

# ASSESSMENT REPORT

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**NAME:**        **Former Lobethal Woollen Mill**

**PLACE NO.:**

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**Address:**    **Adelaide-Lobethal Road, Lobethal**

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## **1.    BRIEF HISTORY OF FORMER LOBETHAL WOOLLEN MILL:**

### **Introduction: Lobethal and the Mill**

Lobethal was settled in 1842 and laid out following the German 'Hufendorfen' pattern. It was initially an agricultural community however from 1870 to 1914 'early craft industries stimulated the town's industrialisation' in particular the Lobethal Tweed Factory (the Mill) which was established in 1870 by three prominent, German-born residents of the township (Young 1983, pp.3, 21). South Australia's manufacturing industry emerged from the processing of primary products in the early years of European settlement and continued to develop in the late nineteenth century (Griffin and McCaskill 1986, p.80). However, Lobethal Tweed Factory failed in 1878 due to financial depression as a result of drought and it was forced to close.

[I]t was only the takeover of the woollen mills almost a decade later, in 1887, by a new Company with an experienced Scottish manager, Mr. Robert Redpath, and the eventual support of the State government after heavy local pressuring, that gave the industry its chance of survival and later development (Young 1983, p.21).

The Mill produced clothing, tweeds, knit wools, shirtings, flannels, rugs and blankets. From 1914 to the outbreak of World War Two, there was an 'intensification and consolidation of Lobethal's industrialisation, provided mainly by the rapid development of the Woollen Mills ... which secured the relative prosperity of the town throughout the pre-World War II period' (Young 1983, pp.23-24). Lobethal became a flourishing 'industrial centre allied to a thriving rural economy' (Young 1983, p.3). From 1940 to 1980 the Mill became even more the 'focus of the town's social and economic existence, providing employment not just for Lobethal and the surrounding area alone but also for many people not connected with the region' (Young 1983, pp.26-27). Renamed the Onkaparinga Woollen Mill in 1928, it became Australia's largest woollen mill producing blankets and rugs.

### **Kleinschmidt, Kumnick and Kramm and the Lobethal Tweed Factory**

In the 1850s prosperous settlers including the Kleinschmidt and Schubert families bought up large tracts of land in and around Lobethal. Mill Road, on which the Mill is located, was originally the town's main street and follows the Lobethal Creek.

The birth of the cloth factory set Lobethal on the brink of a new stage of its development, which was to radically alter the course of its history from that of other 'Hills' towns. Its effects were not immediate as it struggled for its existence for over 25 years. However even during this initial phase it still produced many 'spin-off' results which directly or indirectly altered the nature of the town. An impression gained of Lobethal in 1869 is that of a quaint picturesque German village of a few hundred people, one of many in the state, characterised by its small

scale self-sufficient agriculture. By 1914 we can see a more ethnically mixed town directed towards a major industrial concern which employed over 100 workers on a regular basis and which drastically altered the structure of the town's economy (Aeuckens cited in Young 1983, p.14).

Friedrich Wilhelm Kleinschmidt emigrated to South Australia in 1837. Around 1851 he built a stone brewery in Lobethal with Messrs. Ploenges and Engelking but by 1869 he had ceased operations.



**'Kleinschmidt's Brewery' undated**

Source: Adelaide Hills Council (AHC), Malloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.

In the 1980s this stone brewery building was thought to be 'incorporated in the present woollen mill' (Young 1983, p.87) however it is likely that it was demolished in 1994 when Mill Road collapsed.

Kleinschmidt sold his brewing equipment to Messrs. Johnston of Oakbank and began growing hops. He met Carl Ferdinand 'Carpenter' Kumnick who together with his brother August 'Brandy' had met the Kramm brothers who had been making woollen cloth in a hut in Hahndorf. Carl Edward Kramm had arrived in the colony in 1856 and it is claimed that he was the 'founder of the first woollen mill in South Australia' (Brockhoff 2008, p.8). The Kramm brothers had ordered machinery which was being held at Port Adelaide Customs but they had no money to pay for the customs duty. Kleinschmidt and the Lobethal residents decided to raise the money to entice the Kramm brothers to relocate to Kleinschmidt's disused brewery in Lobethal and provide local villagers with a place to work hence establish a woollen industry.

Around 1870 Kleinschmidt established a syndicate with the Kumnick brothers to manufacture woollen cloth in 'The Lobethal Tweed Factory'.

wool was washed by hand in the creek, and it was dried in the sun. Then it was teased by hand, and the burrs and grass-seeds picked out in the evenings by groups of people sitting around their kitchen fires. The wool was then 'oiled' on the malt floor of the brewery by the women, for it was now too dry to card. A horse was employed, presumably to power the spinning machine (Brockhoff 2008, p.10).

In 1872 a company was formed which employed 20 workers. In April 1873 it was reported:

the weaving factory of Mr Kramm in Hahndorf is from there to Lobethal removed, and will be made bigger. Messrs. Kleinschmidt and Kumnick have gone into business with Mr Kramm in the brewery of Mr Kleinschmidt (Brockhoff 2008, p.8).

### **Lobethal Woollen and Tweed Company**

A new building was added to the south end of the existing brewery building (*South Australian Register*, 12 July 1877, p.6). The foundation stone was laid on 6 November 1875 and a time capsule was buried with a document stating that the 'Lobethal Woollen and Tweed Company Ltd was established on 12 March 1874'. The architect and also the engineer/machinist was Julius Hammer of Lobethal (Brockhoff 2008, p.11). Due to a labour shortage no tenders were received for the building so the Company subcontracted the job itself, initiating contracts for stone, timber, sand, lime and masonry work. The building was completed by July 1877, costing £2000 and measuring 111 x 75 feet independent of the engine and boiler house.

A 30 horsepower engine, a new boiler and shafting cost £1500, and the cost of new machinery, such as steam looms, carding mills and spinning machines was £3000. As a result, the Company would be able to produce 1000 yards (900 metres) per week (Brockhoff 2008, p.12).



**'Lobethal Mill 1872' probably incorrectly dated, more likely 1877 as it shows the new 1877 building (some walls are still extant as is the Brick Boiler chimney).**

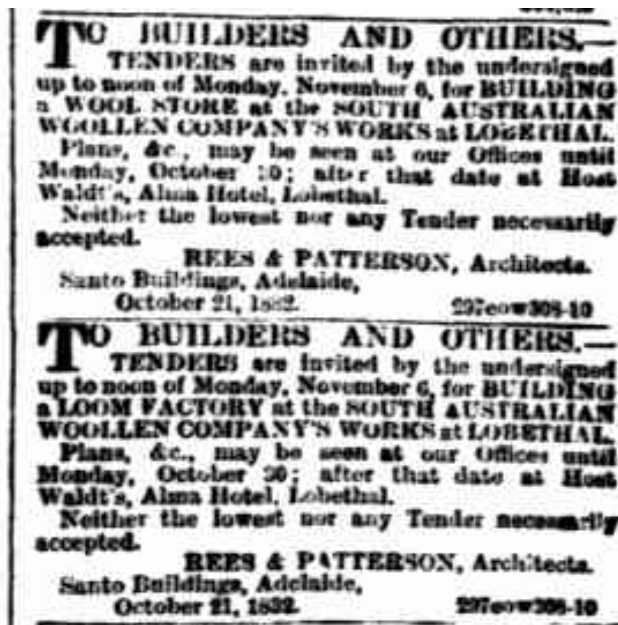
Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.

The water supply from the creek was soon insufficient. The creek was 'originally a plough furrow dug by the first settlers to drain their land ... [it] was at the best of times scarcely adequate for even a small-scale operation. This was supplemented with well water' (Brockhoff 2008, p.13). However this was not the only problem for the new Company. Local consumers still preferred imported woollen products. As a result the factory ceased manufacture in 1878 and remained idle until around 1881 (Young 1983, p.258). A few years later another company was formed however this was also unsuccessful.

### **South Australian Woollen Factory Company**

'In 1882 the land and buildings were transferred to David Murray for the sum of £3000' (AHC 2008, p.9). The South Australian Woollen (Factory) Company was formed in October 1882 (*South Australian Weekly Chronicle*, 21 July 1883, p.9). The elected directors were the Hons. D. Murray, A.B. Murray, R.A. Tarlton, and Messrs. J. Fisher, and W.R. Swann. Following the establishment of the Company, the old factory was repaired and additions were made.

In 1882 architects Rees and Patterson, namely Rowland Rees (1840-1904), called for tenders for building a Loom Factory, Wool and Occasional Sheds at the South Australian Woollen Co.'s works at Lobethal (*The South Australian Advertiser*, 5 Oct 1882, p.2). The tender date was extended and the work was re-advertised as two separate jobs being a Wool Store and a Loom Factory (*The South Australian Advertiser*, 31 Oct 1882, p.20).



### ***Tender for new buildings***

Source: *The South Australian Advertiser*, 31 Oct 1882 p.20

On 18 July 1883 building works were inspected by Murray and some of the shareholders. The new wool room (70 x 55 feet) was the first building to be visited. This was where the wool was first placed and classified. 25 feet hoppers dropped the wool into either the scouring room where the wool was cleaned in its raw state, or the storing room. The dyeing room 30 x 20 feet had three copper dyeing vats. The 'Willow' room forked out the dried wool. The burring and teasing machine was followed by the batchroom and then the carding machine which turned the wool into thread then it was run on bobbins ready for spinning, then it became yarn. The yarn was weaved in the weaving room 105 x 32 feet. It was put on the warping mill then it became tweed. The process was completed in the finishing room (*South Australian Weekly Chronicle*, 21 July 1883, p.9).



***'Lobethal Woollen Mill 1872' probably incorrectly dated, more likely 1883-86 showing Rees and Patterson's new buildings as suggested by Feeney.***

Source: SLSA image no. B12411

In the 1880s:

Government spending was ... being directed to local manufacturing. Two examples are the provision of cloth for the uniforms of the local volunteer defence forces from ... Lobethal. In 1883 the mill was greatly enlarged to fulfil increased business contracts including those for the government (Feeney 1973, p.26).

[During his life] Rees designed two large industrial complexes. The first in 1883 was for the South Australian Woollen Mills at Lobethal in his Onkaparinga electorate. It was a considerable expansion of an existing mill. There was a wool room 70' by 25' of galvanised iron to receive the bales. Smaller buildings housed the boilers and the dyeing vats. The three other large buildings of stone were a spinning room 71' by 108', a loom room 105' by 32', and the finishing room 50' by 30'. As well, the water supply was provided by a tank on the hillside. The plainness indicates the practical nature of their design. The roofs are galvanised iron. These buildings are incorporated in the present mill [1973] (Feeney 1973, p.39).

It is possible that part of Rees and Patterson's new building is incorporated into the extant Building 21.

### **South Australian Woollen Company**

In 1887 Robert Redpath from Scotland was appointed as Manager. Redpath would become one of the town's leading figures for more than 20 years (Young 1983, p.20). However by 1889 the South Australian Woollen (Factory) Company was in liquidation mainly due to a poor water supply (Young 1983, p.259). Shortly after a new company, the South Australian Woollen Company Ltd., took over under the direction of Redpath who had raised enough capital to revive the enterprise. In 1890 the land and buildings were transferred to this company. Under Redpath's direction the Mill would become highly successful and later would continue to operate for over 100 years.

In the late 1880s the government funded the construction of a six million gallon reservoir which guaranteed the Mill's water supply. In 1891 the company supplied cloth for military, railway and customs uniforms. Later in 1894 a new head office and warehouse was opened in Grenfell Street. By 1895 the workforce was 120 with 60 people working in the factory. The company also supplied 2200 blankets to the colony's Aboriginal population (Brockhoff 2008, pp.19-21).

In July 1895 the *Mount Barker Courier* described the factory. There was a wool room on the hillside where wool bales were stored, sorted and graded. Then there was a washing room using reservoir water, the drying machine and vats. On an upper floor there were plying and reeling machines. On the main floor was a burring machine, a teaser and carding machines where loose wool was made into threads. Across the creek there were sixteen looms. Then back across the creek the scouring, milling and gigging machines (Brockhoff 2008, p.21). In 1899 the Mill supplied uniforms for those serving in the Boer War.

Rees and Patterson were not the only architects to work on the site. In 1902 Edward Davies & Rutt called for tenders for the erection of a Galvanised Iron Shed at the Mill (*The Advertiser*, 27 January 1902, p.2).

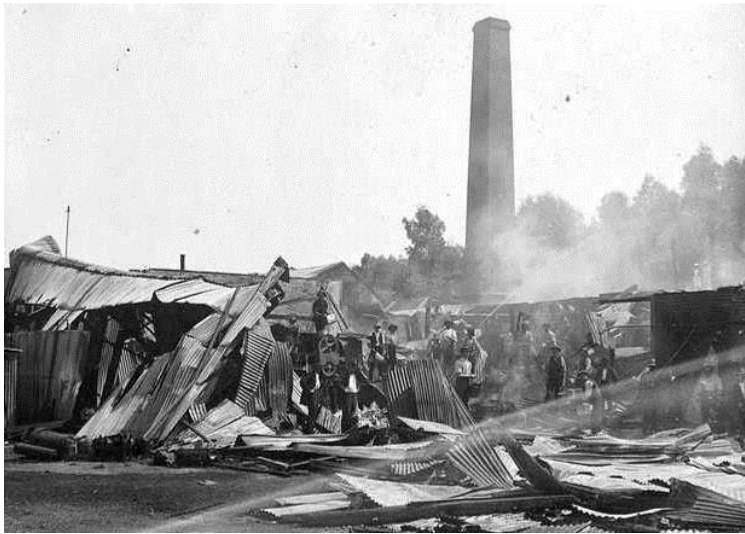
By 1905 the South Australian Woollen Company had built a warehouse in Fisher Place (off Gawler Place) in Adelaide (Young 1983, p.262). In the same year *The Advertiser* reported that the 'well-known "Onkaparinga" brand of tweed is recognised throughout the Commonwealth as a reliable all-wool article' (*The Advertiser*, 22 May 1905, p.6).

In 1911 the premier Mr J. Verran visited the mill:

Great improvements have been made in the mills and plant during the past few months ... The whole of the old looms have been thrown out and up-to-date English looms put in ... and buildings have been erected to accommodate additional plant ... The mills are very busy at the present time and even with the larger plant are quite unable to cope with the orders for goods.' (Young 1983, p.263).



However in February 1914 the mill was partially destroyed by fire causing £10,000 in damage.



**Lobethal Woollen Mill 1914 Fire**

Source: SLSA PRG280/1/14/308

From the 1910s onwards the Mill 'entered a major period of expansion and redevelopment, given further impetus by the contracts gained from the government during World War I' (Young 1983, p.264).

After the outbreak of the war, the *Mount Barker Courier* reported that the:

Lobethal Woollen Mills are working daily from 7a.m. till 10 p.m. in order to supply 5,000 yards of Khaki for the contingent being sent from Australia to Europe. They are also making 1,000 grey blankets for soldiers, and anticipate a large order for flannel for shirts.' (Young 1983, p.264).

World War One, 'provided the stimulus required for the growth and expansion of the Woollen Mills which rapidly developed in the following time period' (Young 1983, p.20). The Mill produced uniforms for the military. The number of employees increased from 30 in 1887 to 100 in 1914. 'The emigration of new, non-German workers (mainly from those parts of England in which the textile industry was established)' to the town, added an entirely different social and cultural element to the community (Millar 1990, p.3).

The importance of the textile industry, based at the Mill, to the identity of the town of Lobethal is illustrated by the renaming of the town to Tweedvale during 1917, a name which was revoked when the town returned to the name of Lobethal in 1935 (Young 1983, p.17).

### **Onkaparinga Woollen Company**

In the 1920s 'manufacturing became a major economic force in Australia. It had an expanding domestic market to serve under the protection of the newly created federal tariff system' (Forster 1995, p.13). Similarly, Adelaide 'experienced rapid industrialisation during the 1930s with the rigorous encouragement of the South Australian government' (Forster 1995, p.13). The Inter-war period (1919-39) especially the 1920s 'saw both the expansion and consolidation of the ... Onkaparinga Woollen Company (the Company) (so named from 1928). After the stimulation and consequent growth provided by the war, the Woollen Mills became the pre-eminent industry of the town' (Young 1983, p.22).

In 1921 the *Mount Barker Courier* reported that the Mill's profits continued to increase and 'The directors' report shows that the additional buildings for the new plant ... have been completed, and it is proposed to provide still further extensions' (Young 1983, p.267).

In 1924 electric light and power was connected to Lobethal and in 1928 'an extensive building programme was undertaken at the Mill which was completed in 1929' (Young 1983, pp.17, 269). Architects Messrs. Cowell and Cowell designed the new works. This included the construction of Building 5, 15 and 16.



**Aerial view 1937**

Source: SLSA B7256

During World War Two (1939-45), the Company played one of its most important roles. The Mill produced textiles for the Armed Services and 'Mill work was declared an essential occupation' (Brockhoff 2008, p.49). 'During the war years the mill produced a million military blankets, 250 miles of heavy khaki overcoating, 300 miles of tunicking, and many more miles of flannel for underclothing' (Brockhoff 2008, p.50).

The late 1950s marked a period of expansion for the Company and diversification of its products. The Company was selling its goods throughout the Commonwealth and working three shifts (Brockhoff 2008, p.58). The Mill 'while continuing to flourish during most of the post-war period, nevertheless finally experienced a crisis' as the town battled to retain the mills operations following the Company's takeover of Torrenside Woollen Mills in 1958 and a threat to move all operations to Thebarton (Young 1983, p.26). This threat did not eventuate and in 1961 it was a 'loose-wool dyeing plant' which was established at Torrenside (AHC 2008, p.15). The following year the Company bought a 40% interest in Waverley Wools which was sited adjacent to Torrenside (in 1966 the remaining 60% was bought). All scouring operations were undertaken there because of the effluent disposal regulations.

In 1961 the Mill was the 'largest blanket and rug mill in Australia' (Millar 1990, p.3). It also supplied mens' and boys' dressing gowns, woollen piece-goods to the clothing trade, and upholstery fabric for national and international markets. 'Onkaparinga became a household name throughout Australia' (Brockhoff 2008, p.63). In the late 1960s 10% of sales were overseas to places such as Macao, Taiwan, Hong Kong, Los Angeles, New York, Montreal, Fiji, Rabaul and Port Moresby. The Company established subsidiaries in USA and Canada, a warehouse in San Francisco, and trading agencies in Japan and Hong Kong (Brockhoff 2008, p.63). By 1969 the Company employed over 1000 employees and was buying more Australian wool than any other woollen mill in Australia' (AWW 1969).

In 1970 the Company invested over a million dollars on upgrading equipment at both Lobethal and Torrenside, now known as Glenmill. However the state of the industry was worsening. The number of significant mills in Australia declined from thirty in 1965 to only five in 1970, largely due to automation. Concurrently cheap imports resulted in retrenchments at the Mill.

In 1971 the creek flooded and caused considerable damage to the Mill. 'Most of the records of the present Onkaparinga Woollen Company and those of its predecessors were lost in the ... flood of Lobethal on 26th April, 1971' (Young 1983, p.21).

Owned by the one Company the two mills [Lobethal and Glenmill] had the same departments, performing the same operations, except that Glenmill handled all the greasy wool, which it scoured for both mills. Costly equipment had been installed in both mills, but the Board now felt that a mistake had been made in having two locations with the same function. ... It was therefore logical to integrate operations; all spinning, winding and weaving would be done at Glenmill, while Lobethal mill would be used for finishing, and as a warehouse and national distribution centre. The reasons for the proposed change were that costs had risen ...there were threats from imported textiles, and import tariffs had been reduced and exchange rates changed (Brockhoff 2008, p.71).

By the end of the 1970s, Onkaparinga was the largest woollen mill in the country and the only one in the state (AHC 2008, p.17) (Brockhoff 2008, p.84).

In 1980 it was reported that 'Lobethal had been flat out all year' and that 'the Company was spending three quarters of a million dollars in new equipment' (Brockhoff 2008, p.82). On 22 January 1986 a fire broke out at the Mill. Fortunately damage was limited. Following the fire the fuel for the boilers was changed from oil to gas.



**Lobethal Woollen Mill 1982**

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage Association, Lobethal.

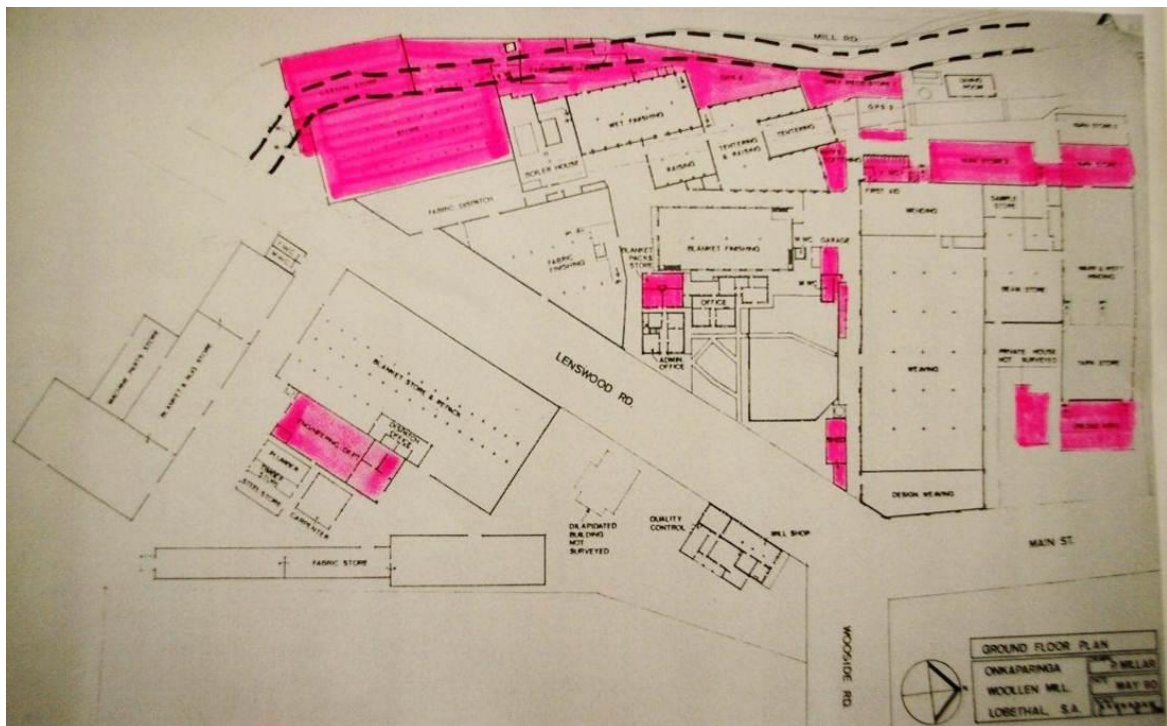
In 1982 it was reported that there was a need 'for rationalisation in the textile industry' in Australia (Brockhoff 2008, p.83). Onkaparinga was subject to a takeover by Macquarie, the owner of the largest worsted mill. Eventually Macquarie secured the majority of Onkaparinga shares. Business continued as usual and it was not until the late 1980s that



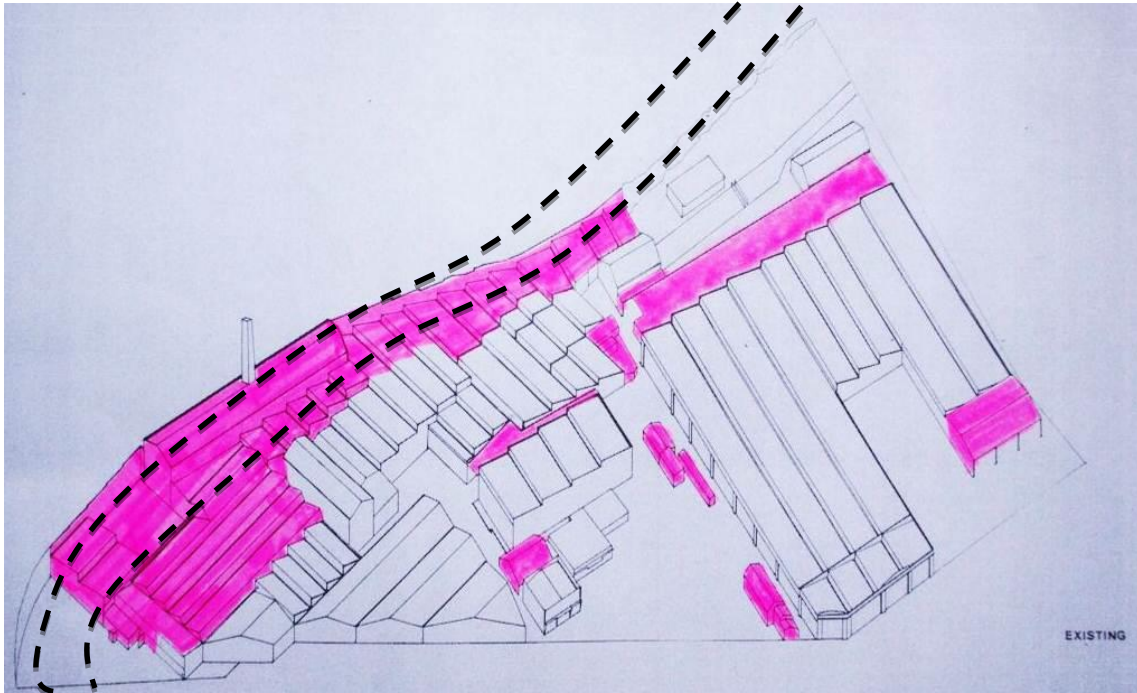
In 1994 the Mill was transferred to the local council. In the same year the creek on the western boundary of the site flooded causing Mill Road to collapse. A portion of the site was lost and many of the Mill's earliest buildings were demolished, more buildings than recent reports have acknowledged. Thus since the closure of the Mill in 1991 the site has changed as illustrated below (demolished buildings/structures shown highlighted). Mill Road was relocated as shown dashed below and resulted in the brick chimney being separated from the remainder of the site by the road.



Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.



Source: Millar, P. (1990) Onkaparinga Mill Redevelopment Lobethal, Unpublished UniSA Thesis. Highlighted sections indicating demolished buildings and dashed line of new Mill Road added by author.



**Lobethal Woollen Mill showing demolished buildings (as at 2012) in pink and alignment of current road dashed.**

Source: Axonometric of western Mill site as at 1990 just prior to the closure of the Mill, drawn by P.Millar. Highlighted sections indicating demolished buildings and dashed line of new Mill Road added by author.

## Chronology of the Lobethal Woollen Mill

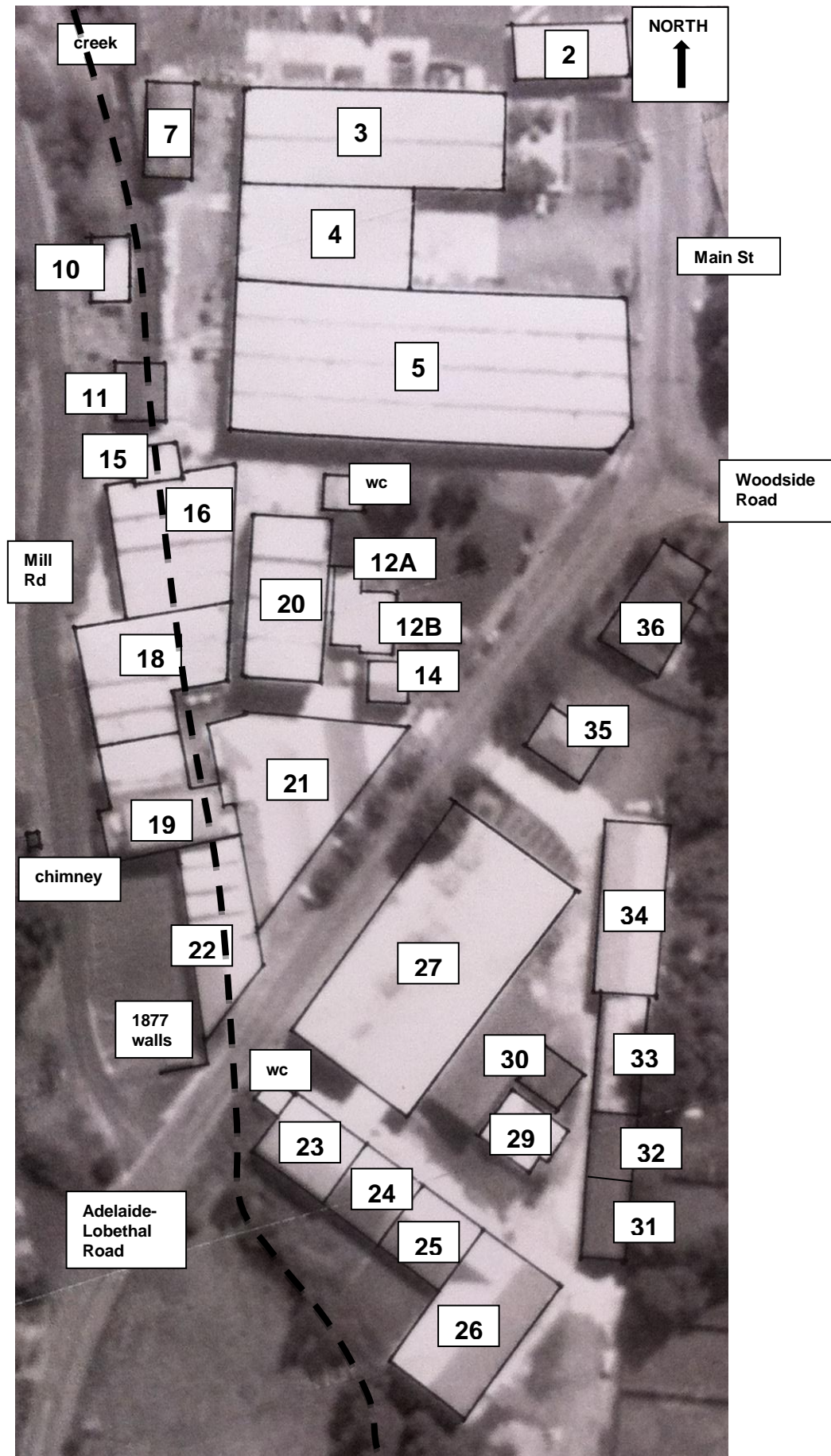
- Around 1851 Kleinschmidt with Messrs Ploenges and Engelking built his stone brewery building
- Carl Edward Kramm founded first woollen mill in Hahndorf
- 1869 Kleinschmidt closed the brewery and started growing hops
- Around 1870 Kleinschmidt formed a syndicate with the Kumnick brothers to make cloth in The Lobethal Tweed Factory
- 1872 a company was formed with 20 workers
- New building added to the old brewery with the foundation stone laid 6 November 1875. Building designed by architect Julius Hammer of Lobethal.
- 12 March 1874 Lobethal Woollen and Tweed Company Ltd established
- 1877 building completed
- 1878 tweed factory ceased operations
- Around 1881 another company was formed but was unsuccessful
- 1883 the South Australian Woollen Company was formed. 30 employees.
- 1889 reservoir built to guarantee water for mill
- 1891 the Company began supplying railway, customs and military uniforms
- 1894 new head office and warehouse in Grenfell Street
- 1895 60 employees at the factory and 60 at the warehouse
- Products included clothing, tweeds, knit wools, shirtings, flannels, rugs and blankets with 10,000 different patterns
- 1898 trade depression
- 1899 Mill ran day and night making uniforms for the State's contingent of soldiers going to the Boer War
- Around 1909 manager's residence built and new finishing room
- 1910 additional buildings constructed
- 1911 new buildings to hold plant
- 19 February 1914 fire destroyed the finishing rooms, scouring and dye house, wool store, new tenting and drying room, boiler house and engine room.
- Rebuilt in brick or stone
- 1914 provided uniforms for World War One
- 1917-1935 the town of Lobethal renamed Tweedvale
- 1928 renamed Onkaparinga Woollen Company
- 1939-45 million military blankets, 250 miles of heavy khaki overcoating, 300 miles of tunicking, and many more miles of flannel for underclothing for World War Two
- 1991 Mill ceased operations

## **2. DESCRIPTION:**

The former Lobethal Woollen Mill is a landmark in the town. It is a gateway to Lobethal and occupies a significant portion of the southern end of the town. 'The Mill site of ten hectares contains over thirty buildings of consistent character, clustered around Lobethal creek; including galvanised steel sheds, red brick buildings with saw-toothed roofs, early stone buildings and associated manufacturing plant' (Queale 2010). The site is split in two by Adelaide-Lobethal Road (formerly Lenswood Road). The western side was mainly used for manufacturing and houses mainly masonry buildings whereas the eastern side was used for storage and comprises lightweight framed buildings clad with corrugated sheeting.

Detailed descriptions of each building follow.

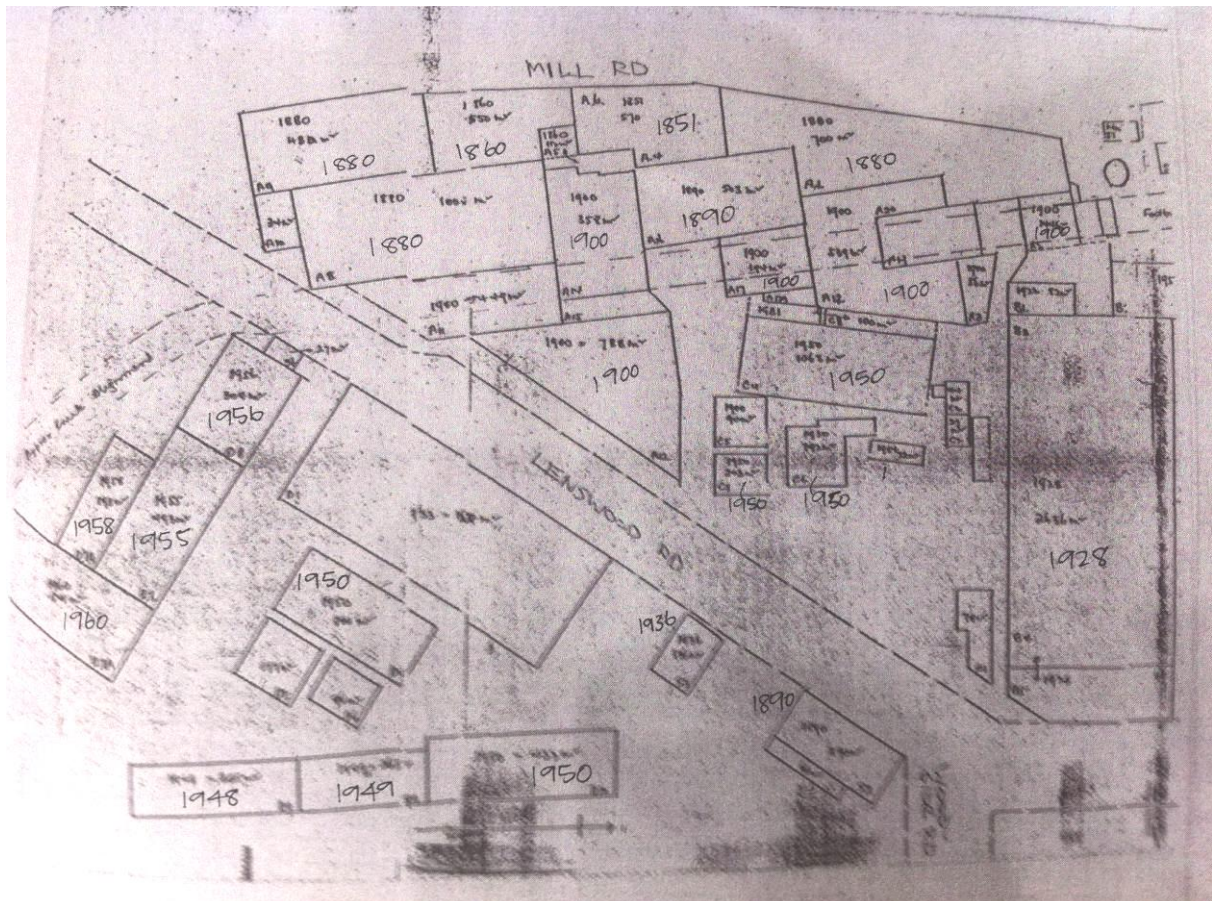




### Site plan as at 2012

NOTE for individual Building descriptions:

1. All building names were current around the time of the Mill's closure (as at May 1990).
2. Internal descriptions are based on Millar's thesis because no internal inspection of buildings was made possible.
3. Date of construction is based on photographic evidence not the plan below which appears to be inaccurate in parts.



Source: Boyce, W., Hills, P., Mazzone, J. (1990) 'Recycling the Onkaparinga Mill : a study arising from the closure of the Onkaparinga Woollen Mill, Lobethal, S.A., and the environmental, political and socio-economic implications of establishing small scale recycling industries on the mill site', Unpublished University of Adelaide Thesis.



## BUILDING 2



***Building 2 as at November 2012***

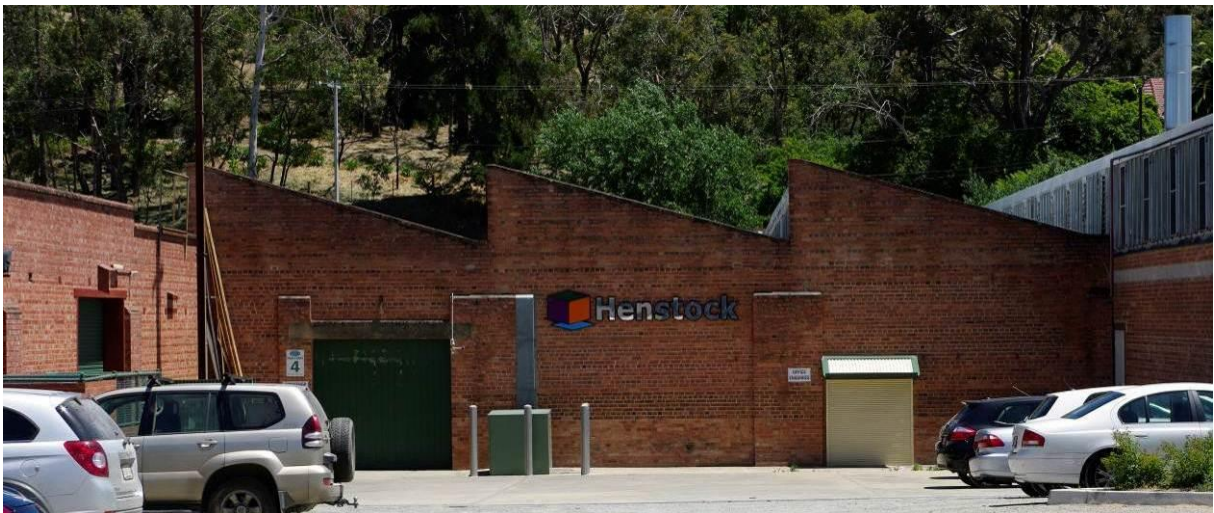
Building 2 was not part of the Former Lobethal Woollen Mill at the time of its closure.

***Building 2 has no significance to the complex as a whole.***

**BUILDING 3 – Former Yarn Store and Warp and Weft Winding (c. post 1947 – pre 1962)**  
**BUILDING 4 – Former Beam Store, Sample Store and Design Office (c. post 1947 – pre 1962)**



*Building 3 as at November 2012*



*Building 4 as at November 2012*



**Significant view of the complex from Adelaide-Lobethal Road. This view illustrates structures dating from 1890 (Mill Shop in the distance) throughout the history of the Mill including Buildings 3 and 4.**

*Source: Google Streetview*

**Description:**

Buildings 3 and 4 are located on the main street, Adelaide-Lobethal Road and occupy a prominent position in the streetscape. Building 3 is a single storey, red brickwork building with a saw-toothed roof facing south. Below the main concrete band, the brickwork is English Bond and above, a modified English Bond, i.e. 3 courses of stretcher between each header course. The roof lighting consists of fixed and louvred glass. Internally Universal columns and beams support the roof trusses. The roof is clad with corrugated sheeting. Building 3 has timber framed windows and doors. The service doors are galvanised steel clad with counterweights with concrete lintels above. The timber flooring is tongue and groove (Millar 1990).

Building 4 is a single storey red brickwork building with timber columns and beams. The brickwork is English Bond. It has a saw-toothed roof with fixed glass and louvre panels facing south. The roof is constructed from timber trusses and purlins. The roof covering is corrugated iron and aluminium. The service door is galvanised steel clad with counterweights with a concrete lintel above. On the eastern side the floor is concrete whereas on the western side it is timber tongue and groove (Millar 1990).

**History and Contribution:**

The front section of Building 3 was formerly a Yarn Store and the rear section was formerly used for Warp and Weft Winding. Building 4 was formerly a Beam and Sample Store and Design Office. Both buildings were constructed c. post 1947 – pre 1962 (some sources date Building 3 as 1950 and Building 4 as 1948 (Millar 1990)). They were built at a time when the Company was experiencing a period of expansion and diversification. During the late 1950s the Company was selling its goods throughout the Commonwealth. They are two examples of the many buildings constructed on the site during this period.

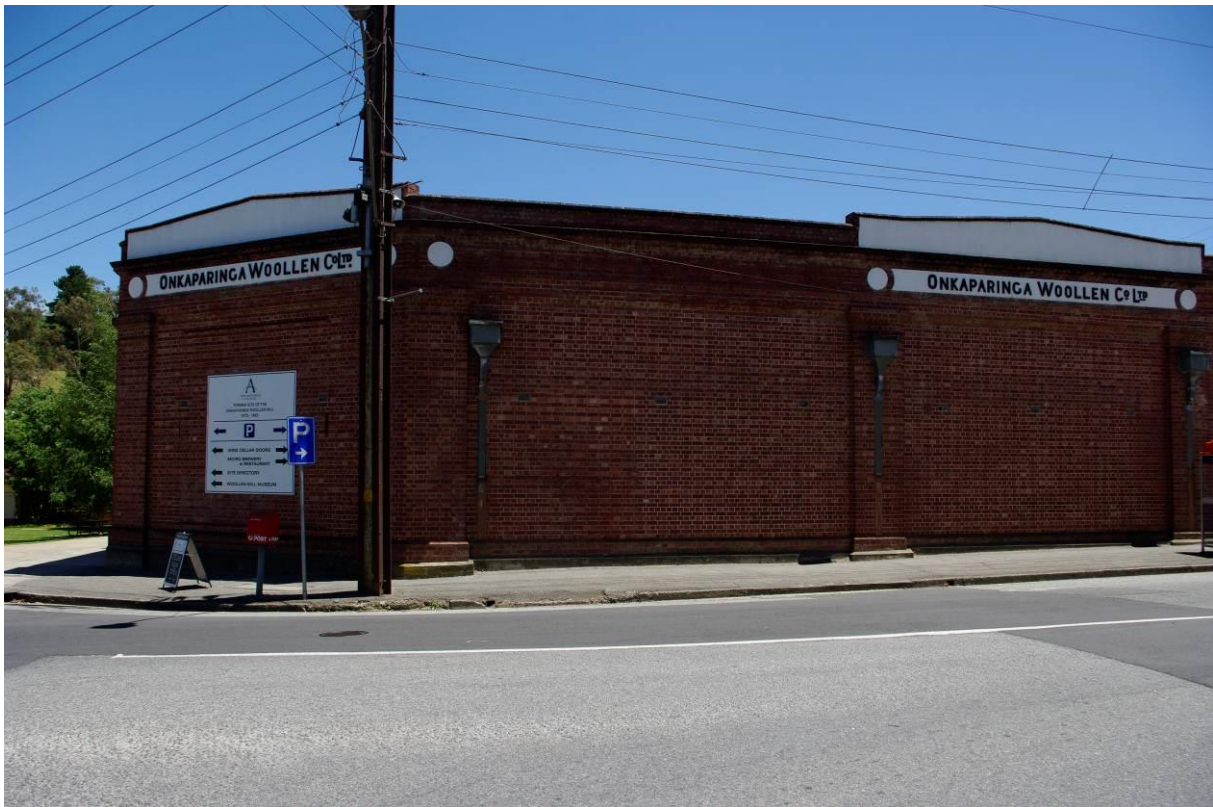
Buildings 3 and 4 are good examples of the several saw-toothed roof factory buildings on the site which were used for manufacturing and were dependent on south light levels. Building 3 has large clear spanning internal spaces and separated operation areas. It also has substantial ramps which indicate the movement of bulky objects and illustrates how additional height requirements were achieved by setting the building into the ground. The large external space in front of Building 3 delineates the former loading area. These industrial buildings are typical of the site and the period.

Buildings 3 and 4 form part of the significant view of the complex when travelling along Adelaide-Lobethal Road. Building 3 defines the northern-most site boundary and the edge of the complex. It is a large building and together with its prominent position, it marks the extent of the site without which the overall size and scale of the complex would be diminished.

***Buildings 3 and 4 have high significance to the complex as a whole.***



## **BUILDING 5 – Former Design Weaving, Weaving and Mending (1929)**



**Building 5 as at November 2012**

### **Description:**

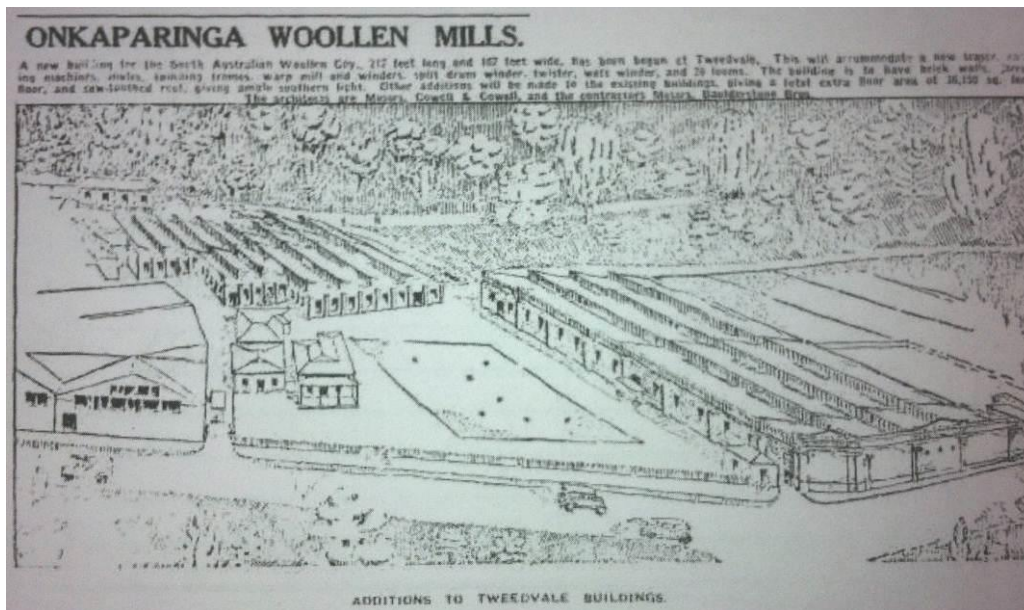
Building 5 is a single storey red brickwork building with expressed brickwork piers. The brickwork is English Bond. The architects designed the building to transcend its primary functional and industrial purpose by articulating the façade based on formal Classical design principles. The brickwork piers have a capital, shaft and base and visually support several decorative string courses and triangular pediments drawing attention to the rendered 'Onkaparinga Woollen Co. Ltd.' signage and roundels.

The building has timber columns and beams. It has a saw-toothed roof with fixed glass facing south. The roof is constructed from timber trusses and purlins. The roof covering is corrugated iron. The windows are timber framed with concrete lintels above. The doors range from timber framed to service doors which are galvanised steel clad with counterweights. In the former Weaving and Design Weaving areas the floor is concrete whereas in the former Mending Area the floor is timber tongue and groove (Millar 1990).

### **History and Contribution:**

Building 5 was formerly used for Design Weaving, Weaving and Mending. It was designed by Architects Messrs. Cowell and Cowell and constructed by Contractors Messrs. Baulderstone Bros. It was completed in 1929 and opened by the Premier, Hon. R.L. Butler, on 15 February 1929 in front of a large gathering of 500 people. Building 5 represents the massive expansion which took place at the Mill just prior to the Depression. The new buildings and plant were valued at £50,000 resulting in the total value of the buildings and plant being £250,000. The new plant was a duplicate unit of the existing mill operations. Building 5 was built from red brickwork, with a Jarrah floor and a saw-toothed roof designed to capture the Southern light (*The Advertiser*, 4 August 1928, p.18). It was lined with

'Celotex' which both deadened the sound of machinery and protected the workers from heat exposure (*The Register*, 16 February 1929, p.28).



**Sketch of 'Additions to Tweedvale Buildings'**

Source: *The Advertiser*, 4 August 1928, p.18

The machinery in the old Mill was steam driven but in Building 5 it was driven by electricity, provided by the Onkaparinga Electricity Company's local Woodside 'powerhouse'. This improvement was made due to the difficulty of obtaining adequate amounts of firewood (*The Advertiser*, 16 February 1929, p.21). The new plant consisted of machinery for scouring, carding and dyeing, teasing, spinning, weaving (including 26 looms) and finishing. The new plant was expected to double the Mill's output and provide employment for an additional 50 employees joining the existing 210 Mill workers.

Building 5 was the main part of the Mill's expansion however there were also extensions to the existing Mill; most likely Building 15 and 16. The total floor area of extensions was 36,150 square feet. These extensive additions were to meet ever-increasing demand for the Company's rugs, blankets and tweeds which at the time were known throughout the Commonwealth (*The Register*, 4 August 1928, p.12).

Building 5 is one of the key buildings on the site. It is an important landmark on the main street of the town. Building 5 visually links the Mill to its products through its prominent signage displaying the Company name. This building is a symbol of the Onkaparinga brand.

It is the finest example of a saw-toothed roof factory building on the site. It demonstrates which buildings were used for manufacturing, as opposed to other processes, and were dependent on south facing light. These industrial buildings are typical of the period.

As the largest building on the site, and effectively designed as a separate mill, it illustrates the massive expansion of the Mill prior the Depression. This was an important time in the Mill's development. It shows the economic prosperity of the Company and viability of the woollen mill in South Australia.

***Building 5 is currently listed on the SA State Heritage Register.***



***Building 5 has high significance to the complex as a whole.***

## **BUILDING 7- Former Yarn Store 2 (c. post 1982 – pre 1990)**



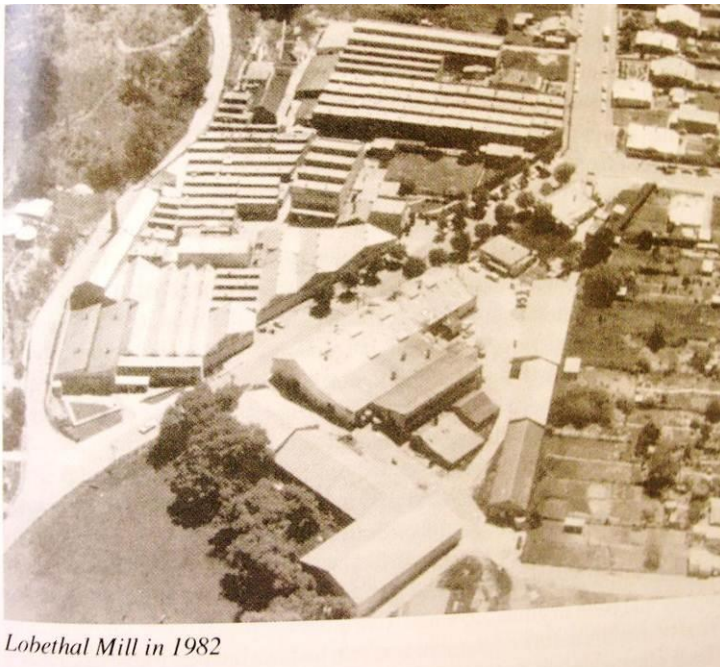
***Building 7 as at November 2012***

### **Description:**

Building 7 is located at the rear of the main, western site. It is a timber and steel framed building clad with corrugated steel wall and roof sheeting. The northern and southern walls are a timber stud frame whereas the east and west walls are a pratt truss with CHS, RHS and timber girts. Internally (as at 1990) the Design Warp Area was still in existence. This was a timber framed internal partition clad with Masonite with 6 louvre windows (Millar 1990). It is unclear whether this exists today as no internal inspection was possible.

### **History and Contribution:**

At the time of the Mill's closure, Building 7 was used as Yarn Store 2. Several reports have dated the building construction to 1955 however in the published 1982 aerial site photo (shown below), the building does not exist. Assuming the photo has been correctly dated, Building 7 appears to date from after 1982 but before 1990 (Millar 1990).



*Lobethal Mill in 1982*

### ***Lobethal Mill in 1982 which does not show Building 7 to be extant***

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage Association, Lobethal.

Building 7 reflects the 1980s period when the Mill was working 'flat out' and the Company invested a large amount in capital expenditure, necessitating a new building. However the early 1980s was a time when the textile industry was in decline and woollen mills across Australia were closing. Cheap imported products and synthetic fibres provided competition to a once dominant wool industry. The importance of the woollen mill in the manufacturing sector and economy was diminishing. Onkaparinga faced its own financial difficulties and this period ended in the demise and closure of the Mill. Building 7 was one of the last buildings to be constructed by the Onkaparinga Woollen Company. The corrugated steel shed is typical of many of the sheds constructed over the decades. The importance of this conflicted period in the Mill's history is debatable.

***Building 7 has low significance to the complex as a whole.***

## **BUILDING 10 - Former Dining Room (c. post 1947 – pre 1962)**



### **Building 10**

Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.



**Building 10 as at November 2012**

### **Description:**

Building 10 is a single storey red brick building with skillion roof and concrete lintels to windows and doors. It was built across the creek accessible via the footbridge.

### **Contribution:**

Building 10 was formerly the Dining Room and was constructed c.1950s (after 1947 but before 1962). It reflects the post-World War Two boom and union involvement for better working conditions. It was the second Dining Room provided for Mill employees as a result of union demands. According to Brockhoff 'although there has never been any militancy in Onkaparinga's unionism, requests to the management brought steady improvements in conditions over the years' (Brockhoff 2008, p.59). The Mill's first Dining Room (Building 35?) had been built in 1936 and was also due to union involvement. It also provided a meeting place for the voluntary service, St Johns Ambulance. When this building was "commandeered to house workers", Building 10 was constructed.

The Dining Room is located across the creek, accessible by footbridge. This building also defines the line of the creek.

The Mill site has a close association with the Onkaparinga Company which in the late 1960s employed over 1000 workers. The provision of amenities for its employees illustrates this social aspect of the Onkaparinga Company's history. The Dining Room was one of the places where workers might meet and socialise over a meal. The need for an on-site dining room perhaps also reflects the Company's work patterns namely shift work which is commonplace in manufacturing.

Building 10 is one of the buildings which sets this industrial complex apart from others through its provision of social, living and recreational areas. It demonstrates the Company's commitment to its workers and the constraints of operating an industry in a rural location.

***Building 10 has moderate significance to the complex as a whole.***



**BUILDING 11- Former Grey Piece Store No.2 (c. post 1937-1940s)**



*Front of Building 11 as at November 2012*



*Rear of Building 11 with adjacent sliding doors as at November 2012*

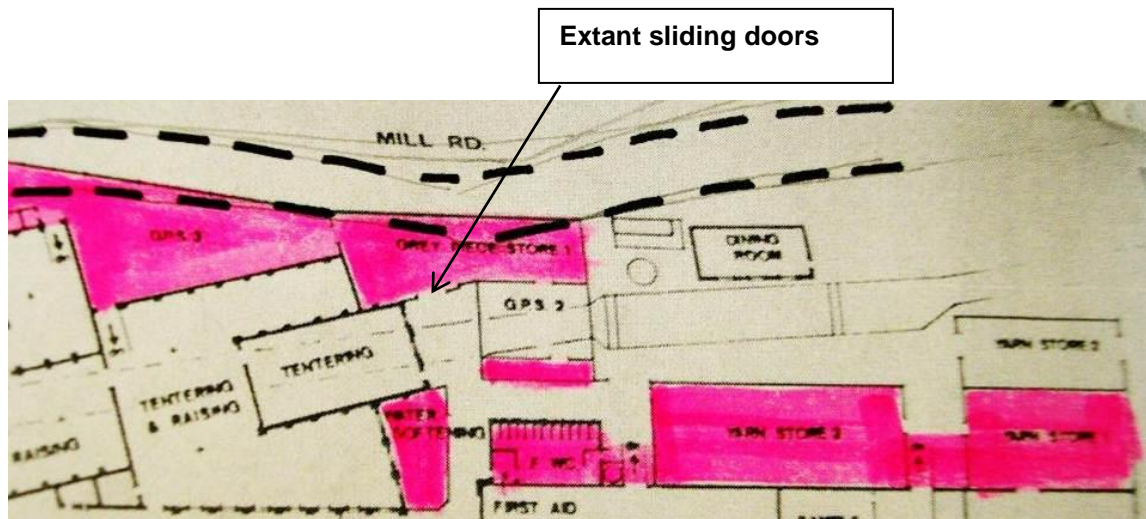
**Description:**

Building 11 is a timber trussed gable roof and timber framed structure clad with corrugated sheeting and asbestos. It has a concrete ramp and floor (Millar 1990).

**History and Contribution:**

Built c.1940 (after 1937) Building 11, at the time of the Mill's closure, was used as Grey Piece Store No.2. 'Grey' is a term used in the textile industry to denote that no bleaching,

dyeing or finishing treatment has occurred. Building 11 previously adjoined the Grey Piece Store No.1 which was in turn linked to the Grey Piece Store No. 3. Both building GPS1 and GPS3 were destroyed in 1994 when the creek flooded causing Mill Road to collapse. The extant large sliding doors join Building 11 and Building 15 and provided entry to the Grey Piece Store No.1.



**Building 11 (GPS 2) and large sliding doors to Grey Piece Store 1 (now demolished).**

Source: Millar, P. (1990) Onkaparinga Mill Redevelopment Lobethal, Unpublished UniSA Thesis. Highlighted sections indicating demolished buildings and dashed line of new Mill Road added by author.

Building 11 was part of the development which grew up around the creek line and illustrates the importance of the creek and water supply in the establishment of the Mill. In 1870 wool was washed by hand in the creek and the location of the Mill was determined by the creek as a source of water, although it was soon discovered that the water supply was inadequate.

Building 11 contributes to the mass of buildings associated with the nineteenth and early twentieth century development of the site, many of which have now been lost. As the Mill developed from a small nineteenth century enterprise, buildings spread from the southern end of the creek to the northern end where Building 11 is built over the creek. It is one of the structures that define the line of the creek.

Building 11 was constructed around the time of World War Two. The war had a positive economic effect on some South Australian industries and the Mill was one of them. World War Two was a key period of development for the Mill. It was a time when the Mill produced a significant quantity of military uniforms and blankets for the armed services. Mill work was deemed an essential occupation. The Mill increased working hours to keep up with orders. Building 11 is a physical demonstration of the expansion of the Mill due to increasing demands of the war. It is one of a few buildings built on the site during this time. It appears to be the only one built on the western (manufacturing) part of the site.

Although many of the Mill's buildings were constructed of red brick, Building 11 was lightweight, perhaps illustrating the wartime building material restrictions. The large sliding doors illustrate the scale of the materials which were produced and stored at the Mill.

***Building 11 has moderate significance to the complex as a whole.***



**BUILDING 12 – Former Office (Building 12A c. post 1960 and Building 12B c.1904)**



*Building 12A as at November 2012*



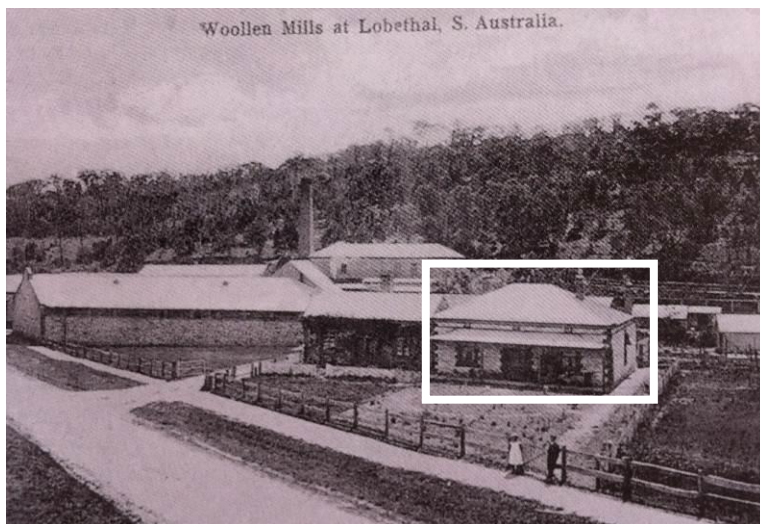
*Building 12B as at November 2012*

### Description:

Building 12 is divided into Building 12A and 12B. This building is located adjacent the main external space. Building 12A built after 1960 was formerly used as conference facilities. It is a red brickwork building with a skillion roof. It has timber framed windows and doors with lightweight sheet cladding above the main doors. The front windows are covered by roller shutters. Building 12A was a later addition to Building 12B.

Building 12B was built c.1904 as a Manager's Residence. The building is one of the oldest on the site but has been significantly modified. The original Manager's Residence was a double fronted symmetrical cottage constructed from stone with red brickwork quoins to doors and windows. The stone and brickwork are still evident at the rear of the building. The front façade is now rendered and a c.1960s concrete verandah has been added. The original timber framed door with leadlight remains. The windows are covered with roller shutters. The pitched, hipped roof has been replaced with a skillion form. The roof is clad in corrugated iron. The timber floor is tongue and groove (Millar 1990).

### History and Contribution:



**'The mill rebuilt – and the manager has a house'. Manager's residence highlighted.**

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage association, Lobethal, p.37.

In 1904 the SA Woollen Co. Ltd. called for tenders for the erection of a cottage (*The Advertiser* 19 September 1904, p.2). Plans and specifications could be inspected at Lobethal. It was not tendered by an architect but rather by the Secretary of the company. It is likely that this cottage is the manager's residence which is now known as Building 12B. Shortly after in 1909 *The Cyclopedia of South Australia* described 'Another addition to the already valuable property [of the Mill] is the erection of a manager's residence' (Burgess 1909, p.818). The Manager's Residence was also used for entertaining:

Cooking on the wood stove (a new experience) Mrs Shea provided lunch or morning or afternoon tea for her husband's business visitors (the only mill in Australia where travellers were invited into the manager's house, she said) (Brockhoff 2008, p.53).

Building 12A does little to contribute to the significance of the complex on the whole. It is a small c. post 1960s addition to the Manager's Residence and shows little about the operation of the Mill.

The location of the Manager's Residence, Building 12B, on the Mill site demonstrates a way of life and working no longer commonplace. The collocation of residential and industrial buildings was not uncommon during the era. Domestic activities were undertaken side by side with dangerous industrial processes taking place in the Boiler House, carding and scouring rooms. The fact that the Mill Manager was required to live on site demonstrates the need for someone to be in attendance to fix problems at any time of the day or night, particularly at times of high demand when the Mill was operational well into the night.

As one of the oldest buildings on the site, Building 12B is one of the few early twentieth century buildings remaining and thus demonstrates the early development of the Mill.

Although the integrity of Building 12B has been significantly diminished, if the building's roof and verandah were reinstated, and assuming the interior has remained intact, Building 12B could demonstrate a way of life and work no longer practised. Since the 1880s the Mill site included a residential building, and thus the combination of residential and industrial building types has been an integral part of the Mill's development. Building 12B is now the only remaining residential structure on the western side.

***Building 12A has low significance to the complex as a whole.***

***Building 12B has moderate significance to the complex as a whole (in its current condition). If this building was in its original condition it would be of high significance.***



**BUILDING 14 – Former Administration Office (c. post 1960? – pre 1979)**



***Building 14 as at November 2012***



***'Mill Office late 1980s'***

Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.



***'Onkaparinga' logo***

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage Association, Lobethal.

**Description:**

Building 14 is located in a prominent position on Adelaide-Lobethal Road and adjacent the central external space. It is a two storey brick building which is rendered externally. Its pitched roof is concealed behind the front brick parapet. The timber trusses and purlins are clad with corrugated roof sheeting. It has timber tongue and groove flooring and terrazzo stair treads and landing. It has brick internal walls on the ground floor and lightweight internal partitions on the first floor. The windows are metal framed (Millar 1990).

**History and Contribution:**

Building 14 was the former Administration Office. It was built c. post 1960? – pre 1979. This building ‘housed the management functions of the Mill ... [and] was likely built as a dedicated administrative facility in the 1960s ... It retains its administrative function and provides the entry to the site’ (AHC 2008). It is designed in this modernist style and the façade has an ‘Onkaparinga’ sign.

The Mill complex has a special association with the Onkaparinga Company which became known not only nationally but also throughout the Commonwealth and later internationally. It supplied high quality wool products for domestic and commercial use. This association is demonstrated most visibly through the two buildings which bear the Company’s name. One of which is Building 14 which formerly brandished the large ‘Onkaparinga’ script sign and which now has a smaller less dominant version. These buildings visually link the Mill to its products through the corporate logo.

***Building 14 has high significance to the complex as a whole.***



**BUILDING 15 – Former Tentering (c. pre 1930s)**  
**BUILDING 16 – Former Tentering and Raising (c. pre 1930s)**



***Building 15 as at November 2012***



### ***Building 16 as at November 2012***



***Significant view of the complex from Mill Road***

*Source: Google Streetview*

#### **Description:**

Buildings 15 and 16 are single storey, brickwork structures. Their walls are constructed from red brickwork with brick piers and concrete lintels to doors and windows. The Buildings have English Bond red brickwork pattern, vents, brick parapet design and capping, concrete lintels, expressed column details; all the same as Building 5 and were likely built at the same time. There is a south facing, saw-toothed roof built from timber trusses and purlins with timber bracing between columns clad with corrugated sheeting. Internally timber beams and columns support the roof. The roof lighting is mainly fixed panels with some louvres. The floor is concrete with a pit under the western Tenter area. There are some timber framed, double hung sash windows and timber panelled doors (Millar 1990).

#### **History and Contribution:**

It appears that Building 5, 15 and 16 were constructed at the same time and completed in 1929. Building 5 being the new main building and Buildings 15 and 16 being the extensions to the old mill. All three buildings have the same detailing including the English Bond red brickwork pattern, metal wall vents, brick parapet design and capping, concrete lintels, expressed column details and capping. This concurs with a newspaper report in 1928:

Attached to the present premises will be further extensions, comprising a new finishing room 90 x 50 ft., another 90 x 20 ft., and a scouring room 45 x 30 ft. Some of the existing accommodation will be used for dryers, burr crushers, neutralizer, and so on. The extensions will be well ventilated and lighted. A creek which ran below this block has been walled in and floored over with reinforced concrete (*The Register*, 4 August 1928, p.12).

Buildings 15 and 16 were part of the major expansion which took place at the Mill just prior to the Depression. This was an important time in the Mill's development. It shows the economic prosperity of the Company and viability of the woollen mill in South Australia.

These early twentieth century buildings were constructed above the creek line. The location of the Mill was determined by the creek as a source of water, although it was soon discovered that the water supply was inadequate. These buildings illustrate how the Mill developed around the creek line.



Buildings 15 and 16 are good examples of the several saw-toothed roof factory buildings on the western site and demonstrate those buildings which housed manufacturing functions dependent on good south light levels, large spanning clear internal spaces and separated operation areas. The number and varying size of these buildings shows how the complex developed over time according to need, and that the manufacturing functions were best carried out in individual buildings. Building 15 and 16 form part of a significant view of the site.

***Buildings 15 and 16 have high significance to the complex as a whole.***

**BUILDING 18 – Former Raising (c. pre 1926) and Former Wet Finishing (c. pre 1926)**



*Building 18, Former Raising, as at November 2012*



*Building 18, Former Wet Finishing, as at November 2012*

**Description:**

Building 18 is a double height, single storey, red brickwork building. Its walls are constructed from brick with brick piers. It has a south-facing, saw-toothed roof made up of timber trusses and purlins clad with corrugated sheeting. Internally timber beams and columns support the roof structure. The roof lighting is fixed, multi-pane glazing. The Former Raising area has timber panelled doors and timber framed, eight-pane, double hung sash windows with concrete lintels above. The floor is both timber tongue and groove, and a concrete floor for the Drum Raising. The Wet Finishing section has a concrete slab floor and ramps with 450mm concrete pits (Millar 1990). The lower section of the Wet Finishing wall has been rendered due to rising damp and salt attack.

**History and Contribution:**

**Exterior of Building 18. 'The workforce 1926'.**

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage association, Lobethal, p.43.

Building 18 was constructed pre 1926 but some sources suggest as early as the turn of the century (Millar 1990). It was one of the early buildings constructed over the creek line and illustrates how the Mill developed around the creek.

Building 18 is a good example of the several saw-toothed roof factory buildings on the site which were used for manufacturing and were dependent on south light levels. Building 18 housed the Wet Finishing and Raising sections in separate operation areas. These manufacturing functions were best carried out in individual buildings.

***Building 18 has high significance to the complex as a whole.***



**BUILDING 19 – Former Boiler House (c. post 1914 - pre 1930)**



*Building 19 as at November 2012*



*Rear of Building 19, showing 1877 Factory wall, as at November 2012*





**Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.**

Source: Google Streetview



**Building 19 interior**

Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.

### **Description:**

Building 19 is a double height, single storey structure. The north-west and south-west walls are constructed from brickwork whereas the north-east wall is brick and corrugated sheeting, and the south-east wall is brick and sandstone. There is a double gable roof painted aquamarine in colour. The north gable is CHS truss with timber purlins and the south gable is an equal angle truss with timber purlins. Both are clad with corrugated sheeting. The floor varies from a concrete slab to a concrete platform 800mm high and ramp (Millar 1990).

### **History and Contribution:**

Building 19 was constructed c. post 1914 - pre 1930. The original Boiler House was destroyed in the 1914 fire (Brockhoff 2008, p.29).

The stone buildings are grouped in the south-western portion of the site and include buildings 19, 21 and 22, corresponding broadly to the area of the original title. A number of buildings were erected on this part of the site in the early period of the establishment of the mill and include the former brewery building that preceded the mill. It is possible that some

of these early structures remain in-part, having been incorporated into the fabric of the current buildings but evidence is inconclusive (AHC 2008).

Building 19 contained an engine and numerous large boilers. The boilers produced steam powering the engine and in turn machinery such as the looms, carding mills and spinning machines. In the 1920s the steam powered 'engines, for heating and drying, and powered a generator supplying D.C. current for electric lights' (Brockhoff 2008, p.40). Initially firewood was used in the boilers. Wood was still in use until after World War Two. However in 1952 the engineering practice Hurren, Langman and James designed a foundation for the new log-oil fired boiler signalling a change (LLSAM HLJ S254). After the 1986 fire, the fuel for the boilers was changed from oil to gas.

This tall, masonry walled structure contains an extant section of a steam boiler wall and corbelled brickwork that supported a former gantry crane as well as other remnants of equipment and structures evident in the walls. This was one of the central buildings in the complex. The Boiler House powered the Mill.

Building 19 was one of the early buildings constructed over the creek line and illustrates how the Mill developed around the creek. It forms part of a significant view of the site.

***Building 19 has high significance to the complex as a whole.***

**BUILDING 20 – Former Blanket Finishing, Mending & Rug Finishing (c.1954).**



***Building 20 as at November 2012***



***Significant view of the complex from Mill Road***

*Source: Google Streetview*

**Description:**

Building 20 is a two storey, red brickwork structure with concrete lintel bands. It has a saw-toothed roof constructed from steel equal angle trusses, timber purlins with equal angle bracing to each bay. It is clad with corrugated sheeting and has mostly fixed glazing to the roof with some louvre panels. Internally there are timber clad steel beams and steel columns. The windows are 12-pane metal framed mostly fixed with a vertical pivot 4-pane

section. There is a lifting hoist with pulley and timber stairs. There are timber tongue & groove flooring with the exception of a concrete floor slab to the stairs and hoist area (Millar 1990). 'Evidence of the hoisting process remains' (AHC 2008).

#### **History and Contribution:**

Building 20 was designed as a New Store by Hurren Langman and James Engineers in 1954. The ground floor was designed to accommodate a loading platform, monorail and office with a 'Designing Room above' (LLSAM HLJ S254). In 1954 it was reported that a new two storey Mill building will be erected 'as part of the mill's expansion, and the old office building will be torn down' (*The Advertiser* 13 April 1954, p.9). Later on 18 May 1955 the *Courier* reported that the Mill was exporting throughout the Commonwealth and employees were working three shifts. 'There was a new finishing room, a two-storey building under way and eight new looms had been installed' (Brockhoff 2008, p.58).

Building 20 was built at a time when the Company was experiencing a period of expansion and diversification. During the late 1950s the Company was selling its goods throughout the Commonwealth. Building 20 is one of many buildings constructed on the site during this period.

Building 20 is a good example of the several saw-toothed roof factory buildings on the site which were used for manufacturing and were dependent on south light levels. It has large clear spanning internal spaces. These industrial buildings are typical of the site and the period. The scale of these buildings particularly the height illustrates the scale of the machinery housed in them. Building 20 is the only two storey building on the site except for Building 14 the former Administration Office. Building 20 forms part of a significant view of the site.

Building 20 also has an 'Old Well' under it (LLSAM HLJ S254). The creek and water supply held particular importance in the establishment of the Mill. In 1870 wool was washed by hand in the creek and the location of the Mill was determined by the creek as a source of water, although it was soon discovered that the water supply was inadequate.

***Building 20 has high significance to the complex as a whole.***



**BUILDING 21 – Former Fabric Finishing (c. pre 1926)**



***Building 21, from Adelaide-Lobethal Road, as at November 2012***



***Building 21 as at November 2012***



***Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.***

Source: Google Streetview

### **Description:**

Building 21 comprises 3 interconnected spaces forming a triangular shaped structure in plan. It is a single storey structure with stone external walls. It has a gable roof, with an angled end, constructed from timber trusses and purlins clad with corrugated roof sheeting. The roof is supported on timber beams and columns internally. The western gable has dormer windows; some are now covered with clear corrugated sheeting. There are also high level timber framed, six-pane windows on the north side. There is a concrete ramp and upstand, and a timber tongue and grooved floor (Millar 1990).

### **History and Contribution:**

The first two parts of Building 21 were extant in 1926, some sources date the building at 1900 (Millar 1990). It was built in several stages.

The stone buildings are grouped in the south-western portion of the site and include buildings 19, 21 and 22, corresponding broadly to the area of the original title. A number of buildings were erected on this part of the site in the early period of the establishment of the mill and include the former brewery building that preceded the mill. It is possible that some of these early structures remain in-part, having been incorporated into the fabric of the current buildings but evidence is inconclusive (ANC 2008).



***'Lobethal Woollen Mill 1872' probably incorrectly dated, more likely 1883-86 showing Rees and Patterson's new buildings as suggested by Feeney.***

Source: SLISA image no. B12411



***'1926' The first two parts of Building 21 shown. It is possible that Rees and Patterson's 1883 building was extended and modified.***

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage association, Lobethal, p.44.



**Date unknown. Note: Building 21 in background, fenestration matches current photos.**  
Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage association, Lobethal, p.27.



**Mill around 1930**

Source: Adelaide Hills Council (AHC), Mulloway Studio and Paul Kloeden, (2008), 'Heritage Significance Report for the Former Woollen Mill', Lobethal, unpublished report.

It is possible that part of Building 21 includes the stone building designed by architects Rees and Patterson in 1883 as shown above. The 1880s stone building appears to have been extended and modified as shown in the 1926 photograph. The last section was extant by around 1930.

Building 21 was formerly used as the Fabric Finishing section. It is one of the early stone buildings which reflect the early period of the Mill's development. It is possible that some of the Mill's nineteenth century buildings have been incorporated into these early twentieth century structures.

Building 21 forms part of the significant view of the complex when entering the town of Lobethal from Adelaide-Lobethal Road. It illustrates one of the many construction types found on the site specifically a masonry building.

**Building 21 has high significance to the complex as a whole.**



**BUILDING 22 – Former Fabric Dispatch (c. post 1926 - pre 1930)**



*Building 22 as at November 2012*



*Building 22 as at November 2012*



**Rear of Building 22, showing 1877 Factory wall, as at November 2012**



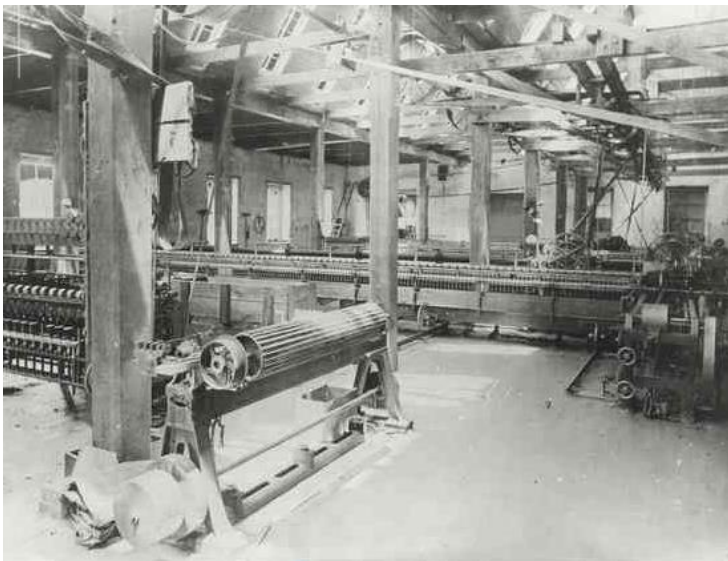
**Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.**

Source: Google Streetview

### **Description:**

Building 22 is a single storey masonry building. The south-west wall is sandstone and was part of the 1877 Factory. This was originally the internal face of the wall however following the demolition of the 1877 Factory it is now an external wall. Building 22 has a part saw-toothed roof and a part gable roof built with timber trusses and purlins clad with corrugated sheeting. The roof structure is supported by a series of timber beams and columns internally. The roof lighting is fixed glazing. Internally there is a timber tongue and groove panelled ceiling. It has a concrete floor (Millar 1990).

### **History and Contribution:**



**1900 inside former 1877 factory. Note: fenestration.**

Source: SLISA B35524

Building 22 was constructed c. post 1926 - pre 1930 and was formerly the Fabric Dispatch.

The stone buildings are grouped in the south-western portion of the site and include buildings 19, 21 and 22, corresponding broadly to the area of the original title. A number of buildings were erected on this part of the site in the early period of the establishment of the mill and include the former brewery building that preceded the mill. It is possible that some of these early structures remain in-part, having been incorporated into the fabric of the current buildings but evidence is inconclusive (AHC 2008).

Building 22 was one of the early buildings constructed over the creek line and illustrates how the Mill developed around the creek.

Building 22 forms part of the significant view of the complex when entering the town of Lobethal from Adelaide-Lobethal Road. It illustrates one of the many construction types found on the site specifically a masonry building with part saw toothed and part gable roof.

Building 22 defines the southern-most site boundary and the edge of the complex. It is a large building and together with its prominent position, it marks the extent of the site without which the overall size and scale of the complex would be diminished.

***Building 22 has high significance to the complex as a whole.***



## **BUILDING 23 – Former Blanket and Rug Store (c. post 1947 – pre 1962)**



***Building 23 as at November 2012***



***Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.***

*Source: Google Streetview*

### **Description:**

Building 23 is a double height, single storey, lightweight steel framed structure. Its north-east and south-west walls are constructed from a steel pratt truss, exterior double angle, interior tubular steel and timber girts clad with corrugated sheeting. The north-west wall is built from steel angle column with timber girts clad with corrugated sheeting. The south-east wall is a timber stud frame clad with corrugated sheeting. The gable roof constructed from a pratt truss, exterior chords double angle, interior members are tubular steel and timber purlins clad with corrugated sheeting. The floor is concrete with a brick upstand and a concrete ramp adjacent Building 24. There is an attached canopy joining Building 23 to Building 27. There is also an attached red brickwork WC block (Millar 1990).

### **History and Contribution:**

Building 23 was a former Blanket and Rug Store. It was constructed c. post 1947 – pre 1962 (some sources date it as precisely as 1956 (Millar 1990)). It was built at a time when the Company was experiencing a period of expansion and diversification. During the late 1950s the Company was selling its goods throughout the Commonwealth. This was one of the many buildings constructed on the site during this period.

The size of this storage building shows the scale of production in terms of required storage area and the Company's need to stockpile its goods on site. This building would have been particularly useful when the Company decided to make the Lobethal Mill site a warehouse and national distribution centre in the 1970s. This structure has few windows and is separated from the western site by Adelaide-Lobethal Road.

Building 23 forms part of the significant view of the complex when entering the town of Lobethal from Adelaide-Lobethal Road. It illustrates one of the many construction types found on the site specifically lightweight steel framed buildings clad with corrugated sheeting.

Building 23 defines the southern-most site boundary and the edge of the complex. It is a large building and together with its prominent position, it marks the extent of the site without which the overall size and scale of the complex would be diminished.

***Building 23 has high significance to the complex as a whole.***

***Note - The attached red brickwork WC Block is excluded.***

**BUILDINGS 24, 25 and 26 – Former Blanket and Rug Store (c. post 1947 – pre 1962)**



***Building 24 as at November 2012***



***Building 26 (front) and Buildings 25, 24, and 23 attached beyond as at November 2012***



**Description:**

Buildings 24-25 are attached to Buildings 26 and 23. They are an adjoined, double height, single storey, lightweight steel framed structure. Their north-east and south-west walls are constructed from steel universal columns with timber girts clad with corrugated sheeting. Its north-west and south-east walls are timber stud frames clad with corrugated sheeting. It has a gable roof clad with corrugated sheeting supported on tubular steel trusses with timber purlins and bracing. It has a concrete floor with concrete ramp between the north-east and south-west doors. Millar dates this building from 1955.

Building 26 is attached to Building 25. It is a double height, single storey, lightweight steel framed structure. Its walls are constructed from double tubular columns with timber girts clad with corrugated sheeting. It has a gable roof clad with corrugated sheeting supported on steel tubular trusses with timber purlins. It has a concrete floor on a brick upstand. Millar dates this building from 1960.

**History and Contribution:**

Buildings 24-26 were formerly Blanket and Rug Stores. They were built c. post 1947 – pre 1962. They were built in the mid twentieth century at a time when the Company was experiencing a period of expansion and diversification. During the late 1950s the Company was selling its goods throughout the Commonwealth. The construction of these large, double height, single storey, functional sheds was a response to the greater need for storage. The lack of windows reflects the function of the building for storage compared with the well-lit, saw-toothed buildings used for manufacturing on the western site.

The number and size of these storage buildings on the eastern site show the scale of production in terms of required storage area. These structures are separated from the main site by Adelaide-Lobethal Road.

Although Buildings 24-26 reflect an essential function of an industrial site, i.e. the need for storage specifically blanket and rug storage, Buildings 23 and 27 better reflect this aspect of the Mill due to their prominent location and because Building 27 was the first storage building constructed on the eastern site.

***Buildings 24-26 have low significance to the complex as a whole.***

**BUILDING 27 – Former Blanket Store and Repack, and Dispatch Office (c. post 1930 – pre 1937)**



***Building 27 as at November 2012***



***Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.***

*Source: Google Streetview*



***The Mill from Mill Road 1933. Note: Building 27 visible on right shown highlighted.***

*Source: SLSA B 8911*

**Description:**

Building 27 is a large, double height, single storey, lightweight timber framed structure. In parts there is a 600mm concrete retaining wall visible. The walls are stud framed clad with corrugated sheeting externally and plasterboard internally. There are also internal partitions constructed from a stud frame lined with plasterboard. The roof has both a gable and lean-to sections. The gable is constructed from timber trusses with steel tie rods and timber purlins while the lean-to is built from timber rafters and purlins, both are clad with corrugated sheeting. There are timber columns internally to support the trusses (Millar 1990).

**History and Contribution:**

Building 27 was formerly the Blanket Store and Repack, and Dispatch Office. However it is thought that Building 27 may have been used for scouring from 1942 to 1962 (Brockhoff 2008, p.62). It was constructed c. post 1930 – pre 1937 (some sources date it as 1933 (Millar 1990)). The eastern site, on which Building 27 is sited, was purchased by the Mill in 1921. Building 27 was the first building to be constructed on this site besides the Mill Shop.

The size of this building may suggest the scale of the scouring process but certainly shows the scale of production in terms of the later required storage area and the Company's need to stockpile its goods on site. This structure has few windows and is separated from the main site by Adelaide-Lobethal Road.

Building 27 forms part of the significant view of the complex when entering the town of Lobethal from Adelaide-Lobethal Road. It illustrates one of the many construction types found on the site specifically lightweight steel framed buildings clad with corrugated sheeting. It is a large building and together with its prominent position, it reinforces the overall size and scale of the complex.

***Building 27 has high significance to the complex as a whole.***



**BUILDING 29 – Former Plumber, Timber Store, and Steel Store (c. post 1937 – pre 1940)**

**BUILDING 30 – Former Carpenter (c. post 1937 – pre 1940)**



***Building 29 as at November 2012***



***Building 30 as at November 2012***

**Description:**

Building 29 is a single storey, lightweight timber framed structure. It has a stud frame clad with corrugated sheeting. It has both a gable roof constructed from timber rafters, purlins and steel tie rods clad with corrugated sheeting, and a lean-to roof built from timber rafters and purlins also clad with corrugated sheeting. There is a timber beam between the gable and lean-to roof. There are some Alysinite sheets for roof lighting. There is one remaining original timber framed, six-pane window. Millar dates this building from 1950.

Building 30 is a single storey, lightweight timber framed structure. It has steel framed walls clad with corrugated sheeting. It has both a gable roof constructed from timber trusses with steel tie rods and timber purlins and a lean-to roof with timber rafters and purlins. Both are clad with corrugated asbestos sheeting. There is a steel tubular pratt truss between the gable and lean-to roofs. There is a concrete floor with upstand. There are four original timber framed, eight-pane windows remaining. Millar dates this building from 1950.

**History and Contribution:**

Building 29 was formerly the Plumber, Timber Store, and Steel Store. Building 30 was the former Carpenter's workshop. Both buildings were constructed c. post 1937 – pre 1940 around the time of World War Two. The war had a positive economic effect on some South Australian industries and the Mill was one of them. World War Two was a key period of development for the Mill. Although these buildings were constructed in a significant period of the Mill's development, neither building is directly associated with the primary functions of the Mill, i.e. manufacture or storage; they are both ancillary structures.

***Buildings 29 and 30 have low significance to the complex as a whole.***

**BUILDINGS 31, 32, 33 and 34 – Former Fabric Stores (c. post 1947 – pre 1962)**



***Buildings 31-32 as at November 2012***



***Building 33 and Building 32 beyond as at November 2012***



***Building 34 as at November 2012***



**Description:**

Buildings 31-34 are located along the rear boundary of the eastern site and only visible in glimpses from Adelaide-Lobethal Road.

Buildings 31-32 are adjoined, double height, single storey, lightweight framed structures. The walls are constructed from a stud frame clad with corrugated sheeting. The windows are louvred glass in steel frames alternated with timber framed Alysinite. There is gable roof constructed from timber trusses with steel tie rods, timber purlins and bracing at the end bays. The roof is clad with corrugated asbestos sheeting. The floor is concrete with a concrete upstand.

Building 33 is attached to Buildings 32 and 34. It is a double height, single storey, lightweight framed structure. The east and west walls are constructed from double CHS columns with timber girts and clad with corrugated sheeting. The north and south walls are a stud frame clad with corrugated sheeting. It has a gable roof with tubular steel trusses with timber purlins clad with corrugated sheeting. Building 33 has a concrete floor and a brick ramp with concrete screed.

Building 34 is attached to Building 33. It is a double height, single storey, lightweight framed structure. The east and west walls are constructed from a pratt truss, timber girts and studs clad with corrugated sheeting. The north and south walls are double CHS, columns and girts clad with corrugated sheeting. It has a gable roof constructed from tubular steel trusses with timber purlins clad with corrugated sheeting. Building 34 has a concrete floor with brick upstand and a 550mm deep pit.

**History and Contribution:**

Buildings 31-34 were used to store fabric and were built c. post 1947 – pre 1962, some sources date Buildings 31-32 as 1948, Building 33 1949 and Building 34 1950 (Millar 1990). They were constructed at a time when the Company was experiencing a period of expansion and diversification. During the late 1950s the Company was selling its goods throughout the Commonwealth. The construction of these large, double height, single storey, functional sheds was a response to the greater need for storage. The number and size of the lightweight storage buildings show the scale of production in terms of required storage area. The lack of windows reflects the function of the building for storage compared with the well-lit, saw-toothed buildings used for manufacturing on the western site. These structures are separated from the main site by Adelaide-Lobethal Road.

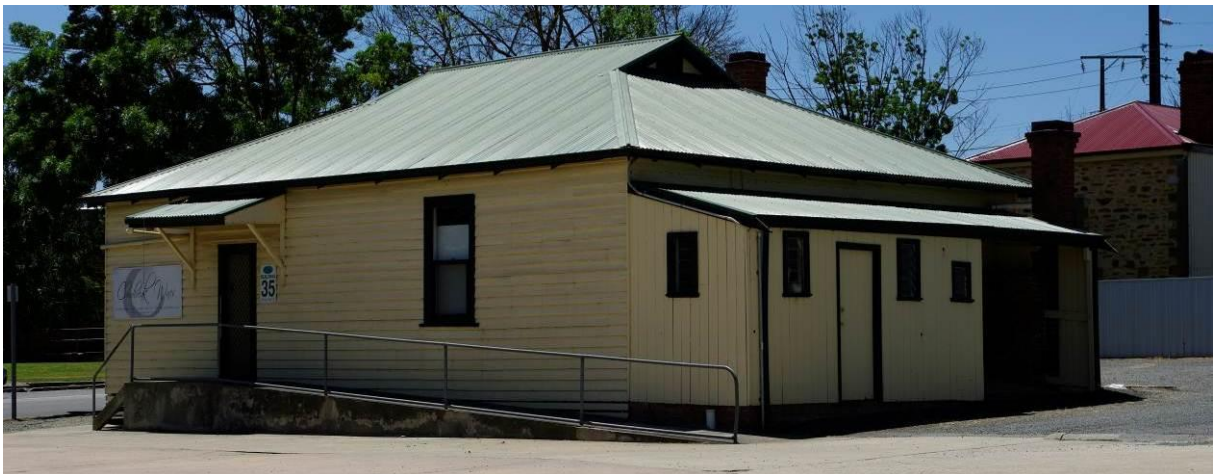
Although Buildings 31-34 reflect an essential function of an industrial site, i.e. the need for storage specifically fabric storage, Building 27 better reflects this aspect of the Mill due to its prominent location and because it was the first storage building constructed on the eastern site.

***Buildings 31-34 have low significance to the complex as a whole.***

## **BUILDING 35 – Former Boarding House (c. post 1930 – pre 1936)**



*Building 35 as at November 2012*



*Rear of Building 35 as at November 2012*

### **Description:**

Building 35 is a single storey, timber framed residence clad with timber. It has a hipped roof with gablets and two red brickwork chimneys. A rear lean-to is attached to the rear of the building. Building 35 has timber framed doors and windows.

### **History and Contribution:**

Building 35 was constructed c. post 1930 – pre 1936. There are conflicting reports as to whether it was constructed as a boarding house or as a dining room. Brockhoff explained that after the construction of Building 5 in 1929, the duplicate Mill building, the need arose to find enough workers to operate the new machines.

The Company had a weatherboard hostel built, large enough to hold fifty boarders, and put Mrs Stevens in charge. Most of the boarders were girls, many of whom had come from the Barossa Valley or the Murray plains. Some boarded in local homes. .... The mill house on the corner was run by the Bransdens. They had twelve boarders, and catered for about thirty for lunch, at a shilling (later two shillings) each. Mr Bransden ... had been taken on at the mill as a carpenter. ... The Hupfields managed the house after the Bransdens, and after them came Mrs Watkins (Brockhoff 2008, p.46).

However Brockhoff also stated that the Mill's first Dining Room (Building 35?) had been built in 1936 and when this building was "commandeered to house workers", Building 10 (the second Dining Room) was constructed (Brockhoff 2008, p.44). She stated that the first Dining Room was constructed due to union involvement. In the late 1930s *The Advertiser* reported that the Onkaparinga Woollen Company's Dining Room was the meeting place for the voluntary service, St Johns Ambulance (*The Advertiser* 11 January 1937, p.17) (*The Advertiser* 3 March 1939, p.31).

After World War Two the Mill was in need of workers once again. The Government subsidised the passage of 'displaced persons' and the Mill request 15 single women to work in the factory. However they were allotted 17 women who were all married. The Mill offered to employ the husbands as well. 'Several were housed in the mill's dining room across the road' (Brockhoff 2008, p.57). Either way it appears that Building 35 was used as both a Dining Room and Boarding House.

Building 35 is one of the buildings which contributes to the rarity value of the Mill as an industrial complex which incorporates working, living and recreational areas. Its function as both a boarding house and dining room demonstrates not only the Company's commitment to its workers but also the constraints of operating an industry in a rural location.

***Building 35 has high significance to the complex as a whole.***



**BUILDING 36 – Former Mill Shop, and Quality Control (c. 1890 – 1900)**



*Front and side of Building 36 as at November 2012*



*Rear of Building 36 as at November 2012*



*Significant view of the complex from Woodside Road*

*Source: Google Streetview*

**Description:**

Building 36 is a single storey sandstone building with red brickwork quoining to the front door and windows. It has a hipped roof, a lean-to roof both constructed from timber rafters and purlins and front verandah all are clad with corrugated roof sheeting. The doors and windows are timber framed. It has three red brickwork chimneys. There is a rear lean-to clad

with corrugated sheeting on a timber stud frame. Internally there are steel CHS where the original partition was removed. Most doors are timber panelled. There are timber framed, double hung sash windows (Millar 1990).

### **History and Contribution:**

Building 36 is a residential building but it incorporates F.W. Kleinschmidt's double hop kilns dating from the nineteenth century (photographs of the kiln date from 1890 to 1900). On 21 November 1921 the *Mount Barker Courier* reported 'The hop drying building, lately converted into a dwelling house has been purchased by the S.A. Woollen company and will be used as a boarding house for mill employees' (Young 1983, p.267). It appears that this conversion dates from the early twentieth century. 'This was the old Kleinschmidt 'double' hop kiln in town, which is now the 'Mill Shop' selling remnants from the factory opposite' (Young 1983, p.267). Young believes that the lower walls of the hop kiln now form part of the Mill Shop (Young 1983, p.87). The kiln was built in two stages; initially a single hop kiln and later a double hop kiln.



**Front of Building 36 showing hop kiln attached behind. Building described as 'Main General Store'**

Source: SLISA image no. B54931 dated c.1907



***Rear of Building 36 showing 'Men waiting at the side of the road at Lobethal with a collection of baled produce which could be items from the woollen mill, two men at the rear are holding up a blanket'***

*Source: SLSA image no. PRG 280/1/6/182 dated c.1912*

Following the conversion of the hop kiln to a private residence, the building was used as Mr Besara's drapery shop before it was purchased by the Company (Brockhoff 2008, p.42). In the 1920s 'there were not enough workers available within cycling distance of the mill, and the Company hoped that providing accommodation would attract more' (Brockhoff 2008, p.43).

In 1929 the relationship between the Company and its workers was described by its chairman as 'excellent'. The Premier Mr Butler also commented on the 'good feeling' between the management and the staff commending the fact that there had never been a strike at the factory. It was reported that 'Recently a hostel was provided for the girls in the mill and through the State Bank the company started a housing scheme for the married men operatives. Ten houses had been built.' (*The Register News Pictorial*, 16 February 1929 p.28).

Kleinschmidt was one of Lobethal's most influential and prosperous settlers who came to the town in the 1850s. He established the brewery on the Mill site in 1851 and later with the Kumnick brothers established the Mill; Lobethal's first woollen factory. It was this antecedent company which went on to shape the highly successful Onkaparinga Company. Building 36 is important because it incorporates Kleinschmidt's double hop kilns; a structure associated with the early development of the Mill.

Building 36 is one of the buildings which contributes to the rarity value of the Mill as an industrial complex which incorporates working, living and recreational areas. Its function as a boarding house demonstrates not only the Company's commitment to its workers but also the constraints of operating an industry in a rural location.

Building 36 demonstrates the important association of the site with the 'Onkaparinga' brand. The public face of the Company was formerly visible at the Mill Shop where the Company's products were sold. It forms part of a significant view of the site.

***The Mill Shop is currently listed on the SA State Heritage Register.***

***Building 36 has high significance to the complex as a whole.***



## 1877 BRICK BOILER CHIMNEY



***1877 Brick Boiler Chimney as at November 2012***



***Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.***

*Source: Google Streetview*



**Significant view of the complex from Mill Road**

Source: Google Streetview

### **Description:**

The Boiler Chimney is square in plan and constructed from red brickwork. It has a two tiered base built of bluestone with red brickwork quoins to the corners.

### **History and Contribution:**

The chimney is shown in one of the earliest photographs of the Mill, probably taken after the completion of the new building (foundation stone laid 1875 and completed in 1877). In a description of the new building work for the Lobethal Woollen and Tweed Company Ltd. a new boiler and shafting costing £1500 is included (Brockhoff 2008, p.12). Therefore the chimney dates from 1877.

In 1955 'The old brick chimney was not high enough and something had to be done about it. A steel one had been tried but it corroded and had to be taken down. So a builder was given the job of adding more bricks to the top of the old chimney.' (Brockhoff 2008, p.58).

In 1994 after the collapse of Mill Road, the height of the chimney was reduced by one quarter for safety reasons (Queale 2010).

The 1877 brick boiler chimney was used to vent smoke produced by burning firewood which heated the water in the boiler. The boiler produced steam powering the engine and in turn machinery such as the looms, carding mills and spinning machines. Prior to 1877 the spinning machine was horse powered. The use of steam power was central to the Mill and its operations. It considerably increased the capacity for production and established the Mill as an industrial manufacturing site rather than a craft based industry.

The 1877 brick boiler chimney is one of two structures which remain from the first woollen mill operated on the site by the Lobethal Woollen and Tweed Company Ltd. It represents the early processes associated with manufacture of woollen goods. As the tallest structure on the site, the chimney is an important visual landmark on the site. It forms part of the significant views of the site.

***The Chimney is currently listed on the SA State Heritage Register.***

***The Chimney has high significance to the complex as a whole.***



## 1877 FACTORY WALLS



*1877 Factory wall, now rear of Building 22, as at November 2012*



*1877 Factory wall, now rear of Building 19, as at November 2012*



*Freestanding 1877 Factory wall as at November 2012*

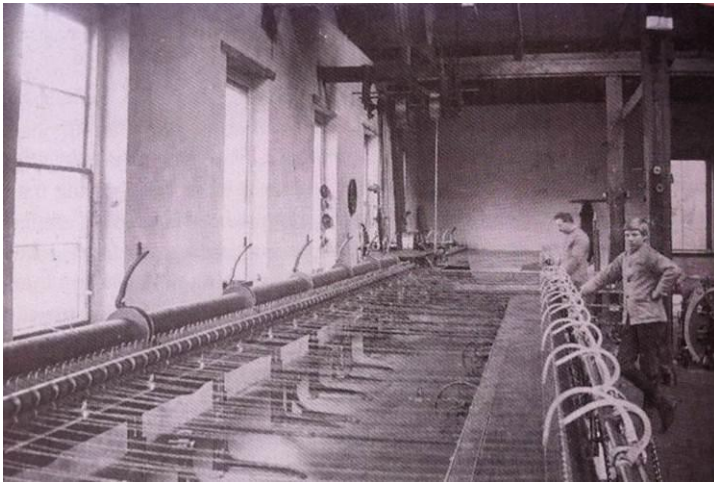


**Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.**

Source: Google Streetview

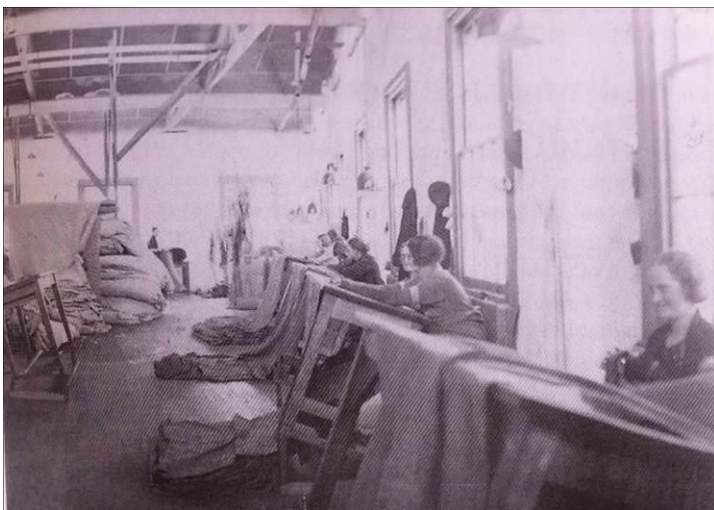
### **Description:**

The three remaining walls from the 1877 Factory are constructed from sandstone. Former window and door openings are evident with red brickwork quoins.



**Interior of 1877 factory building. 'Spinning'.**

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage Association, Lobethal, p.32.



**Interior of 1877 factory building. 'Mending in the finishing department'.**

Source: Brockhoff, C. (2008) *Onkaparinga: the Story of a Mill*, Lobethal Heritage Association, Lobethal, p.117.

**History and Contribution:**

The 1877 factory walls are one of two structures which remain from the first woollen mill operated on the site by the Lobethal Woollen and Tweed Company Ltd. It represents the early establishment and development of the Mill. The factory walls form part of the significant view of the site.

***The 1877 Factory walls are currently listed on the SA State Heritage Register.***

***The 1877 Factory walls have high significance to the complex as a whole.***



## EXTERNAL RECREATION AREA



*Former external recreation area adjacent Building 14 as at November 2012*



*Significant view of the complex from Woodside Road  
Source: Google Streetview*



*Mill 1933 showing the recreation area.  
Source: SLISA B8911*

### Description:

A large, lawned, open space bounded by the main Adelaide-Lobethal Road, Building 5 and Building 14.

**History and Contribution:**

The Company provided recreation spaces for its employees. The most prominent being the large, lawned area adjacent the Administrative Building (Building 14). This space was used for croquet and later tennis as early as 1929. In 1931 some of the English cricketers including Larwood and Voce visited the Mill escorted by Vic Richardson. 'They played tennis on the court beside the manager's house, which had originally been a croquet lawn' (Brockhoff 2008, p.46).

The open lawn is one of the spaces which contributes to the rarity value of the Mill as an industrial complex which incorporates working, living and recreational areas. Its former function as a tennis court and croquet lawn demonstrates not only the Company's commitment to its workers but also the constraints of operating an industry in a rural location. It forms part of a significant view of the site.

***The External Recreation Area has moderate significance to the complex as a whole.***

## WC BLOCK (western site)



*WC Block (western site) as at November 2012*

The WC Block was not part of the Former Lobethal Woollen Mill at the time of its closure.

***The WC Block has no significance to the complex as a whole.***



### 3. ASSESSMENT OF HERITAGE SIGNIFICANCE:

#### Identification of South Australian Historical Themes:

The Former Lobethal Woollen Mill is related to one of the themes in South Australian history, from the mid nineteenth to the late twentieth century, in particular Economic History.

##### Economic History

The Mill was used for secondary production, i.e. the processing of primary resources, in this case wool. The Mill was only one of a few known woollen mills in the State. Besides Torrenside Woollen Mill (Glenmill), there was the Penola Woollen Mill and the Mount Gambier Woollen Mill which closed in 1932. It is likely that as South Australia's only extant woollen mill, it is a significant example of the importance of wool manufacture to the State's economy. Wool is one of Australia's most important commodities.

In 1877 the Government stated that it 'should encourage colonial manufactures and industries for they were the strength of the country' in particular the Lobethal Mill (*South Australian Register* 12 July 1877, p.6). By 1909 *The Cyclopedia of South Australia* declared that production of woollen goods was 'one of the most important local industries of the State' (Burgess 1909, p.818). In the 1930s *The Advertiser* reported that the Mill 'does a considerable export trade to other States, and this brings money into our own State' (*The Advertiser* 24 January 1934, p.30). It was also stated that:

Wool has helped to make Australia. Woollen manufactures are an important part of the wealth of our own state. Every penny spent on buying locally manufactured woollen goods means a greater demand for the raw material, increased prosperity to Australia's flocks (*The Register News-Pictorial* 10 May 1930, p.15).

By 1969 the Company employed more than 1000 people and bought more Australian wool than any other woollen mill in Australia (AWW 14 May 1969, p.52). By the end of the 1970s, Onkaparinga was the largest woollen mill in the country, the only one in the state (AHC 2008, p.17) (Brockhoff 2008, p.84).

In the current national context, Australia produces more wool than any other country. In 2008 it supplied 21.5% of the world's greasy wool in 2008 (Wool online). South Australia contributes 15% of national wool production (SAGov online). The Mill represents the importance of the nineteenth and twentieth century wool manufacturing industry to South Australia's economy.

#### Comparability /Rarity/ Representation

The South Australian Heritage Register currently includes no comparable woollen mills. The Torrenside Woollen Mills (Glenmill) located on the corner of South Road and the River Torrens at Thebarton is not listed and it is unclear whether it is extant. There are three examples of wool scouring/washing sites currently listed on the South Australian Heritage Register including:

- Omega Foods (Former GH Michell & Sons (originally Burnell & Co.) Fellmongery and Wool Scouring Factory), 33 Adam Street, Hindmarsh. SHP 11788.
- Nor'West Bend Station Complex (including Homestead, Cottage, Underground Tank, Woolshed, Paved Wool Scouring Area, Shearing Shed and Stables), Cadell. SHP 10174.

- Former Woolwash and Fellmongery sites, Cottage and separate Cellar, Millicent. SHP 13847.

Comparable interstate examples of woollen mills include:

- Former Ballarat Woollen and Worsted Mill
- Former Queensland Woollen Manufacturing Company Ltd, Ipswich
- Former Federal Woollen Mills, North Geelong

### **Assessment against Criteria (Section 16 of the *Heritage Places Act 1993*):**

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

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places that note:

*The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.*

*Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.*

The Former Lobethal Woollen Mill complex demonstrates the industrialisation of the State. South Australia's manufacturing industry emerged from the processing of primary products in the early years of European settlement. The Mill began as a nineteenth century, small scale, handcraft industry based on the manufacture of the products of rural primary production, specifically wool in an agricultural community. It developed into a twentieth century, large scale, mechanised operation in an expansive industrial setting. Over the twentieth century through intensification and consolidation, it became the largest woollen mill in Australia. A decline in industry in the late twentieth century heralded the demise of the Mill. This industrial development is illustrated through the complex's typical industrial architectural forms which date from throughout its history and range from the early brick boiler chimney and remnants of the stone factory to large spanning, saw-toothed roof buildings and warehouses. Those structures which remain in 2013 are predominantly twentieth century structures.

It is likely that as South Australia's only extant woollen mill, it is the sole remaining complex which illustrates the significant formative industry of woollen manufacture and the ongoing importance of wool manufacture to the State's economy. From the nineteenth century the Mill was recognised by the Government as one of the industries which was the strength of the economy. By the early twentieth century it became one of the most important local industries in the State. In the 1930s woollen manufactures continued to be a considerable export trade and a significant contributor to the State's wealth. Fuelled by various factors including the two world wars, and interstate, Commonwealth and international trade, the Mill expanded. By the 1960s the Company employed over 1000 people and bought more Australian wool than any other woollen mill in the country. By 1979 Australia led the world in

wool production representing almost one third of the world's wool supply indicating in turn the importance of a local woollen manufacturing industry to the economy. However in the late twentieth century woollen manufactures began its decline due to financial difficulties, cheap textile imports and wider economic restructuring. The expansive scale of the Mill complex is substantial evidence of the investment in, and importance of, the nineteenth and twentieth century wool manufacturing industry to South Australia's economy.

The Former Lobethal Woollen Mill complex **may meet** this criterion because it demonstrates the industrial and economic history of South Australia.

**(b) it has rare, uncommon or endangered qualities that are of cultural significance.**

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places that note:

*The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.*

*Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in future.*

The Mill was only one of a few known woollen mills in the State. Besides Torrenside Woollen Mill (Glenmill), there was the Penola Woollen Mill and the Mount Gambier Woollen Mill which closed in 1932. The Mill is not only a rare place but also in turn demonstrates an industrial process which is rare. The complex illustrates the operation of a woollen mill. The buildings and structures located across the entire site housed different functions which were critical to the Mill's operation.

The 1877 brick boiler chimney was used to vent smoke produced by burning firewood which heated the water in the boiler. The boiler produced steam powering the engine and in turn machinery such as the looms, carding mills and spinning machines. Prior to 1877 the spinning machine was horse powered. The use of steam power was central to the Mill and its operations. It considerably increased the capacity for production and established the Mill as an industrial manufacturing site rather than a craft based industry.

The early buildings (11, 15, 16, 18, 19, 22) constructed over the creek line show the importance of the creek and water supply in the establishment of the Mill. In 1870 wool was washed by hand in the creek and the location of the Mill was determined by the creek as a source of water, although it was soon discovered that the water supply was inadequate. There is an old well under Building 20 which is adjacent to the creek line.

The early stone buildings (19, 21, 22) reflect the early period of the Mill's development. It is possible that some of the nineteenth century buildings have been incorporated into these early twentieth century structures.

The Boiler House (Building 19) contained an engine and numerous large boilers. This tall, masonry walled structure contains an extant section of a steam boiler wall and corbelled brickwork that supported a former gantry crane as well as other remnants of equipment and



structures evident in the walls. This was one of the central buildings in the complex. The Boiler House powered the Mill.

The saw-toothed roof factory buildings (3, 4, 5, 15, 16, 18, 20, 22) on the western site demonstrate those buildings which housed manufacturing functions dependent on good south light levels, large spanning clear internal spaces and separated operation areas. The number and varying size of these buildings shows how the complex developed over time according to need, and that the manufacturing functions were best carried out in individual buildings. The scale of these buildings particularly the tall single storey height illustrates the scale of the machinery housed in them.

The number and size of the lightweight storage buildings (23-27, 31-34) on the eastern site show the scale of production in terms of required storage area. These structures have few windows and are separated from the main site by Adelaide-Lobethal Road.

Thus the Former Lobethal Woollen Mill is significant in forming a precinct that illustrates the manufacture of woollen products from the late nineteenth to the late twentieth centuries; a process which has disappeared from South Australia's manufacturing industry.

The Mill complex has rarity value as one of the one of the few industrial complexes which integrated work, living, and recreation areas. Although this integration is seen in 'Company' towns such as Woomera or Roxby Downs, it is atypical on a smaller scale such as an industrial complex. The majority of the site is occupied with former manufacturing and storage factory buildings however there is a notable presence of residential buildings not only the former manager's residence (Building 12B) but also, more unusually, the Mill Shop (Building 36) which was bought in 1921 to house boarders, and the weatherboard boarding house (Building 35) constructed after 1929 also to house boarders. These boarding houses represent the Company's fluctuating need to bring in workers from outside the Lobethal area whether it be from areas such as the Barossa Valley and Murray plains, or 'displaced persons' after World War Two. The Company attracted workers through the provision of on-site accommodation; a necessity in a relatively isolated, rural area. The Company went further and in association with the State Bank it started a housing scheme for the married men operatives. Ten houses were built in the town.

Workers were provided lunches in the Mill Shop in the 1920s, and the Boarding House (Building 35) appears to have been the Mill's first Dining Room. The second Dining Room (Building 10) was built in the 1950s. The provision of amenities for its employees illustrates this social aspect of working at the Mill. The Dining Room was one of the places where workers might meet and socialise over a meal. The need for an on-site dining room perhaps also reflects the Company's work patterns namely shift work which is commonplace in manufacturing.

In addition the Company also provided recreation spaces for its employees. The most prominent being the large, lawned area adjacent the Administrative Building (Building 14). This space was used as a tennis court from as early as 1929 and also for croquet.

The collection of buildings and spaces used for working, living and recreation form a precinct that is atypical when compared with other industrial sites in South Australia.

The Former Lobethal Woollen Mill **may meet** this criterion because as a complex it is a rare place and illustrates an industrial process which is no longer practised. It also has rarity value as an industrial complex which incorporates working, living and recreational areas in particular boarding houses, dining rooms and external recreation spaces which

demonstrates not only the Company's commitment to its workers but also the constraints of operating an industry in a rural location.

**(c) it may yield information that will contribute to an understanding of the state's history, including its natural history.**

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places that note:

*The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.*

*Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.*

The Former Lobethal Woollen Mill **may meet** this criterion because it provides an insight into the operation of a woollen mill including work practices, living arrangements, and recreation activities of the past.

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

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places, that note:

*The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.*

*Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.*

The Former Lobethal Woollen Mill is a notable example of a woollen mill complex highlighting the importance of woollen manufactures to the State. Although buildings were lost when Mill Road collapsed, the site still illustrates the extent and scale of the development which occurred over a century. The number, type, size and scale of the individual buildings and structures, and the relationship between them make the Mill an incomparable example of a woollen mill and a significant industrial place.

The Former Lobethal Woollen Mill **may meet** this criterion because it is an outstanding representative of a woollen mill.

**(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment**

**or is an outstanding representative of particular construction techniques or design characteristics.**

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places, that note:

*The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its time. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.*

*Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.*

The Former Lobethal Woollen Mill **may not meet** this criterion because the design and construction of the buildings is typical for the period.

**(f) it has strong cultural or spiritual associations for the community or a group within it.**

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places, that note:

*The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.*

*Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised only by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.*

Although the Mill occupies a dominant, landmark position in the town and the Lobethal community associates it with a former place of employment; its community identity; and the economic development of the town, these associations are at a local level only.

The Former Lobethal Woollen Mill **may not meet** this criterion.

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

In considering this criterion, I have had regard to the provided Guidelines for State Heritage Places that note:

*The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the*



*person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.*

*Places will not generally be considered under this criterion if they have only a brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.*

The Former Lobethal Woollen Mill complex has a special association with the Onkaparinga Company which became known not only nationally but also throughout the Commonwealth and later internationally. It supplied high quality wool products for domestic and commercial use. The Mill played an important role during both world wars supplying the military with uniforms and blankets. Thus it made a substantial contribution to Australia's war effort. The Lobethal site was the Onkaparinga Woollen Company's principal site for over a century.

The complex demonstrates the association with the Onkaparinga Woollen Company most visibly through the two buildings which bear the Company's name. the Administration Building (14) which formerly brandished the large 'Onkaparinga' script sign and which now has a smaller less dominant version, and Building 5 which bears 'Onkaparinga Woollen Co. Ltd.' on the parapet. These buildings visually linked the Mill to its products through the corporate logo. The public face of the Company was also formerly visible at the Mill Shop where the Company's products were sold.

The Former Lobethal Woollen Mill complex **may meet** this criterion because it has a special association with the Onkaparinga Woollen Company whose brand was known across the nation and the Commonwealth.

#### **Extent of Listing / Significant Fabric / Curtilage:**

The components which are critical to the heritage significance of the Former Lobethal Woollen Mill include:

Buildings/spaces which are of **high** significance to the complex as a whole:

- 1877 Brick Boiler Chimney (already listed)
- 1877 Factory walls (three walls – rear of Building 22, side of Building 19 and freestanding wall) (already listed)
- Building 3
- Building 4
- Building 5 (already listed)
- Building 14
- Building 15
- Building 16
- Building 18
- Building 19

- Building 20
- Building 21
- Building 22
- Building 23
- Building 27
- Building 35
- Building 36 the Former Mill Shop (already listed)
- Line of Creek

Buildings which are of **moderate** significance to the complex as a whole:

- Building 10
- Building 11
- Building 12B
- Former external recreation space adjacent Building 14

Buildings which are of **low** significance to the complex as a whole:

- Building 7
- Building 12A
- Building 24
- Building 25
- Building 26
- Building 29
- Building 30
- Building 31
- Building 32
- Building 33
- Building 34

The extent of listing excludes:

- Building 2
- WC Block (western site)
- WC Block attached to Building 23

Significant views may include:



**Significant view of the complex when entering the town of Lobethal on Adelaide-Lobethal Road. This view illustrates structures dating from 1877 throughout the history of the Mill.**

Source: Google Streetview



**Significant view of the complex on Adelaide-Lobethal Road. This view illustrates structures dating from 1890 (Mill Shop) throughout the history of the Mill.**

Source: Google Streetview



**Significant view of the complex from Woodside Road**

Source: Google Streetview





***Significant view of the complex from Mill Road***  
Source: Google Streetview

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*The South Australian Advertiser, SA Weekly Chronicle, South Australian Register, The Advertiser, The Register* various dates, accessed through <http://trove.nla.gov.au>

State Library of South Australia (SLSA) various images.



## SITE RECORD

FORMER NAMES:	Lobethal Tweed Factory 1870 Lobethal Woollen and Tweed Company 1874 South Australian Woollen Factory Company 1882 South Australian Woollen Company 1890 Onkaparinga Woollen Company 1928		
DESCRIPTION OF PLACE:	The Former Lobethal Woollen Mill is a landmark in the town. It is effectively a gateway to Lobethal and occupies a significant portion of the southern end of the town. The site includes over thirty buildings including early stone buildings, red brick buildings with saw-toothed roofs, and lightweight sheds clad with corrugated sheeting. The site is split in two by Adelaide-Lobethal Road (formerly Lenswood Road). The western side was mainly used for manufacturing whereas the eastern side was used for storage.		
DATE OF COMPLETION:	Various		
SA HERITAGE REGISTER STATUS:	Description:	'Chimney, Early Tweed Mill Walls, Red Brick Loom Shed' and 'Former Lobethal Woollen Mill Shop'	
	Date:		
LOCAL HERITAGE STATUS	N/A		
CURRENT USE:	Description:	Adelaide Hills Business and Tourism Centre Inc.	
	Dates:	c.1994-current	
PREVIOUS USE(S):	Description:	Brewery	
	Dates:	1851-1869	
	Description:	Woollen Mill	
	Dates:	1870-1991	
ARCHITECT:	Name:	Various	
	Dates:		
BUILDER:	Name:	Various	
	Dates:		
LOCAL GOVERNMENT AREA:	Description:	Adelaide Hills Council	
LOCATION:	Unit No.:		
	Street No.:		
	Street Name:	Adelaide-Lobethal Road	
	Town/Suburb:	Lobethal	

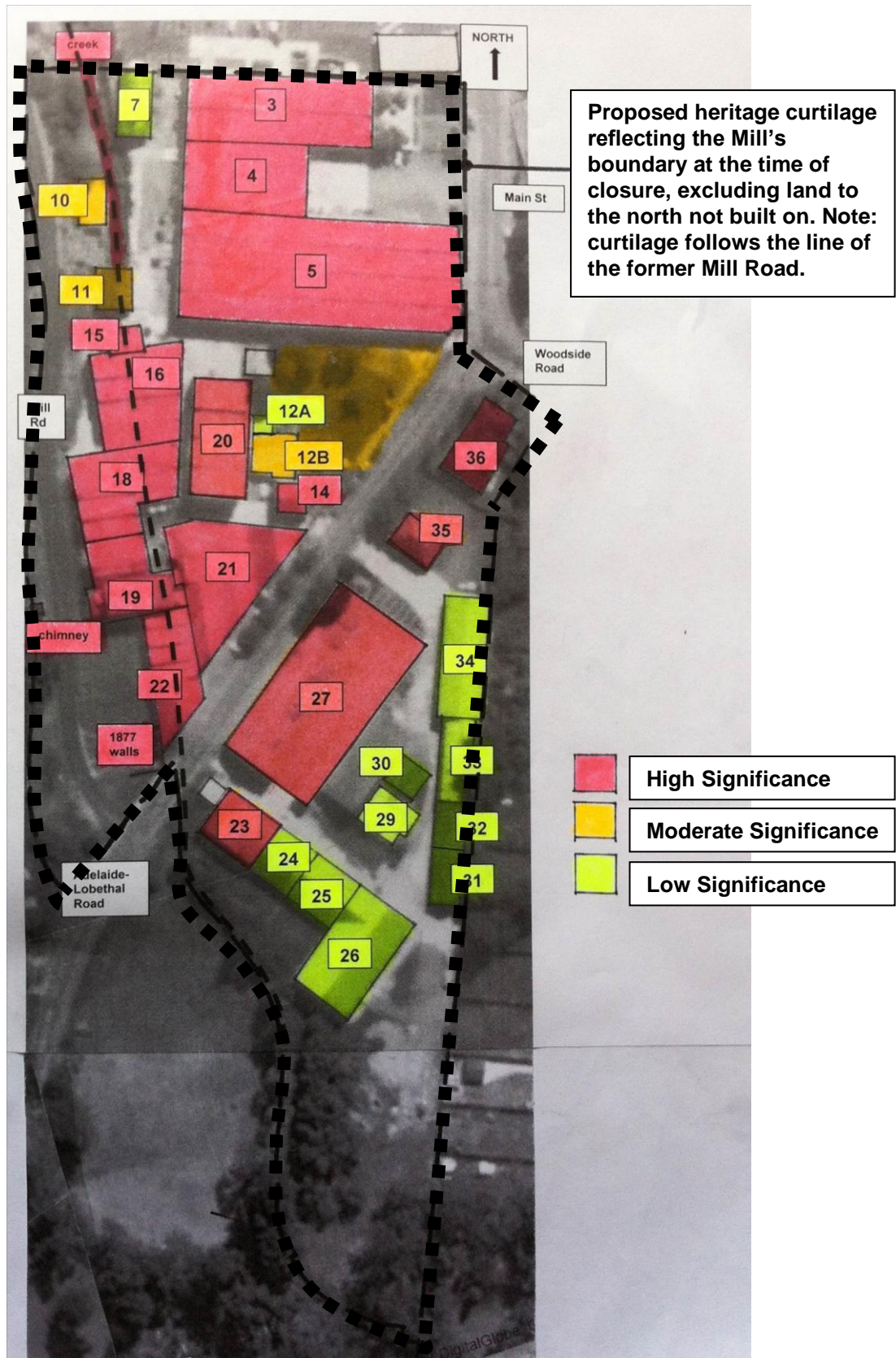


Post Code: 5241

LAND DESCRIPTION:	Title Type:	CT	CT	CT	CT	CT
	Volume:	5897	5169	5897	6004	6004
	Folio:	519	516	516	393	394
	Lot No.:	87 & 90	88	201	61	62
	Plan No:	F4620	F4620	D60535	D74988	D74988
	Hundred:	Onkapari nga	Onkapari nga	Onkapari nga	Onkapari nga	Onkapari nga

OWNER:

## SITE PLAN



*Site plan showing the significance of each building and the heritage curtilage*