Barrack Building

WAIT—RLR-11

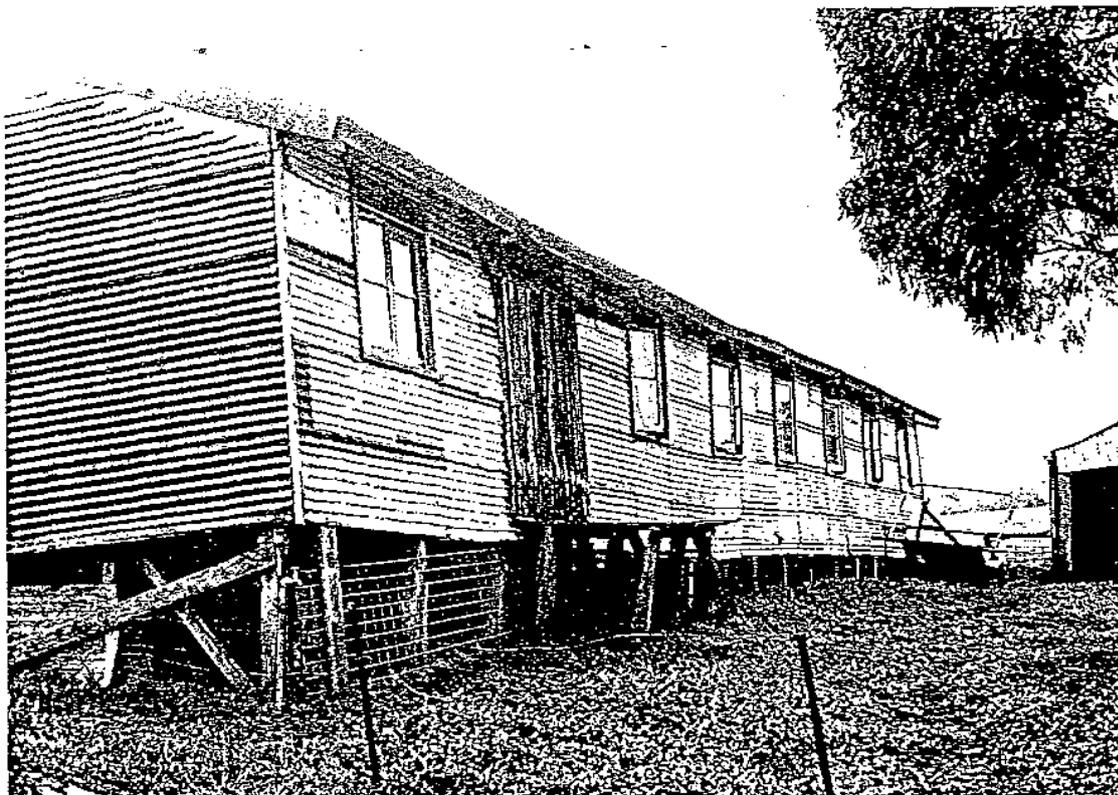
LOCATION:

Ad dress: off Waitpinga Road, Waitpinga
Land Description: Section 18
Certificate of Title: 5461/795

OWNER: Challadowns Pty Ltd

State Heritage Status: Nil
Other Assessments: Nil

PHOTOGRAPH NOS.: S. Coote
13/8



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Former RAAF Barrack Building

WAIT—RLR-11

DESCRIPTION:

A single storey timber framed rectangular building set on timber stumps clad with corrugated galvanised iron with the flutes laid horizontally. The gabled roof is of corrugated galvanised iron. Windows and doors are timber framed. Windows are casement.

The former barrack building is currently used as a shearing shed.

STATEMENT OF HERITAGE VALUE:

The former barrack building is of local heritage significance because of its association with the Royal Australian Air Force and the impact of the war on the Victor Harbor region.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the former barrack building displays historical and social themes that are of importance to the local area, in particular its association with the Royal Australian Air Force and the impact of the war on the Victor Harbor region.
-

BRIEF HISTORICAL BACKGROUND:

The war had not long begun when the decision was taken to establish a Royal Australian Air Force training school at Mt Breckan, Victor Harbor. The first trainees arrived in November 1940 and during the war years 5,595 men were successfully trained at Mt Breckan. The first Women's Australian Air Force trainees arrived in March 1942. To accommodate these trainees ninety-nine 'hutments' were erected at Mt Breckan. When the last of the service personnel left in July 1949 these buildings were sold at auction.

This particular barrack building was bought at Mt Breckan by Solly Vohr and moved to its present position where it is currently used as a shearing shed.

REFERENCES:

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987, pp.169-74; 177.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dennis's Hut

WAIT—RLR-12

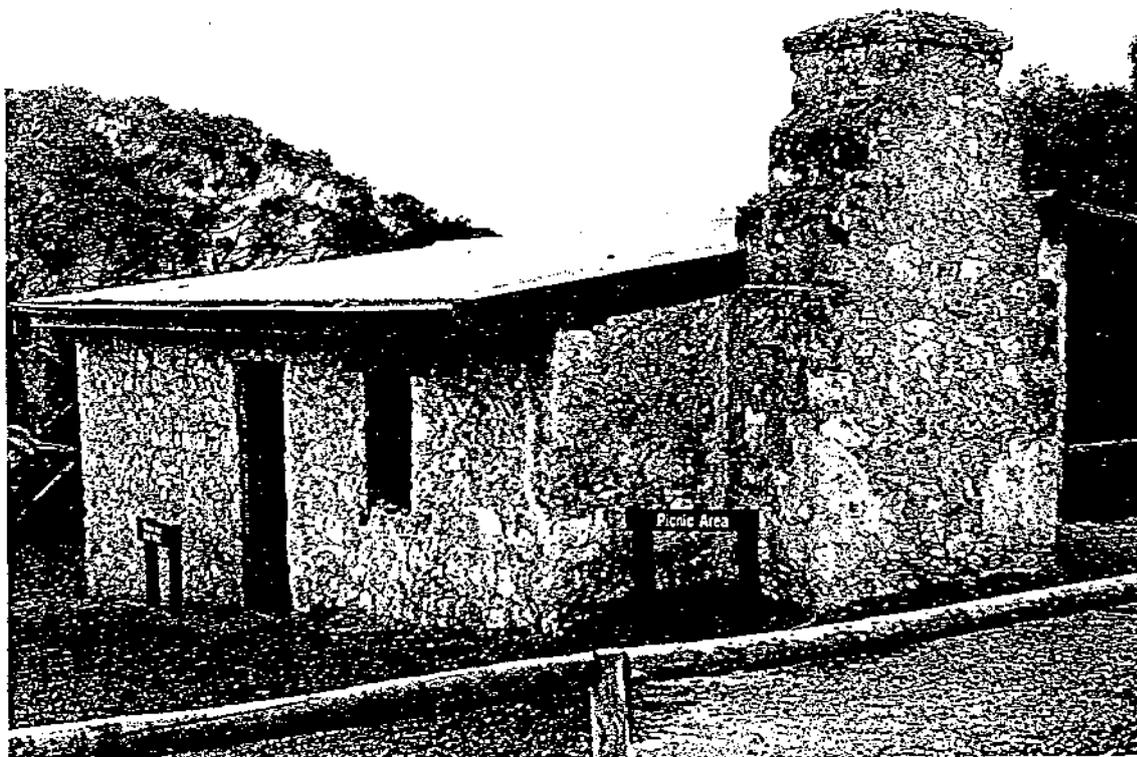
LOCATION:

Address: Newland Conservation Park, Waitpinga
Land Description: Section 362, Hundred of Waitpinga
Certificate of Title: Newland Head Conservation Park

OWNER: Minister of Environment and Natural Resources

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 30

PHOTOGRAPH NOS.: S. Coote
0/1, 2



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Dennis's Hut

WAIT—RLR--12

DESCRIPTION:

A single-storey building constructed of random rubble (limestone). Of two rooms, there are stone quoins, timber lintels, a gable roof and a stone chimney.

STATEMENT OF HERITAGE VALUE:

Dennis's Hut is of local heritage significance because of its identification with the early wattle bark and lime burning industries in the area, and also because of its identification with the Dennis family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) Dennis's Hut displays historical, economic or social themes that are of importance to the local area, particularly its identification with the early local industries of wattle bark and lime burning;
 - (e) Dennis's Hut is associated with a notable local personality or event, namely the Dennis family who were early settlers in the area.
-

BRIEF HISTORICAL BACKGROUND:

This hut was associated with both wattle bark collection and with lime burning. Now located within the Newland Head Conservation Park, the hut has been repaired by the National Parks and Wildlife Service.

REFERENCES:

- Coote, S. Waitpinga', typescript notes, 1997, p.4.
Carmichael, Kerris D. 'The Dennis Family of Waitpinga', typescript manuscript, 1984.
Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
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VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shearing Shed

WAIT—RLR-13

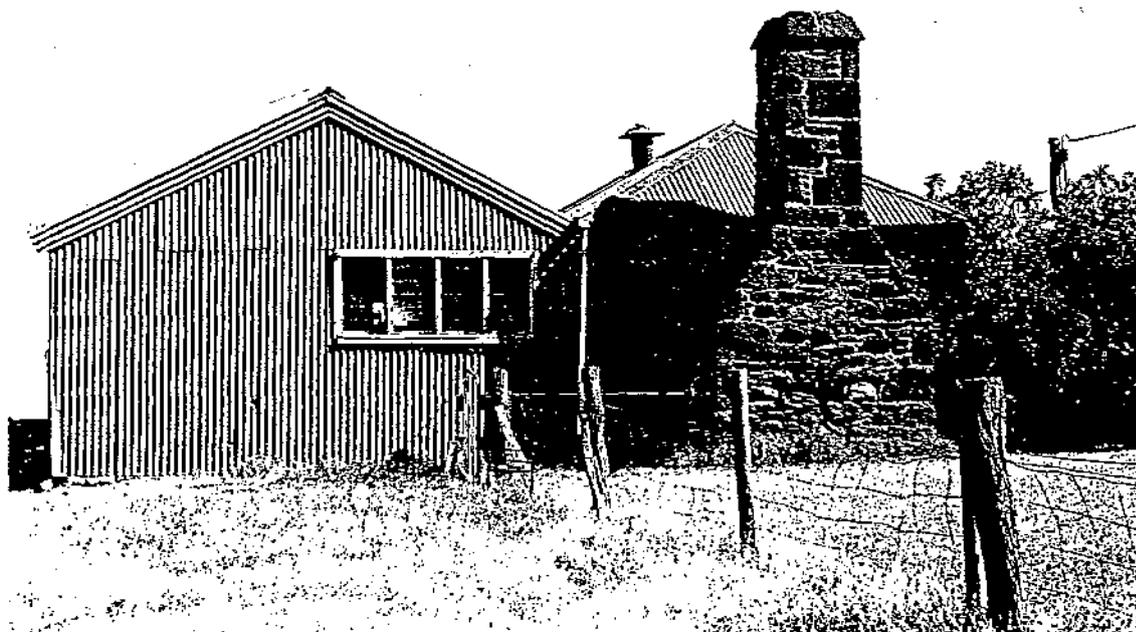
LOCATION:

Address: Waitpinga Road, Waitpinga
Land Description: Section 1306, Hundred of Waitpinga
Certificate of Title: 1975/57

OWNER: A.L. Pearce

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 27

PHOTOGRAPH NOS.: B. Rowney/S. Coote
2/6



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shearing Shed

WAIT—RLR-13

DESCRIPTION:

Of ironstone construction with a notable fireplace. The stone work is excellent and the quoins are of cut stone. The floor is timber and the internal walls are of plaster and stone. There is no ceiling but a wrot timber framed roof covered with corrugated galvanised iron.

The ironstone addition has a skillion roof. Power has been laid to this section. There is also a timber framed and corrugated galvanised iron lean-to. All sheep yards are steel framed and steel mesh.

STATEMENT OF HERITAGE VALUE:

The shearing shed is of local significance because of its identification with the development of farming in the district. As well, the building is a good example of a local shearing shed.

RELEVANT 'CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the shearing shed displays historical, economic or social themes that are of importance to the local area because of its identification with the development of farming in the district;
 - (d) the shearing shed displays aesthetic merit, design characteristics or construction techniques of significance to the local area, primarily because it is a good example of its type in the district.
-

BRIEF HISTORICAL 'BACKGROUND:

According to the Real Property Act Application dated 16 July 1886, Section 1306 was originally granted to Joshua Gibson on 8 May 1855. Comprising 77 acres, the land was valued at £269-10-0 after Edwin Pearce, farmer, had bought it from another local person, William Battye, in 1886. Battye and his family lived in the vicinity for many years from 1857. When they first lived at Waitpinga they rented land from Joshua Gibson and lived in a slab hut before buying Section 184 where they settled and raised a family. Built in 1949, the cottage is now used as a shearing shed.

REFERENCES:

Coote, Simon. 'Hundred of Waitpinga', typescript notes, 1997, p.2.
Department of Environment and Natural Resources, General Records Office, Real Property Act Application 20976, 16.7.1886.

VICTOR HARBOR - HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Shearing Shed

WAIT—RLR-13

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, Hindmarsh Valley, 1985, pp.12-3.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

'Nur^underi' Complex

WAIT—RLR--14

LOCATION:

Address: off Parsons Beach Road, Waitpinga
Land Description: Section 1324
Hundred of Waitpinga
Certificate of Title: 5206/134

OWNER: D.T. Parsons

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Pensinsula: 24

PHOTOGRAPH NOS.: B. Rowney/S. Coote
1/13, 14, 15



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Nurunderi' Complex

WAIT—RLR-14

DESCRIPTION:

A former wheat property, a number of buildings and outhouses make up the complex. The main building is constructed of limestone and has stone quoins. There is a limestone extension with red brick quoins and a further limestone extension. The roof is of corrugated galvanised iron. There is a weatherbond outhouse with metal fireplace intact externally, and a corrugated galvanised iron outhouse with louvred window. Internally it has masonite lining and is subdivided and used as a chicken house. The bluestone building is half roofed and is now in ruin.

There is also a stone outhouse and extension which has no ceiling—limestone on a bluestone base; two corrugated galvanised iron tanks lie behind. Chicken sheds (nine compartment) and run are of corrugated galvanised iron and there are timber posts. Also evident are a small fluted corrugated galvanised iron dog kennel, timber framed cattle pens and runs, and many artefacts: old timber framed thresher; metal framed seeder; heavy metal mullinizer; horse troughs (metal and concrete).

A further bluestone cottage on Section 23 is in a dilapidated to ruinous condition. It has part of the corrugated galvanised iron roof missing. There are two rooms with a fireplace to frame lintel, no ceiling, weak cove floor now broken and big cracks. There is an Elliot's metal based tilt loaded shearing table: Cotter patent no.158840.

STATEMENT OF HERITAGE VALUE:

`Nurunderi' is of local heritage significance because of its identification with the development of farming in the area, its association with the Lush, Mayfield and Parsons families, and also because of its association with the local wattle bark industry.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic or social themes that are of importance to the local area, in particular its identification with the development of farming, its identification with families long associated with the district—Lush, Mayfield and Parsons families—and wattle barking in the area.
-

BRIEF HISTORICAL BACKGROUND:

Originally a wheat property which also had a wattle bark industry for tanning, Section 1324 was granted to Joseph W. Lush on 3 July 1854; Section 1325 was granted to Samuel Shore on 26 July 1854; and in March 1863 Matthew Jagger bought Section 1325 together with Sections 1316 and 1320. The three sections of 1319, 1323 and 1324 were transferred to James Mayfield of Bald Hills in July 1868. The Parsons family bought Sections 1319, 1323 and 1324 in February 1920.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

`Nurunderi' Complex

WAIT—RLR-14

REFERENCES:

Department of Environment and Natural Resources, General Records Office — Real Development Act Applications 3777 (1863); 9211 (1868).

Department of Environment and Natural Resources, Lands Titles Office — CT.5206/88; CT.4102/932; CT.117/209.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Shearing Shed, 'Old Coolawang'

WAIT—RLR-15

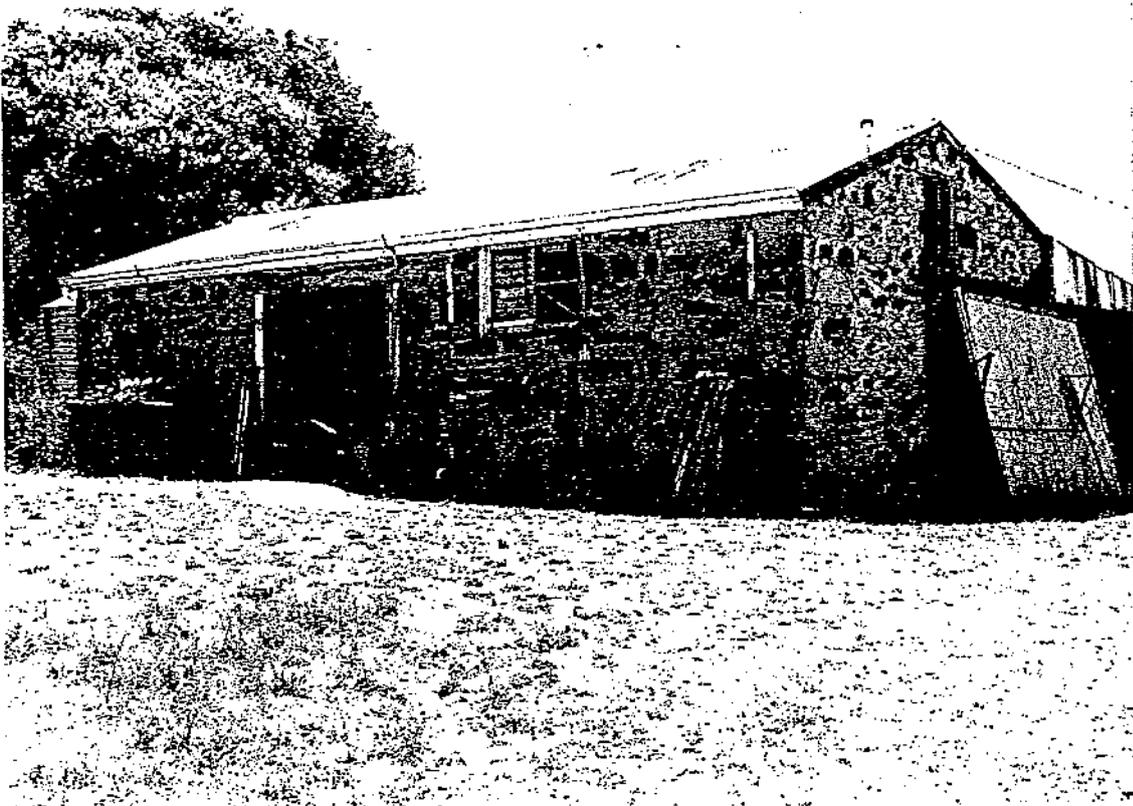
LOCATION:

Address: Coolawang Road, Waitpinga
Land Description: Sections 13 and 14, DP.16489
Hundred of Waitpinga
Certificate of Title: 4261/999

OWNER: Waitpinga Pastoral Co.

State Heritage Status: Nil
Other Assessments: Heritage Survey of Fleurieu Peninsula: 22

PHOTOGRAPH NOS.: B. Rowney/S. Coote
1/19, 20, 21, 22, 23, 24; 2/1, 2, 3, 4



VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Shearing Shed, 'Old Coolawang'

WAIT-RLR-15

DESCRIPTION:

The complex comprises a number of buildings and outhouses. The original house consists of two rooms (masonry) which has been extended at one end (the fireplace no longer exists) and then further extended. There is a timber framed and corrugated galvanised iron verandah extension and timber framed and fibro extension at the back.

The old shearing shed is bluestone cut, squared and well laid, and has rough timber lintels to doors and sheep doors. The windows are timber framed as is the floor. The roof is of corrugated galvanised iron, with rough timber beams and wrot timber trusses.

The lean-to garage is of timber framed and corrugated galvanised iron construction. The stables are built of rough timber framed and corrugated galvanised iron. There is a 'mud' mortar stone wall.

A new timber framed and corrugated galvanised iron shed and shearing shed forms part of the complex. The shearing shed is erected of local hardwood. The sheep shearing yards are of timber and corrugated galvanised iron and steel pipe. The dairy is of red brick, timber framed and corrugated galvanised iron.

The ruins of the old Jagger house lie behind two fig trees and were originally built of Kanmantoo bluestone. Further ruins near the creek are visible.

STATEMENT OF HERITAGE VALUE:

The complex is of local heritage significance because of its association with the development of farming in the district and the Jagger family.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) the complex displays historical, economic or social functions that are of importance to the local area, particularly that of the development of farming;
 - (b) the complex represents customs or ways of life that are characteristic of the local area, especially the old shearing shed which has a lot of old equipment and tools inside;
 - (e) the complex is associated with the Jagger family, early settlers in the district.
-

BRIEF HISTORICAL BACKGROUND:

Matthew and Mary Jagger arrived in Encounter Bay with the Rev. Ridgway Newland and his party in 1839. The family settled in the area and Matthew acquired land in Back Valley and Inman Valley as well. Matthew returned to England after the death of Mary and while there remarried. He returned to the area in the late 1850s.

VICTOR HARBOR HERITAGE SURVEY (1997)

Recommended Local Heritage Place

Old Shearing Shed, 'Old Coolawang'

WAIT—RLR-

REFERENCES:

Department of Environment and Natural Resources, Lands Titles Office —
CT.4116/546; CT.3419/98.

Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4:
Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide,
1985.

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of
Victor Harbor, Victor Harbor, 1987, p.49.

5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES

5.1 CRITERIA FOR HISTORIC (CONSERVATION) ZONES

As noted by the State Heritage Branch, Historic Conservation Zones:

... should possess a distinctive historic, architectural or other character which it is desirable to protect and enhance through the Development Plan, while not necessarily exhibiting the exceptional merit required of a State Heritage Area.

5.2 RECOMMENDATIONS

The following areas are recommended as Historic (Conservation) Zones:

5.2.1 Victor Harbor—Town Centre

- Railway Historic (Conservation) Zone
- Commercial Historic (Conservation) Zone

5.2.2 Victor Harbor—Suburban

- Burke Historic (Conservation) Zone
- Crozier Historic (Conservation) Zone
- Seaview Historic (Conservation) Zone
- Newland Historic (Conservation) Zone

5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES (cont.)

5.2.1 Victor Harbor—Town Centre

- *Railway Historic (Conservation:) Zone*

This proposed Railway Historic (Conservation) Zone comprises three distinct elements: the railway heritage places, the urban area historically associated with the railway and the foreshore gardens. The railway is the element that unifies the zone.

This zone is of particular heritage significance because it is identified with the transport history of Victor Harbor which was fundamental to the early development of the town.

The strictly railway heritage includes the one-time goods shed, the railway station and platform, the permanent way, the railway gates at Coral Street, the turntable near Eyre Terrace and the nearby maintenance facilities. There are associated places as well and these include the one-time station master's dwelling on Flinders Parade, and three railway cottages in the area near the turntable.

Several of these places are already included on the State Heritage Register. They include: the one-time goods shed, the railway station and platform, and the one-time station master's dwelling. Other places have been recommended for inclusion on the Local Heritage List. They include the turntable near Eyre Terrace and the nearby maintenance facilities along with two of the nearby railway cottages; the third cottage is considered a contributory place.

These places identified with the railway and transport heritage of Victor Harbor are complemented by others on Flinders Parade. These include the Anchorage Guest House which is already included in the State Heritage Register and several other places recommended for inclusion in the Local Heritage List: these include the one-time power station, the RSL, and the two-storey terrace house at 12 Flinders Parade. Other villas at 24 and 28 Flinders Parade complement these places.

The associated urban element of this proposed zone extends along the western side of Railway Terrace and the eastern side of McKinley Street. The urban development of Railway Terrace was directly associated with that of the railway. It includes three places already included in the State Heritage Register, namely, shops and associated dwellings at 8 and 9 Railway Terrace and the one-time Post Office and Telegraph Station on the south-east corner of Railway Terrace and Coral Street. Other places have been recommended for inclusion in the Local Heritage Register. They include shops and dwellings at 5, 5a and 7 Railway Terrace.

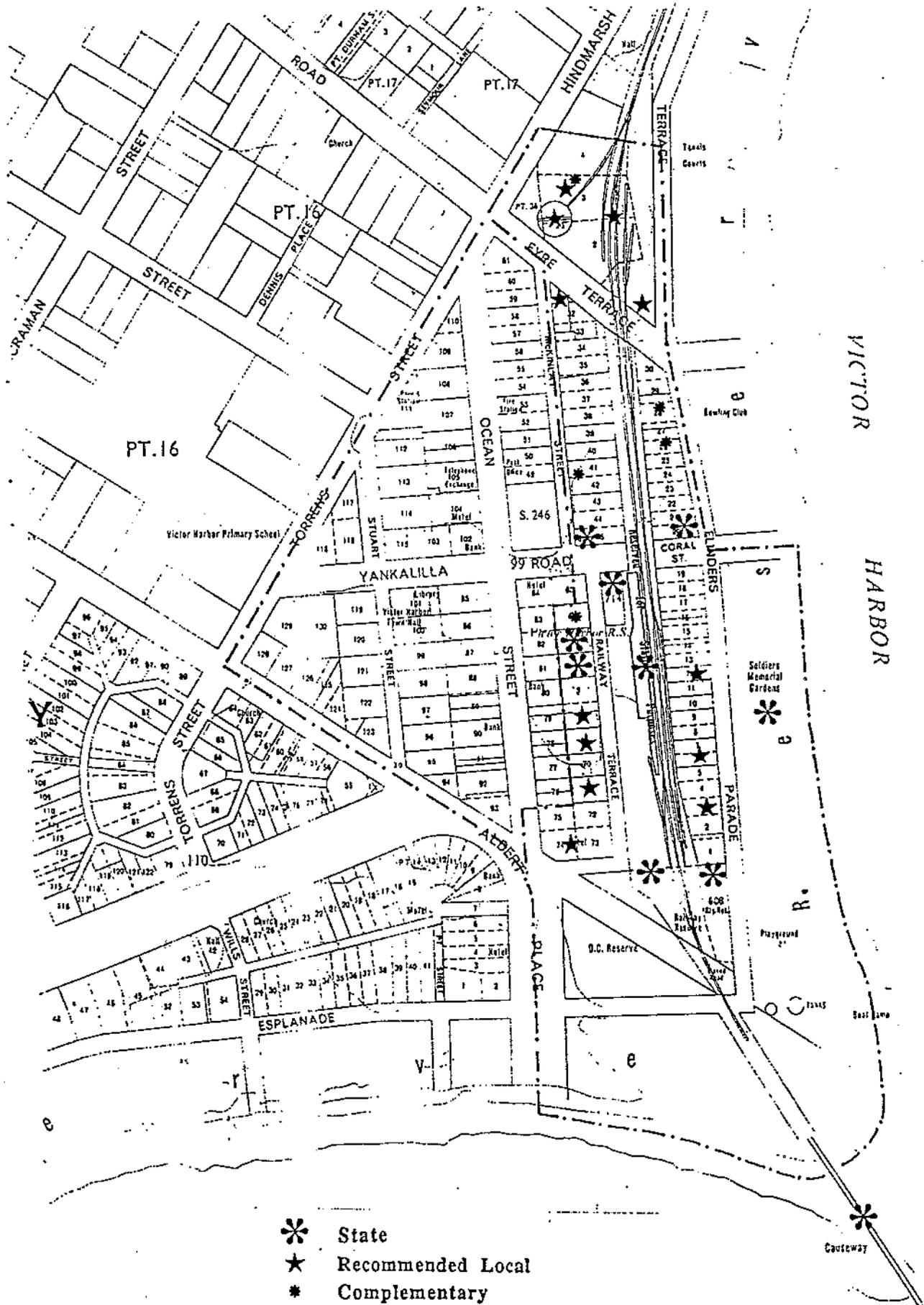
The places on Railway Terrace form a particularly strong group because of their common features. All are single storey and of similar form and scale. Each is built to the street alignment with simple front verandahs. The buildings are predominantly of stone, with brick quoins and surrounds. Many have gabled fronts or pediments (of pressed metal) to the street. The one-time Post Office and Telegraph Station is larger in scale and forms a strong element at the northern entrance to the street.

McKinley Street is less unified, with large parts of it given over to car parking. However, it warrants inclusion in the Zone so that new development can be controlled. The bank building on the north-east corner of McKinley Street is already included in the State Heritage Register. It complements other buildings on Coral Street including the one-time Post Office and Telegraph Station and helps to define one end of the street. The shop at the northern end of McKinley Street fulfils a similar role and is recommended for inclusion on the Local Heritage Register. The cottage at 14 McKinley Street reflects the one-time character of the street.

The Crown Hotel at the southern end of Railway Terrace is a strong element and is recommended for inclusion in the Local Heritage List. It is closely associated with the southern end of Ocean Street, but its size and scale means that it makes a particular contribution to the character of the reserve immediately to its south.

The foreshore gardens form a buffer between the urban development of the town and the causeway leading to Granite Island. These gardens are unified by Norfolk Island pines, but form two distinct parts separated by the road leading to the causeway. The northern section forms the Soldiers' Memorial

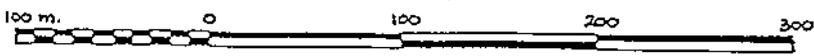
Gardens which features the Cross of Sacrifice; this area is included in the State Heritage Register. The southern section is more open, with a hard-paved car park taking up much of the area immediately west of the road to the causeway.



- ✱ State
- ★ Recommended Local
- * Complementary

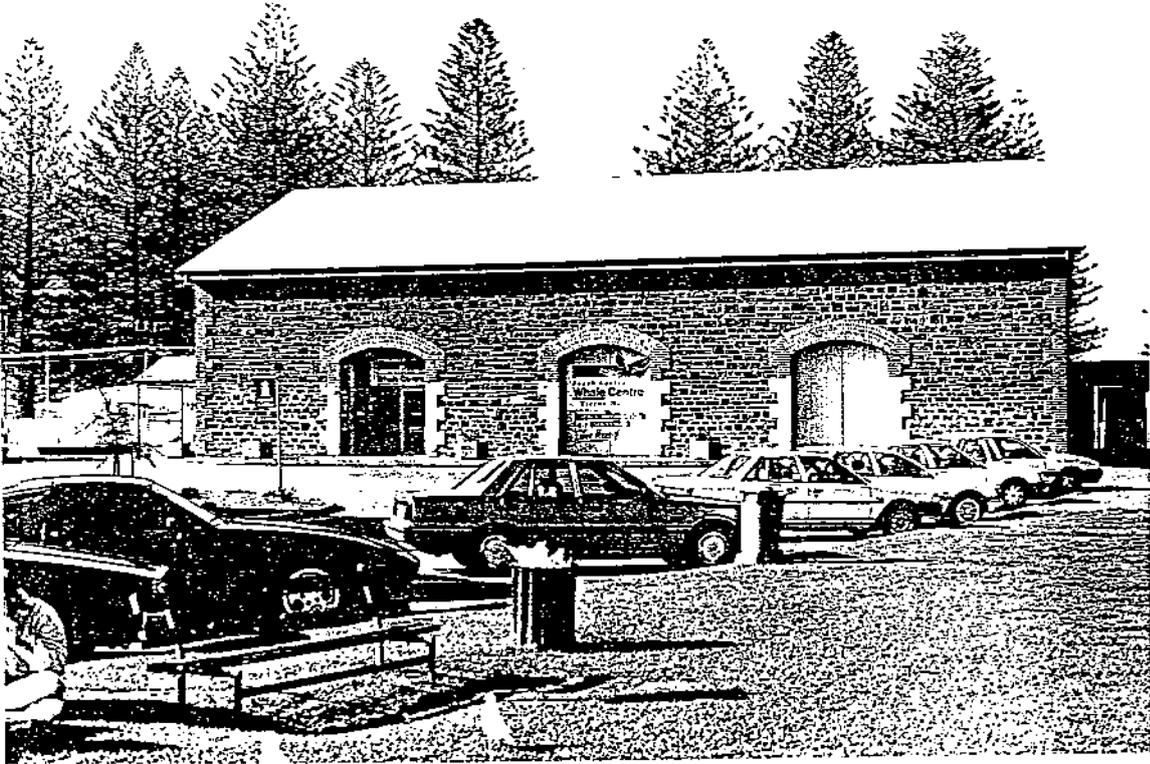


VICTOR HARBOR HERITAGE SURVEY
Proposed Railway Historic (Conservation) Zone



Above: View of one-time good's shed which is a fundamental feature of the Railway Complex

Below: View looking east along Railway Terrace featuring the former shopping area



Above: View looking south along Coral Street featuring the ANZ Bank which is listed on the State Heritage Register with the Anchorage in the background

Below: View looking north along Coral Street with the Anchorage on the immediate right with the railway crossing in the centre, the form Post and Telegraph Office on the left and part of the ANZ Bank on the right



View of the Soldiers Memorial Gardens looking west



5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES (cont.)

5.2.1 Victor Harbor—Town Centre

- *Commercial Historic (Conservation) Zone*

This proposed Commercial Historic (Conservation) Zone comprises several distinct elements: the commercial places along Ocean Street, the institutional places in Coral Street, and other places which help to define the zone. The intersection of Ocean and Coral Streets is a particularly important element.

This zone is of heritage significance because it helps to define the essential commercial centre of Victor Harbor.

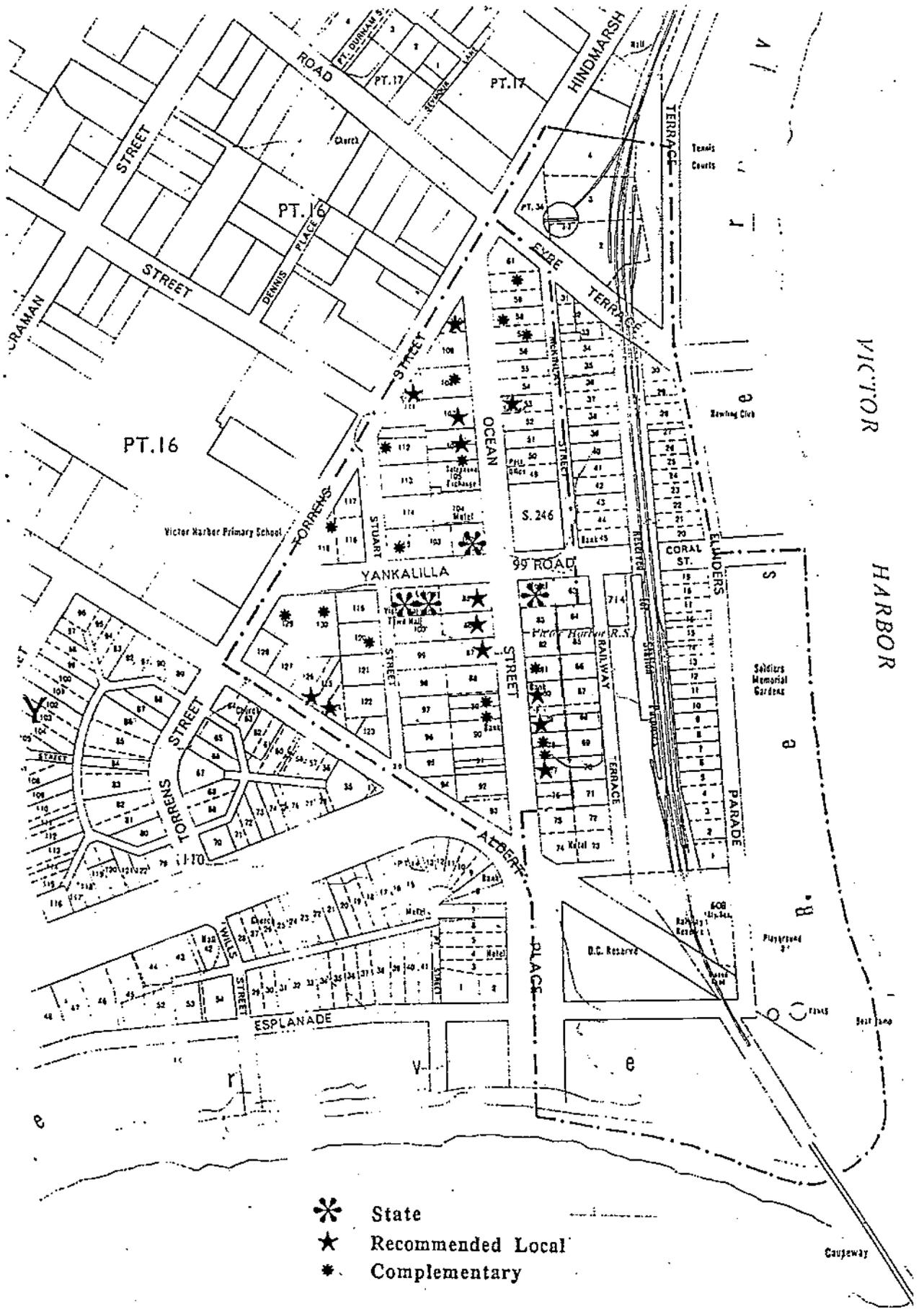
The feature of this zone is the intersection of Ocean and Coral Streets. This is characterised by two-storey buildings on three of the four corners. Two of these buildings are already included in the State Heritage Register, namely the Grosvenor Hotel and the Bank SA building: the third building, Bell's store, is recommended for inclusion in the Local Heritage List. Each of these buildings is of stone, and is traditional in its design and construction and treatment of windows.

These buildings are complemented by others in Ocean Street. The building on the south-east corner of the junction of Ocean and Torrens Streets helps to define the entrance to Ocean Street and is recommended for inclusion on the Local Heritage List. Others north of Coral Street to be recommended include those places at 59 and 57 on the western side of Ocean Street and number 60 on the eastern side: others reflect the traditional character of the street and are noted as such. Other buildings south of Coral Street are recommended for inclusion on the Local Heritage List. These include numbers 33 and 35 on the western side and number 24, 26 and the two-storey building near the Crown Hotel on the eastern side. These are complemented by other buildings which contribute to the character of the area.

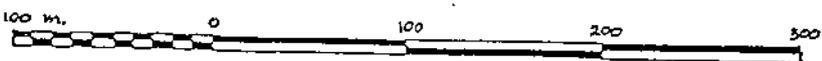
The major character of the area of Ocean Street is commercial, with the dominant buildings of two-storeys, many with front balconies and first floor verandahs and with gables or parapets to the street. The key places are of masonry construction, and generally symmetrical in their design.

Coral Street makes an important contribution to the character of this zone. This picks up the contribution made by the Grosvenor Hotel, the Bank SA building and Bell's Store. These are complemented by the Town Hall and Institute buildings with their classical detailing and traditional construction. Other buildings including that opposite these contribute to the character of the zone.

Other places help to define the zone; these include the one-time guest-house at 16 Crozier Road the hospital building immediately to the west and the police station on Torrens Street. Each of these has been recommended for inclusion in the Local Heritage List.



VICTOR HARBOR HERITAGE SURVEY
Proposed Commercial Historic (Conservation) Zone



Above: The Grovesnor Hotel at the south-west corner of the intersection of Ocean and Coral Streets

Below: A view of the north-east corner of the intersection of Ocean and Coral Streets featuring Bank SA



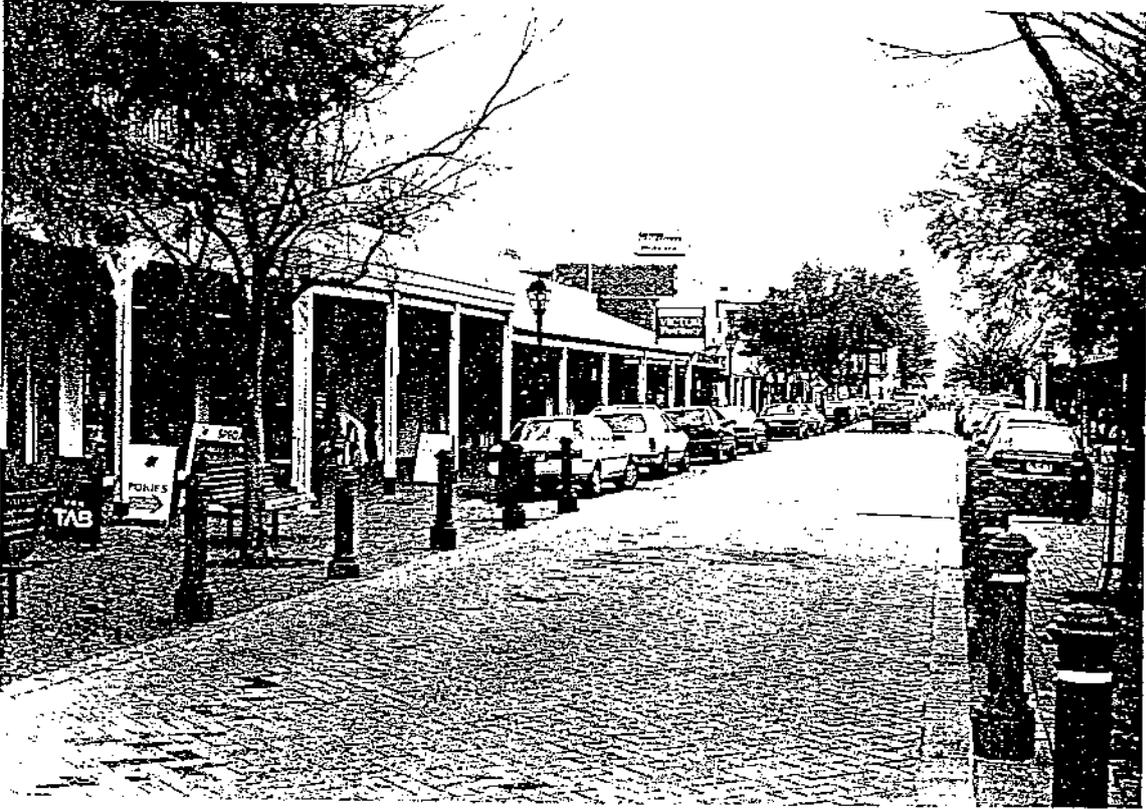
Above: The north-west corner of the intersection of Ocean and Coral Streets looking along Coral Street with the Institute and Town Hall in the background

Below: A view south along Coral Street showing the Town Hall and Institute with Bells Store and the Grosvenor Hotel in the background



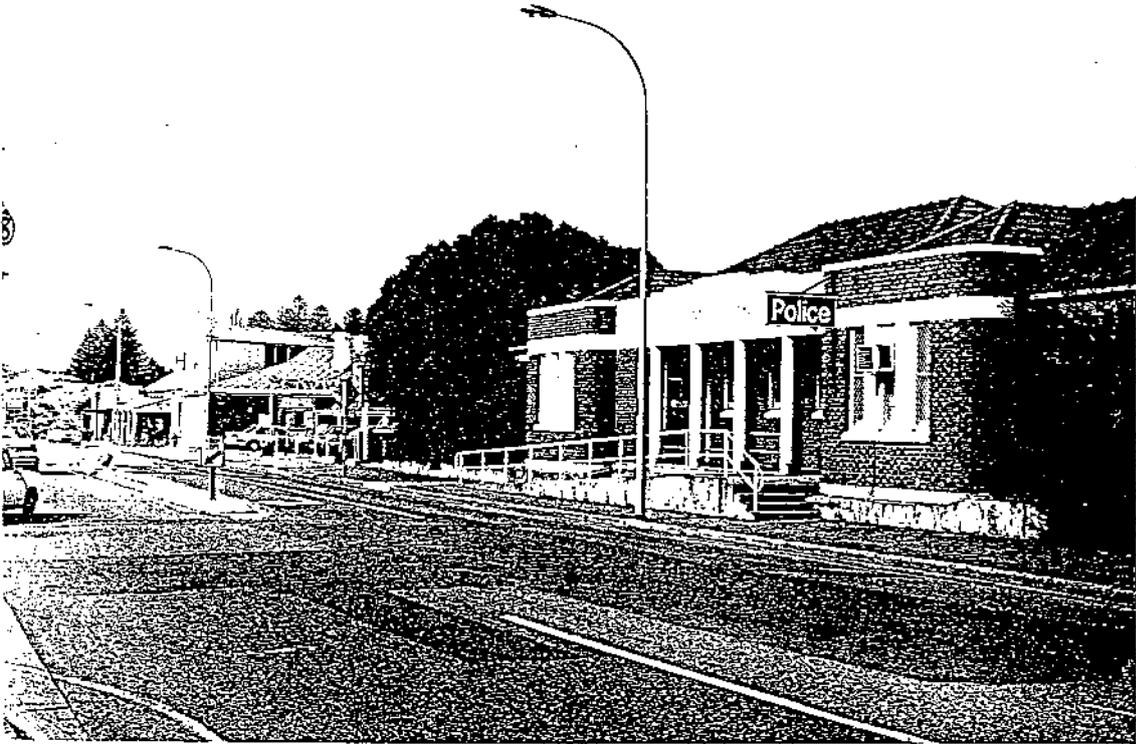
Above: A view looking west along Ocean Street showing commercial premises on the southern side

Below: A view looking west along Ocean Street showing commercial premises on the northern side with the Victa Cinema in the foreground



Above: A view looking east along Torrens Street with the Police Station and Court House in the foreground

Below: Public park and rotunda between Torrens Street and Coral Street



5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES (cont.)

5.2.2 Victor Harbor—Suburban

- *Burke Historic (Conservation) Zone*

The recommended Burke Street Historic (Conservation) Zone is primarily residential and domestic in scale and character, though with St Augustine's Anglican Church and Hall being a major feature. The church has been recommended for inclusion on the State Heritage Register, and the hall is recommended for inclusion on the Local Heritage List.

The church, in particular, is in a dominant position at the bend in Burke Street and closing the end of the street which leads off from the apex of the bend. The central location of the complex provides a sense of focus to the zone. This focus is enhanced by the form and larger scale of the church and hall.

The zone features several types of dwellings, though all are small to medium in scale. The north-western portion of the zone features a group of typical late nineteenth century villas, with masonry walls, corrugated galvanised-iron roofs, predominantly hipped, but with some gables, and featuring front verandahs. The detailing of doors and windows is similar. There are larger villas and a bungalow-style dwelling on the opposite side of the street. A feature of the south-western side of the zone is a small group of three gable-ended cottages. The corner store on the south eastern corner of the Burke Street/Crozier Road intersection provides a strong element at one of the entrances to the zone.

The street pattern is unusual and identifies this zone as part of a particular subdivision. It is an important feature of the zone. The character of the zone is enhanced by the street trees and grasses verges and the bend in the street which provides a sense of containment.

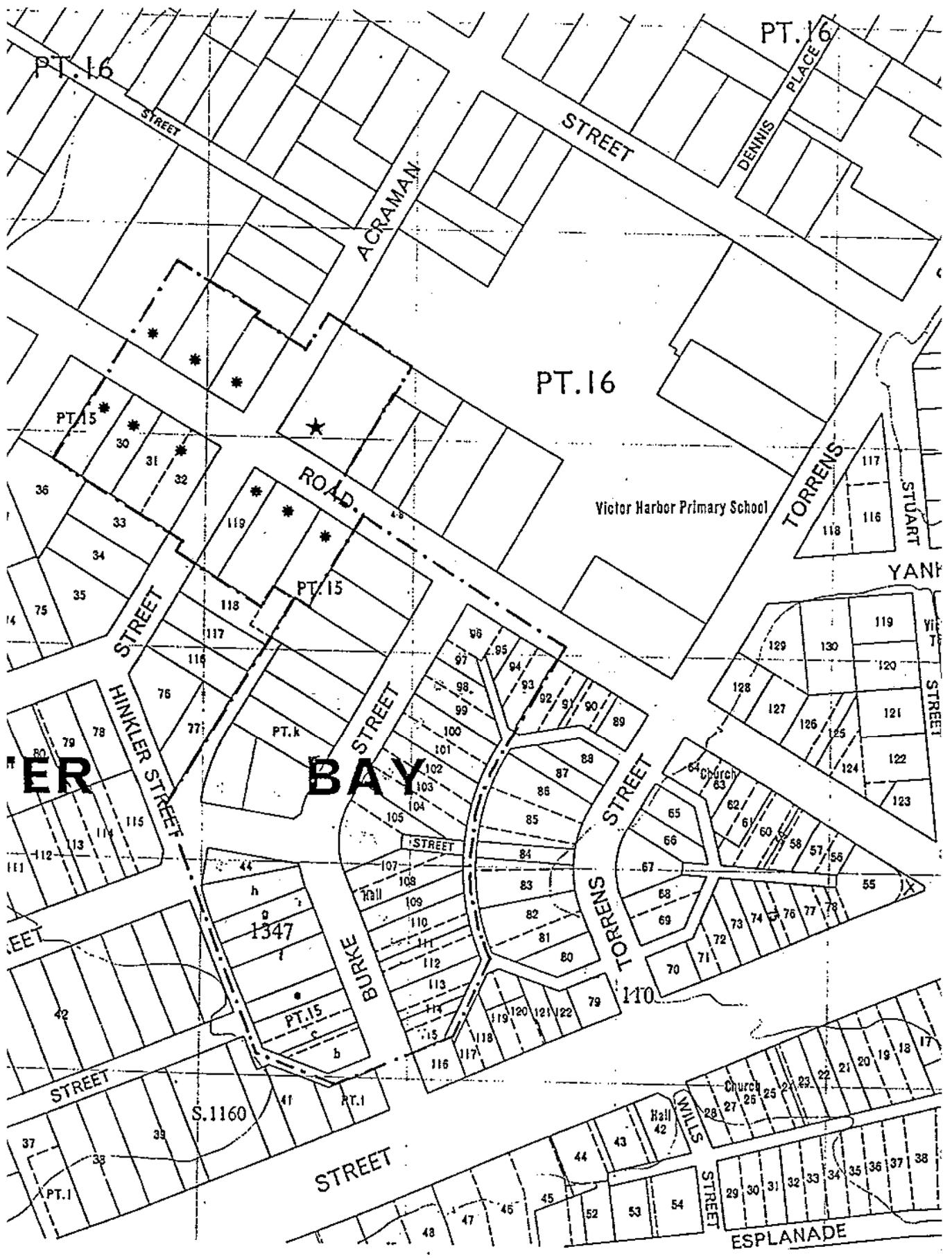
5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES (cont.)

5.2.2 Victor Harbor—Suburban

- *Crozier Historic (Conservation) Zone*

The Crozier Historic (Conservation) Zone is residential in character and scale. It represents an important collection of medium to large scale dwellings, all of which are of interest, although only that at 54 Crozier Road is considered sufficiently significant in itself to be recommended for inclusion in the Local Heritage List. The zone complements and is contiguous to the Burke Historic (Conservation) Zone, but distinct from it because of the different scale of the dwellings.

The dwellings extend along Crozier Road about the intersection of Crozier Road and Acraman Street, with those at the intersection forming strong elements. The dwellings have masonry walls, several have tiled roofs. All are set back from the street alignment, and because of the low-scale fences, make a positive contribution to the streetscape. This contribution is enhanced by the street trees and grassed verges.



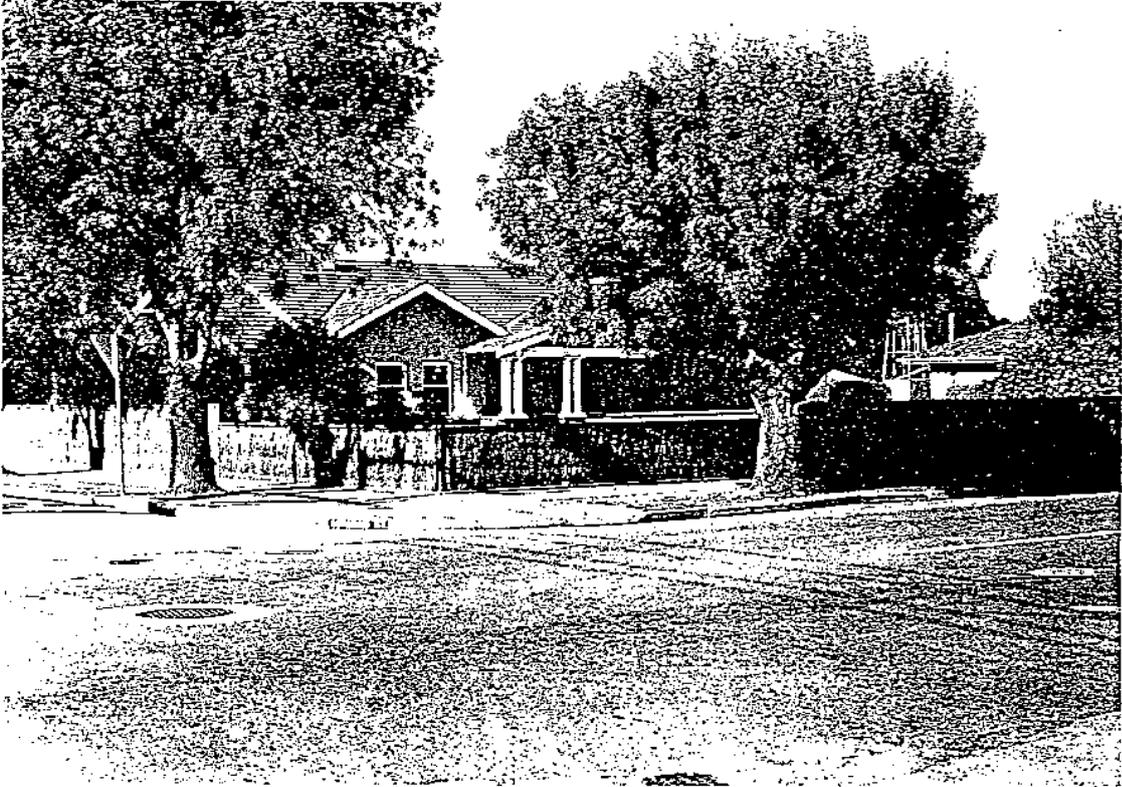
- ★ Recommended Local
- * Complementary



VICTOR HARBOR HERITAGE SURVEY
Proposed Crozier Historic (Conservation) Zone

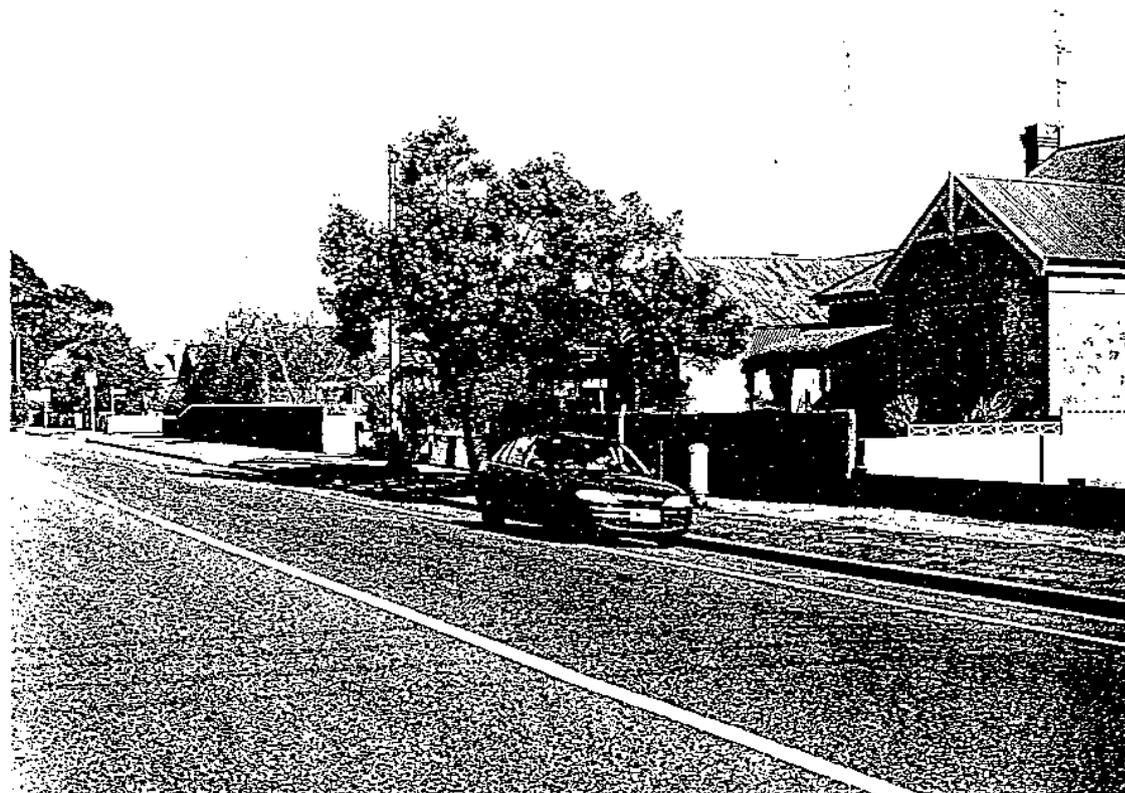


Large bungalow style dwelling at the intersection of Acraman Street and Crozier Road which is a feature of the intersection



Above: General view of the eastern side of Crozier Road

Below: General view of the western side of Crozier Road



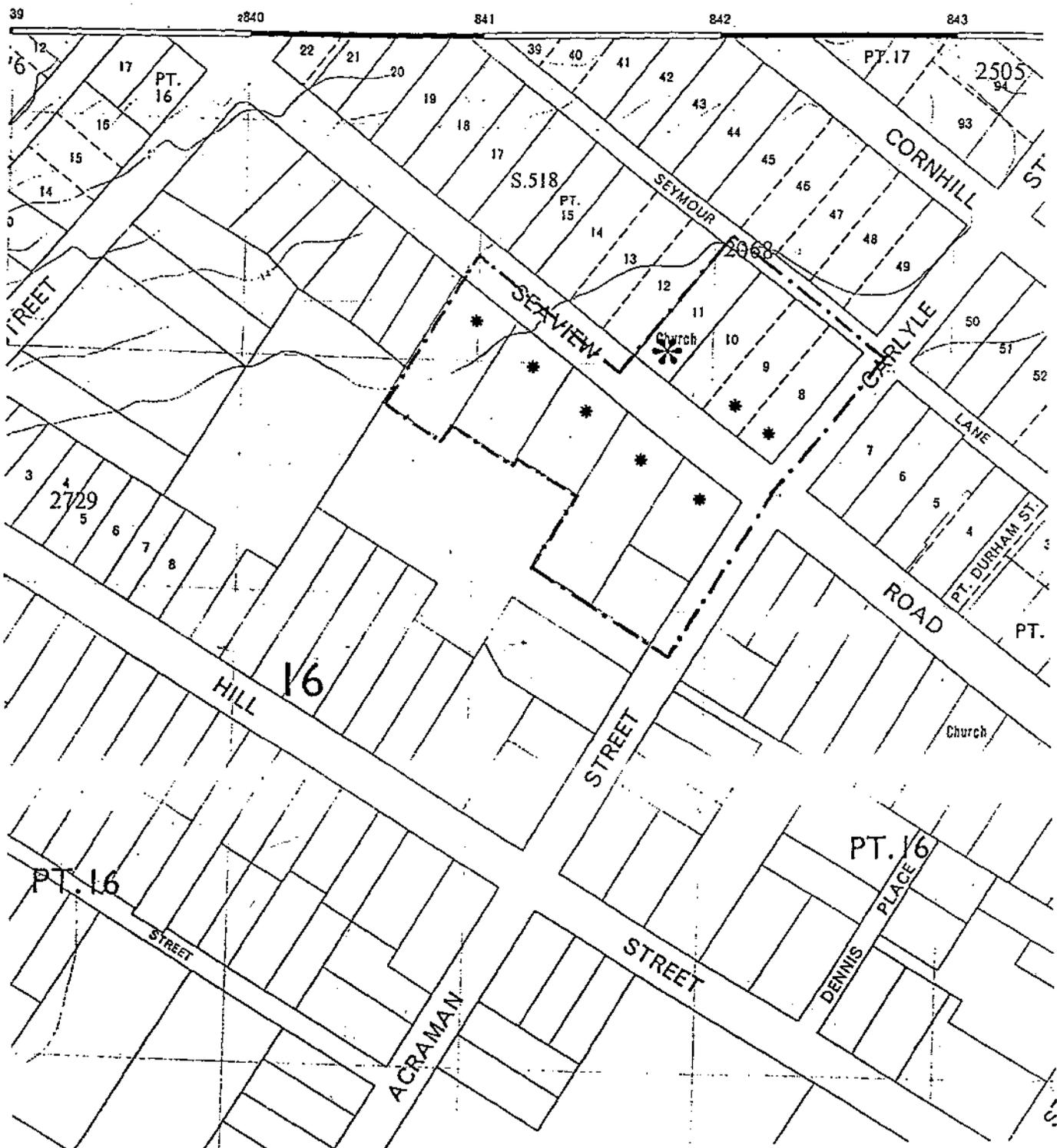
5. RECOMMENDATIONS: HISTORIC (CONSERVATION) ZONES (cont.)

5.2.2 Victor Harbor—Suburban

- *Seaview Historic (Conservation) Zone*

The recommended Seaview Historic (Conservation) Zone is primarily residential in scale and character, though featuring a group of medium scale dwellings. St Joan of Arc's Roman Catholic Church is a feature of the zone because of its distinctive scale, design and detailing. The church has been recommended for inclusion on the State Heritage Register.

The medium scale dwellings, primarily on the south-western side of Seaview Road, are each set on large blocks and represent a fine collection of villas and bungalows, with detailing typical of the particular building styles. All have masonry walls: some are set on bluestone foundations. Roofs are of corrugated galvanised iron and tiles. Some of the dwellings feature decorative use of brickwork. All are set back from the street alignment and make a positive contribution to the streetscape. This contribution is enhanced by the street plantings.



- * Recommended State
- * Complementary

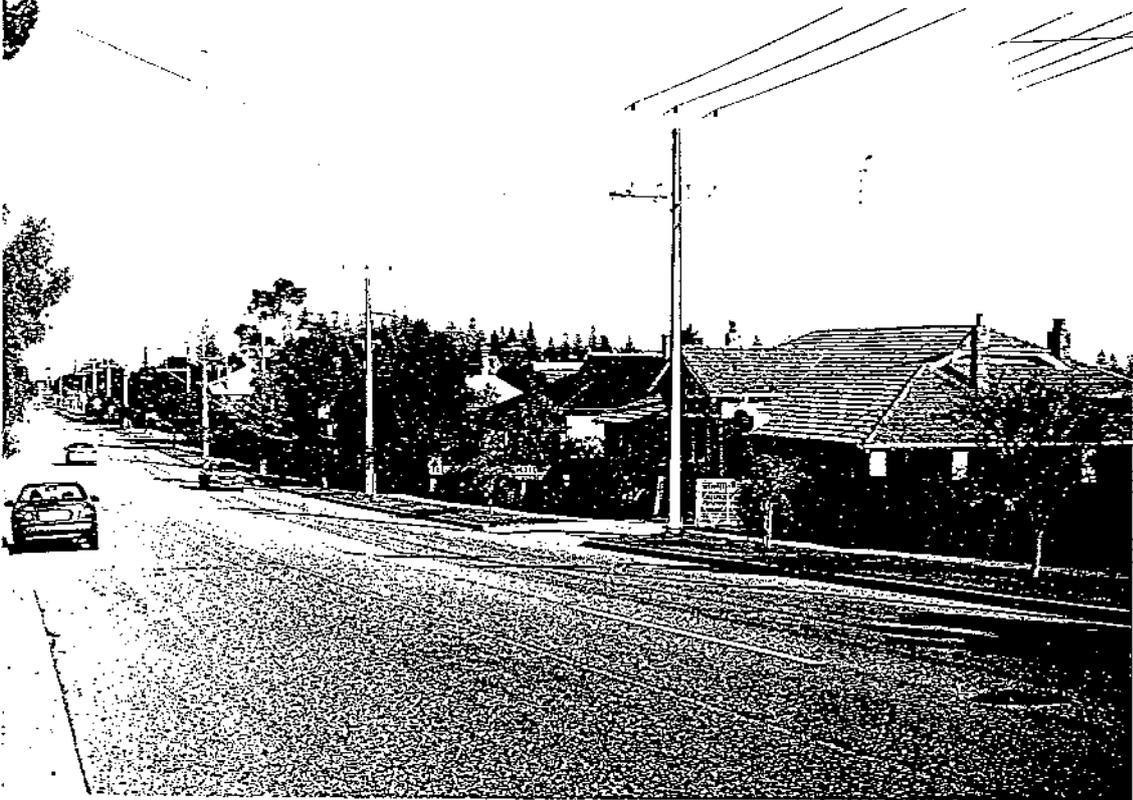


VICTOR HARBOR HERITAGE SURVEY
Proposed Seaview Historic (Conservation) Zone

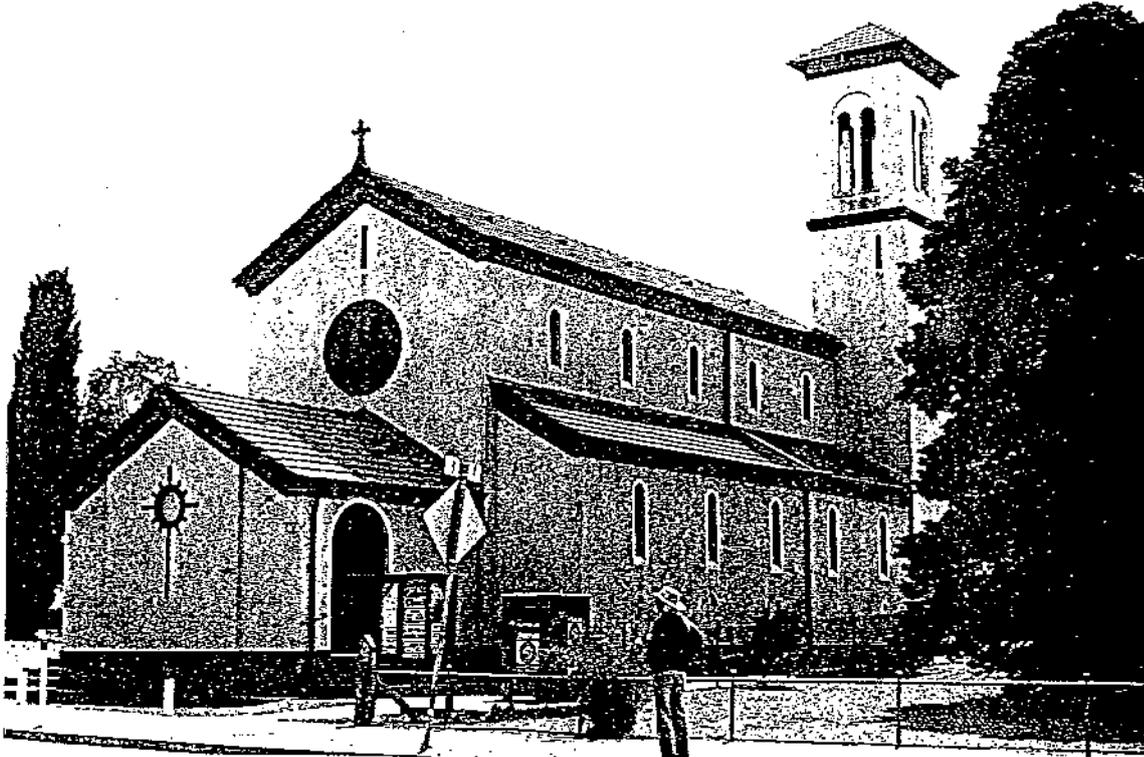


Above: General view of dwellings on the western side of Seaview Road

Below: General view of dwellings on the western side of Seaview Road

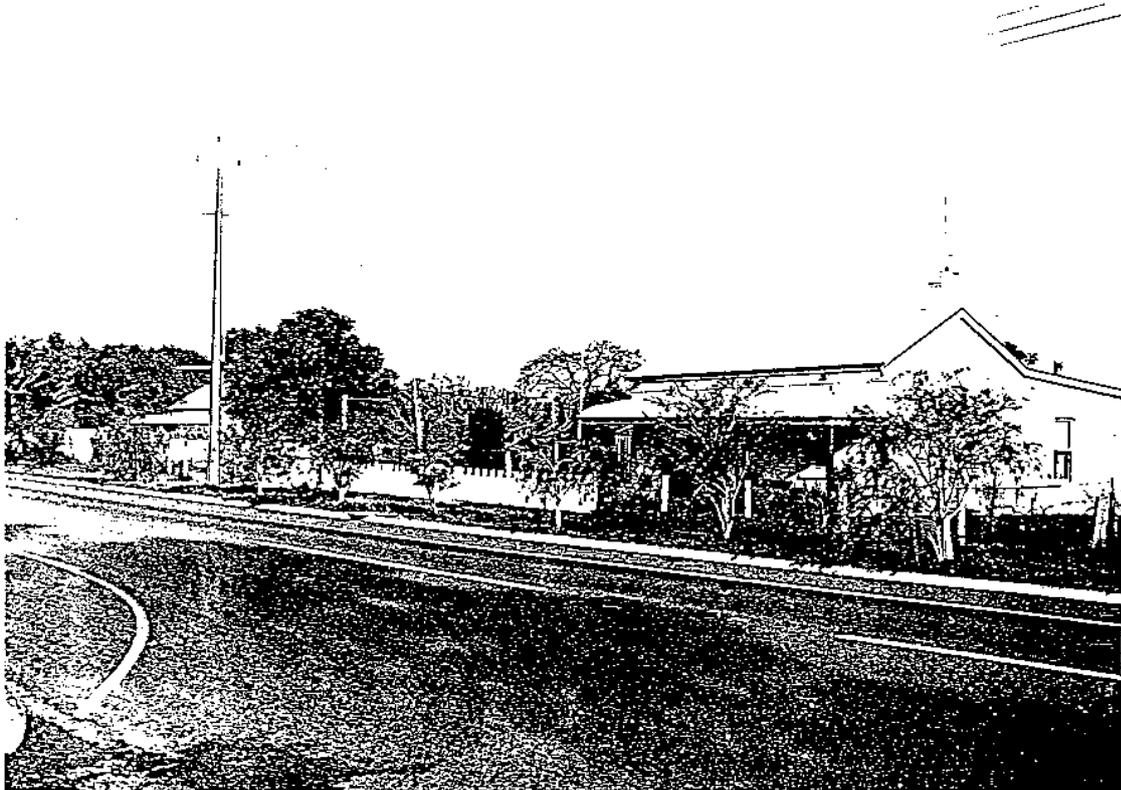


St Joan of Arc's Roman Catholic Church which is a feature of the Zone which is on the eastern side of Seaview Road



Above: Group of three cottages on the northern side of the Main Road

Below: Two cottages on the southern side of the Main Road



6. INDEX TO HERITAGE ASSESSMENT REPORTS

Banks	
ANZ	2-50
ES & A	2-200
Commercial	2-213
State Bank of SA	2-50
Bridges	
Crossman	2-123
New Alexandra	2-245
Newland	2-295
Railway	2-109
Cemeteries	
Bald Hills	2-361
Inman Valley	2-414
Tabernacle Road	2-317
Victor Harbor	2-357
Churches	
Bald Hills	2-361
Church of Christ	2-268
Jefferis Memorial	2-325
Lower Inman	2-406
Newland	2-304
Newland Memorial	2-69
Salvation Army Citadel	2-236
St Augustine	2-129
St Joan of Arc	2-141
Waitpinga	2-442
Commercial	
Albert Place	2-225
Albert Place (23-25)	2-228
Eyre Terrace	2-189
Hindmarsh Road (155)	2-252
Ocean Street	2-219
Ocean Street (24)	2-216
Ocean Street (31-35)	2-210
Ocean Street (37-41)	2-207
Ocean Street (43)	2-203
Ocean Street (69-71)	2-192

Community

Library	2-63
Lodge of Peace	2-249
Memorial Gardens	2-12
Senior Citizens Centre	2-278
Tennis Clubhouse	2-266

Dwellings

Adare Avenue (7-27), Victor Harbor	2-152
Adelaide Road (56), Victor Harbor	2-336
Adelaide Road (Lot 104), Victor Harbor	2-352
Bay Road (173), Victor Harbor	2-312
Cornhill Road (35-41), Victor Harbor	2-274
Cornhill Road (46), Victor Harbor	2-277
Crozier Road (18), Victor Harbor	2-234
Crozier Road (54), Victor Harbor	2-288
Dillon Road (1), Victor Harbor	2-355
Eyre Terrace/Bridge Street, Victor Harbor	2-264
Eyre Terrace, Victor Harbor	2-261
Flinders Parade (12), Victor Harbor	2-186
Franklin Parade (Lot 2), Victor Harbor	2-331
Franklin Parade (40), Victor Harbor	2-321
Gum Avenue (20), Victor Harbor	2-103
Hindmarsh Road (155), Victor Harbor	2-252
Jagger Road (3), Victor Harbor	2-427
King Beach Road, Waitpinga	2-432
Krill Court, Victor Harbor	2-424
Mill Road, Victor Harbor	2-310
Mt Alma Road, Inman Valley	2-416
Mt Alma Road, Inman Valley	2-419
Myponga Road (104), Hindmarsh Tiers	2-391
Myponga Road (600A), Hindmarsh Valley	2-397
Nettle Hill Road, Hindmarsh Valley	2-382
Nettle Hill Road (109A), Hindmarsh Valley	2-379
Newland Conservation Park	2-452
off Parsons Beach Road, Waitpinga	2-457
Parsons Road, Inman Valley	2-411
Railway Terrace (5), Victor Harbor	2-171
Railway Terrace (5a), Victor Harbor	2-174
Railway Terrace (717a), Victor Harbor	2-177
Railway Terrace (8), Victor Harbor	2-32
Railway Terrace (9), Victor Harbor	2-36
Renown Avenue, Victor Harbor	2-97
Russell Street (9), Victor Harbor	2-328
Sawpit Road, Hindmarsh Valley	2-386
Seaview Road (55), Victor Harbor	2-271
Strangways Road (119), Hindmarsh Valley	2-389
Tabernacle Road, Victor Harbor	2-314
Torrens Street (43), Victor Harbor	2-290
Waggon Road (116), Hindmarsh Valley	2-373
off Waitpinga Road, Waitpinga	2-439
Waterport Road, Victor Harbor	2-343
Waterport Road, Victor Harbor	2-346
Waterport Road, Victor Harbor	2-349
Welch Road (141), Victor Harbor	2-339

Features	
Causeway, Breakwater and Cutting	2-5
Cut Hill Stone Wall and Monument	2-116
Stone Walls	2-430
Flour Mills	
Gibson Avenue, Victor Harbor	2-93
Mill Road, Victor Harbor	2-310
Nettle Hill Road, Hindmarsh Valley	2-382
Guest Houses	
Anchorage	2-45
Clifton Lodge	2-284
Gertymore	2-231
Seymour	2-254
Halls	
Hindmarsh Valley	2-370
Lower Inman	2-404
St Augustine	2-292
Town Hall	2-63
Uniting Church	2-74
Hotels/Inns	
Crown	2-222
Fountain Inn	2-88
Grosvenor	2-54
Industrial	
Amscol Factory	2-242
Butter Factory	2-307
Dairy	2-445
Jetty and Whaling Site	2-81
Power House	2-180
Mt Jagged Mine	2-399
Mt Jagged Smelter Site	2-395
Wool Store	2-183
Schools	
George Main Road, Victor Harbor	2-298
Hindmarsh Valley	2-367
Middle Inman Valley	2-409
Torrens Street (21), Victor Harbor	2-281
Waitpinga	2-447

Services	
Customs House and Station Master's Residence	2-22
Fire Station	2-195
Hospital, Bay Road (56-82)	2-301
Hospital, Bridge Terrace (4/4a)	2-247
Police	2-197
Post Office, Coral Street	2-40
Post Office, Yilki	2-323
Railway	2-27
Railway Turntable and Yards	2-257
Reservoir	2-376
Shearing Sheds	
Coolawang Road, Waitpinga	2-460
off Waitpinga Road, Waitpinga	2-450
off Waitpinga Road, Waitpinga	2-454
War	
Concrete Bunkers	2-435
Military Camp Site	2-437
RAAF Barrack	2-450