

HERITAGE ASSESSMENT REPORT

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480

ADDRESS: 2 Telegraph Road, Kingscote, Kangaroo Island, SA, 5223

HISTORY

Woodleigh House was nominated for the SA Heritage Register because the nominator considered it is 'an historic example of an early twentieth century tourist complex' and is associated with the early development of the tourism industry on Kangaroo Island. The property was originally known as Carnarvon House and is now a part of The Island Motel. Woodleigh House was also the childhood home of Judith Morris the first female mayor of the District Council of Kingscote (1981-1982, 1986-1990).

Seaside Tourism in South Australia

The seaside has been a popular tourist destination in South Australia since the mid-nineteenth century. Initially, only those with the time and financial resources had the ability to take holidays. However, the introduction of half-day holidays for bank clerks in 1854, up to three weeks annual leave for public servants from 1874, and the introduction of a range of public holidays throughout the late nineteenth and early twentieth centuries made a holiday at the beach an option for a much larger portion of the population.¹

The proximity of Glenelg to the city made it an early and popular seaside destination for residents. However, improvements to roads and the construction of railways provided new opportunities for tourism, and places such as Henley, Grange, Semaphore, Largs Bay, Victor Harbor, Port Elliot and Middleton also became popular seaside locations for holidays. As the market broadened, towns vied with each other by enticing holiday makers with a range of accommodation options as well as a variety of different activities to do and attractions to visit once there. The introduction of the car in the early twentieth century further increased accessibility and broadened the range of potential holiday destinations.²

Kangaroo Island

Kangaroo Island's potential as a holiday destination began to be realised in the late nineteenth century when Nils Ryberg started a tourist operation based at American River in 1894. Tourists were initially accommodated in tents, but later a guest house was constructed.³ In the early twentieth century the popular press promoted Kangaroo Island's temperate climate, diverse 'beauty spots', and variety of water-based attractions. One author claimed that Kangaroo Island 'can lay indisputable claim to sovereignty (sic) as the fairest of all the queenly seaside resorts of the Commonwealth'⁴ and another that the Island was the sanatorium of South Australia. However, transport to, from and on the Island was problematic.⁵

The arrival of the SS Karatta from England in 1908 provided a regular and reliable connection between the mainland and the Island. There were two services per week, leaving Wednesday and Sunday mornings, from Port Adelaide, stopping Glenelg then Hog Bay and Kingscote returning on Thursday and Monday. A regular air service was provided by Mac Robertson Miller Aviation from 1928. The planes landed in Chapman's paddock outside of Kingscote until the aerodrome was built in 1940.

In the early twentieth century, tourists found travelling around the Island problematic due to poor roads and their limited access to vehicles. Consequently, many of the hotels, guest and boarding houses offered transportation, using horse drawn vehicles, to key locations as well as boating, fishing, shooting, and similar excursions. However, by the mid-1920s, motorised excursions were also being advertised in tourist brochures created by the South Australian Intelligence and Tourism Bureau.⁶

While some hotels, for example the Queenscliff Hotel built in 1883 in Kingscote, were constructed on the Island during the late nineteenth century, the influx of tourists in the early twentieth century resulted in the construction of new hotels as well as boarding and guest houses to specifically cater for the tourist trade. Accommodation was focused around Kingscote, Penneshaw and American River. The first hotel built in Kingscote specifically for the burgeoning tourist trade was the Ozone Hotel in 1907. At that time, the Ozone was a palatial beachside building and boasted 57 rooms, commanding views of the ocean, a French Chef, saloon, ordinary bar, billiard room, two dining rooms and several parlours. It was destroyed by a fire in 1918 and a less imposing structure was rebuilt in its place in 1919.⁷

In addition to the Queenscliff and Ozone Hotels, a number of boarding houses were built or converted from existing homes or other premises during the first decades of the twentieth century. Those operating in Kingscote at that time included Carnarvon House (Woodleigh House), the former Coffee Palace, Cook's Tourist Retreat, Mrs Ruthven's, Burra Burra, Sea View and Mrs Strawbridge's. While the two hotels were owned and operated by men or as family establishments, most of the guest houses were run, at one time or another, by female proprietors including Carnarvon House (Woodleigh House), Mrs Ruthven's, Sea View, Mrs Strawbridge's and Burra Burra.⁸

Woodleigh Guest House

Woodleigh House, originally named Carnarvon House, was built specifically to cater for the emerging tourism industry on Kangaroo Island in the early twentieth century. A substantial house comprising eleven guest rooms, drawing and dining rooms, scullery, kitchen, store, servant's accommodation and two verandahs was proposed. However, when Carnarvon House opened for business in 1908, only half of the proposed plan had been constructed. The house was built on five acres of land, which, in addition to the house, comprised a formal garden at the front of the house; an area planted in a park-like manner; a paddock to the rear of the house for chickens, pigs and a cow; a kitchen garden and orchard that supplied fresh produce for the guesthouse; long-drops hidden by clumps of pampas grass; and later, a tennis court.⁹

At the time of its opening, Carnarvon House was described as 'one of the most up-to-date boarding houses on the Island' and was run by the Misses Porter.¹⁰ In 1912 Miss Edis was

noted as Carnarvon's proprietress, and in 1918 Mrs LM McGair had taken over the role. The first of a number of additions to the building occurred in 1920 when four rooms were added to the house.¹¹

In 1921, Adelaide police Superintendent WE Priest retired and relocated to Kingscote taking over the manager's position at Carnarvon House. Priest had previously stayed as a guest in 1912. Around 1935 WJ & R Neighbour purchased Carnarvon House and renamed the property 'Woodleigh House'. The Neighbours are noted for reviving the house and turning it back into a flourishing business. The Neighbours' daughter Judith later became the first female Mayor of the District Council of Kingscote.¹²

'A Walk Back in Time' walking guide of Kingscote notes that Woodleigh House was an 'exotic honeymoon destination' during World War Two. More recently, Woodleigh House has provided local residents with a venue for a variety of functions and events including weddings. Over the ensuing decades the property has been extended on a number of occasions. Woodleigh House is now a component of The Island Motel and retains its connections with the tourism industry. The house currently accommodates the motel's reception facilities, a guest dining room and kitchen as well as bathroom facilities.

Judith Morris

Judith Morris (nee Neighbour) was the first female Mayor of the District Council of Kingscote. She was born Judith Maureen Neighbour in 1931 and was the granddaughter of the Council's first District Clerk, John Turner. Prior to her marriage to Richard Morris in 1951, Woodleigh House was her childhood home. Judith Morris initially served as a councillor between 1977 and 1981, replacing MM Pengilly who was the Council's first female councillor between 1975 and 1977. In 1981 Morris became Mayor but resigned in 1982. She stood again for Mayor in 1986 defeating her opponent in the election and continued in the role until 1990. During her time as Mayor, the District Council of Kingscote realised some of its longer term projects, including assuming ownership of the aerodrome and urgent road works funded through the State government's Jubilee 150 grants scheme. The council depot site was also sold to the South Australian Housing Trust and a new depot site selected outside of the town boundaries.¹³

Chronology

- 1853 A tram service links Goolwa and Port Elliot and is extended in 1864 to Victor Harbor.
- 1854 Half day holiday is granted for solicitor's clerks on Saturdays.
- 1854 The process of macadamising the road between Adelaide and Glenelg begins.
- 1860 Glenelg Jetty opens.
- 1866- ongoing Glenelg is recognised as a popular destination for holidays, be they a single day or longer. A range of amusements and attractions operate along the foreshore including a merry-go-round, side shows, donkey rides, Pierrot shows, beach picnics, etc. A number of hotels and guest houses are built to accommodate holiday makers.
- 1869 Train services between Strathalbyn and Middleton begin.

- 1870s-1880s The popularity of swimming as a pastime and leisure activity grows.
- 1870s-1960s Semaphore is a popular seaside location for holidays and day visits and a range of amusements are provided and/or erected along the foreshore including donkey rides, side shows, Pierrot shows, etc.
- 1873 Train services to Glenelg begin operating making Glenelg a popular location for day trippers, especially on Sundays and public holidays. In its first year of operation 468235 passengers use the service. By 1883 the number of passengers per annum has more than doubled.
- 1873 The Bank Holidays Act is assented making Sundays and nine other days during the year Bank Holidays.
- 1874 The Civil Service Act is assented providing public servants with up to three weeks of annual leave.
- 1875 Glenelg Bathing Co opens baths (for men only) north of the Glenelg jetty.
- 1878 Semaphore Jetty opens.
- 1880s onwards Port Elliot, Victor Harbour and Middleton become popular seaside holiday locations for the residents of Adelaide and a range of hotels and guest houses are constructed to accommodate holiday makers.
- 1881 Glenelg Bathing Co opens a ladies bathing area at Glenelg.
- 1882 Train services to Grange and in 1883 a tram link to Henley begin operating and the area develops as a location for seaside holidays and day tripping.
- 1883 Queenscliff Hotel, Kingscote opens, it is enlarged in 1894 and extended to become a two storey building in 1911.
- 1888 The District Council of Kingscote is proclaimed.
- 1888 Train services begin between Adelaide and Victor Harbor.
- 1894 Nils Ryberg begins operating a tourism business including providing accommodation in tents at American River, Kangaroo Island.
- 1903 Penneshaw Hotel opens at Penneshaw, Kangaroo Island.
- 1907 The palatial Ozone Hotel is built in Kingscote specifically to accommodate the burgeoning tourist trade on Kangaroo Island.
- 1907 Popular tourist attractions on Kangaroo Island include its spectacular beaches and scenery, fishing, boating, bathing, library, tennis, golf links, sports and from the 1920s caving.
- 1908 Carnarvon House (Woodleigh House) is built and begins operating as a guest house for tourists on Kangaroo Island.**
- 1908 SS Karatta begins a regular ferry service between Adelaide and Kangaroo Island.
- 1908 The first car is brought over to Kangaroo Island by a holiday maker.
- 1910 South Australian's enjoy 11 public holidays per year.
- 1910s Construction of the seawall and foreshore improvements at Glenelg.

- 1911 Mixed bathing is allowed at Glenelg.
- 1912 Sub-Inspector Priest of the Detective Office Adelaide stays at Carnarvon House (Woodleigh House) while holidaying on Kangaroo Island.
- 1918 Fire destroys the Ozone Hotel.
- 1919 The Ozone Hotel is rebuilt.
- 1920 Carnarvon House (Woodleigh House) is extended with the addition of four rooms.**
- 1921 WE Priest takes over the Manager's position at Carnarvon House (Woodleigh House)**
- 1924 Sea View Guest House is built in Kingscote by the Ellson family as tourist accommodation.
- 1925 Victor Ryan, Director of the South Australian Intelligence and Tourism Bureau agrees to the publication of tourism brochures for Kangaroo Island.
- 1927 The first aeroplane lands on Kangaroo Island.
- 1928 Mac Robertson Miller Aviation begin the first regular air passenger service between Adelaide and Kangaroo Island. The planes land in Chapman's paddock near Kingscote.
- 1929 Luna Park opens at Glenelg.
- c1935 WJ & R Neighbour purchase Carnarvon House and rename it Woodleigh House. The Neighbours revitalise the property and turn it into a flourishing business.**
- 1939-1945 Woodleigh House is described as an exotic honeymoon destination during World War Two.**
- 1940 Kingscote Aerodrome opens near Cygnet River, Kingscote.
- 1954 Don Dixon establishes Seal Bay tours on Kangaroo Island and transports tourists around the Island in a 1936 Packard.
- 1961 The SS Karatta is replaced by the MV Troubridge.
- 1977-1981 Judith Morris is elected as a Councillor of the District Council of Kingscote.
- 1981-1982 Judith Morris is the first female Mayor of the District Council of Kingscote.**
- 1986-1990 Judith Morris is re-elected Mayor of the District Council of Kingscote.

DESCRIPTION

Woodleigh house is a typical example of a medium-sized, single-storey villa built in South Australia in the early twentieth century.¹⁴ It has a stepped, doubled-front and is constructed of sandstone with a corrugated iron-clad, gable roof and a slightly bull-nosed verandah along its front or eastern facade. The verandah also has a central feature-gable above the front door

and is supported by painted, turned timber posts. Dressings including quoins and door and window surrounds are rendered and painted.

Woodleigh House has been extended on a number of occasions and has additions to its northern, southern and western (rear) façades. The southern addition is a mixture of painted stonework and painted, rendered masonry and has a mixture of gable, hipped and flat roofs. The northern addition has a corrugated-iron, skillion roof and a band of windows that wraps around three sides. The modifications to the rear of the building include the enclosure of a verandah and an addition to it. The verandah and its addition are clad with a variety of materials including painted timber trellis, brick, corrugated-iron, colorbond fencing panels, and fibrous cement or similar boards.

A number of the building's original features have been lost, including: two chimneys; the decorative iron lacework along the verandah; and, decorative timber bargeboards to the gable end of the stepped section of the house. With the exception of a number of mature gum trees (*Eucalyptus* spp and *Corymbia* spp) and Washington and Canary Island palms (*Washingtonia robusta* and *Phoenix canariensis*), none of the original landscape features remain.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

As Woodleigh House does not appear to meet any of the criteria for State Heritage listing, no Statement of Heritage Significance has been provided at this time.

Comparability / Rarity / Representation:

Guest and Boarding Houses to Support Seaside Tourism

The popularity of the seaside as a holiday destination resulted in both the conversion of existing dwellings and the construction of many purpose-built guest and/or boarding houses and hotels for the burgeoning tourist trade in the late nineteenth and early twentieth centuries. A number of guest and/or boarding houses and hotels built and/or in operation at that time still exist, including the following State Heritage Places:

- Albert Hall (Oriental Hotel), 16 South Esplanade, Glenelg, 1878, SHP12558
- Dwelling (former Del Monte Palace Guest House), 209 The Esplanade Henley Beach, 1911, SHP14638
- Dwelling (former Kangarilla Hotel, later and Temperance Hotel and guest house), Dashwood Gully Road, Kangarilla, c1865, SHP14258
- Dwelling (Mindacowie Guest Hotel), 48 Goolwa Road, Middleton, 1911, SHP14054
- Arnella Guest House (former Port Elliot Hotel), 28 North Terrace, Port Elliot, 1852, SHP14164
- Port Noarlunga Hotel (former Milliari Guest House), 29 Saltfleet Street, Port Noarlunga, c1890, SHP14496
- Dwelling (Karatta House), 7 Karatta Road, Robe, c1850, SHP10464
- Anchorage Guest House (former Aurora House, later Warringa Guest House), 20-23 Flinders Parade, Victor Harbor, c1910, SHP11750
- Franklin Harbour Hotel, 53 Main Street, Cowell, 1881, SHP14215

- Ramsgate Hotel, 157 Esplanade, Henley Beach, 1897, SHP14637
- Largs Pier Hotel, 198 Esplanade, Largs Bay, 1882, SHP10638
- Tumbly Bay Hotel, 1 North Terrace, Tumbly Bay, 1904, SHP14247
- Grosvenor Hotel, 32-44 Ocean Street, Victor Harbor, 1896, SHP12767

In addition, a number of hotels and guest and/or boarding houses were built on Kangaroo Island to accommodate tourists in the early twentieth century. None are State Heritage Places, however, many of them, including Woodleigh House, were identified as having local heritage significance including:

- Ozone Hotel, 67 Chapman Terrace, Kingscote, 1907, LHP
- Queenscliff Hotel, Dauncey Street, Kingscote, 1883, LHP
- Sea View Guest House, 51 Chapman Terrace, Kingscote (nominated as a State Heritage Place 1 June 2017, assessment to be considered by the South Australian Heritage Council in early 2018), 1924, LHP
- Penneshaw Hotel and Stables, North Terrace, Penneshaw, 1908, LHP
- House (Seaview Lodge), 3 Willoughby Road, Penneshaw, c1860s and 1890, LHP
- Former House, Lot 101 Dauncey Street, Kingscote, c1910, LHP

Women in Local Government

Judith Morris was the first female Mayor and second female Councillor to serve on the District Council of Kingscote. However, there were a number of women who held leadership positions within local government in South Australia either prior to or contemporarily with Morris, including:

Name	Position	Date	District or City Council
Susan Grace Benny	Councillor	1919-1922	Brighton
Anna Moira Rennie	Councillor	1950-1964	Port Adelaide
	Mayor	1964-1969	
Mrs KA Laught	Councillor	1957	Mount Gambier
	Executive member of Municipal Association of South Australia	1965-1967	
Shirley Hilda Winter	District Clerk	1950	Cummins
Lenora Alice Bishop	Councillor	1959-1962, 1971	Mount Gambier
	Alderman	1971-1973	
	Mayor	1964-1967	
Gladys Viola Smith	Councillor	1965	Millicent

	Mayor	1969-1980	
Joyce Victoria Eastland	Councillor	1967	Elizabeth
	Mayor	1972-1977	
Herta Elizabeth Anna Luscombe	Councillor	1968-1980	Munno Para
	Chair	1974-1975	
Margaret Ilsa Gleeson OAM	Councillor	1968-1972	Balaklava
	Mayor	1979-1983	
Margaret Ellen Bond	Councillor	1968	Burnside
	Mayor	1975-1979	
Coralie Jocelyn Soward	Councillor	1968	Burnside
	Mayor	1979-1982	
Marjorie Miriam Fitz-Gerald	Councillor	1971	St Peters
	Mayor	1980-1983	
Leatrice Shirley Pfitzner	Councillor	1972	Loxton
	Mayor	1974-1977	
Ronda Sylvie Minge	Councillor	1973-1976	Murray Bridge
	Mayor	1980-1985	
Eve Edge	Councillor	1977	Elizabeth
	Mayor	1979-1980	
Judith Morris	Councillor	1977-1981	Kingscote
	Mayor	1981-1982, 1986-1990	
Wendy Chapman AM	Councillor	1977-1983	Adelaide
	Lord Mayor	1983-1985	
Patricia May Lynn	Councillor	1978	Penola
	Mayor	1985	
Jennifer Stewart Strickland	Councillor	1978	Prospect

	Mayor	1985	
Nancy Joy Baluch	Mayor	1981-1982, 1985-1987, 1995-2013	Port Augusta

Source: *South Australia The Civic Record 1836-1986*, pp. 34, 81, 149, 263, 265, 294, 328, 334, 355, 375, 386, 439, 461, 466, 498, 537, 624.

Of particular note are: Susan Benny who was the first female Councillor; Shirley Winter who was the first female district clerk, and Lenora Bishop who was the first female Mayor in South Australia. In addition, KA Laught was the first female executive member of the Municipal Association of South Australia and Wendy Chapman was the first female to hold the position of Lord Mayor in Australia. Each of the women played key roles in their community while in office. However, outside of their Council responsibilities Marjorie Fitz-Gerald was also a foundation member of Carclew and Margaret Gleeson a foundation member of the Balaklava Historical Society and National Trust of South Australia.¹⁵

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

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

In regard to this criterion consideration has been given to *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.

Woodleigh House is associated with the development of the tourism industry on Kangaroo Island. It was purpose-built as a guest house to provide accommodation for holiday makers on Kangaroo Island at a time when Kangaroo Island was emerging as a holiday destination for South Australians.

The development of Kangaroo Island as a tourist destination followed a well-established pattern in South Australia whereby new seaside holiday locations became popular as transport to them became more readily accessible. However, by the early twentieth century Kangaroo Island was one of many seaside holiday locations South Australians could choose from. At that time, Woodleigh House was also one of the many guest houses and hotels built or existing properties converted to accommodate tourists on both Kangaroo Island and across South Australia. Numerous places still exist and a number of them have been listed on the State Heritage Register or as Local Heritage Places including:

- Albert Hall (Oriental Hotel), 16 South Esplanade, Glenelg, 1878, SHP12558
- Dwelling (former Del Monte Palace Guest House), 209 The Esplanade Henley Beach, 1911, SHP14638
- Dwelling (former Kangarilla Hotel, later and Temperance Hotel and guest house), Dashwood Gully Road, Kangarilla, c1865, SHP14258
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- Arnella Guest House (former Port Elliot Hotel), 28 North Terrace, Port Elliot, 1852, SHP14164
- Port Noarlunga Hotel (former Milliari Guest House), 29 Saltfleet Street, Port Noarlunga, c1890, SHP14496
- Dwelling (Karatta House), 7 Karatta Road, Robe, c1850, SHP10464
- Anchorage Guest House (former Aurora House, later Warringa Guest House), 20-23 Flinders Parade, Victor Harbor, c1910, SHP11750
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- Penneshaw Hotel and Stables, North Terrace, Penneshaw, 1908, LHP
- House (Seaview Lodge), 3 Willoughby Road, Penneshaw, c1860s and 1890, LHP
- Former House, Lot 101 Dauncey Street, Kingscote, c1910, LHP

Consequently, Woodleigh House is one of many places that represent the history of tourism in South Australia and the development of accommodation specifically for tourists. Therefore, while Woodleigh House makes an important contribution to understanding the development of tourism on Kangaroo Island, its contribution is of local rather than state significance.

It is recommended that the nominated place **does not** fulfil criterion (a).

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

In regard to this criterion consideration has been given to *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 the future.

Woodleigh House is associated with the development of the tourism industry on Kangaroo Island in the early twentieth century. It was purpose-built specifically as tourist accommodation and was one of a number of places to operate as a guest house in South Australia at that time. Now known as The Island Motel, Woodleigh House retains its connection with the South Australian tourism industry. As the tourism industry continues to thrive both on Kangaroo Island and mainland South Australia, tourist accommodation is not a land use that illustrates a way of life or social custom that is in any danger of being lost. In addition, due to the popularity of the seaside as a holiday destination in the early twentieth century, Woodleigh House cannot be considered a rare example of early twentieth century tourist accommodation. There are numerous places along South Australia's coastline that provided accommodation to holiday makers, including a number that are listed as State Heritage Places and Local Heritage Places and are listed above.

In addition, due to the burgeoning popularity of Kangaroo Island in the early twentieth century as a holiday destination, a number of hotels and guest and boarding houses were either purpose-built or offered as tourist accommodation at that time. A number of those places, including Woodleigh House, are recognised as Local Heritage Places and are listed above.

Consequently, Woodleigh House is not a rare example of early twentieth century seaside tourist accommodation in South Australia, nor is it an example of a type of place that is under threat of becoming lost.

It is recommended that the nominated place **does not** fulfil criterion (b).

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

In regard to this criterion consideration has been given to *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.

In 1908, Woodleigh House was built near the Kingscote foreshore on a vacant five-acre parcel of land. Since then, the house has been extended and the property developed to provide additional accommodation and facilities for guests. As a result of the ongoing development of the property, some of the facilities have been altered. For example, the long-drop toilets have been replaced with indoor toilets, and elements of the garden, such as the kitchen garden, orchard and tennis court, have been modified or lost. While the lost and/or altered elements of the property are of local interest, they are typical of properties from the time and do not contribute significantly to our knowledge of the past. Further, any information likely to be yielded about the property is already documented in a number of sources, including, but not limited to, photographs, newspaper articles and tourist brochures.

It is recommended that the nominated place **does not** fulfil criterion (c).

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

In regard to this criterion consideration has been given to *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.

Woodleigh House is associated with the development of the tourism industry on Kangaroo Island and is an example of the class of places built to accommodate holiday makers that includes guest and boarding houses and hotels. At the time of its construction in 1908, Woodleigh House was one of many seaside properties either purpose-built or modified to accommodate tourists both on Kangaroo Island and more broadly across South Australia. While Woodleigh House is a typical example of a guest house built in the early twentieth century, it is neither a notable example nor in a good

state of integrity. The additions to the southern and western façades are unsympathetic, and original fabric such as chimneys and iron lacework have been removed, thus undermining its qualities and its ability to be an outstanding representative of its class.

It is recommended that the nominated place **does not** fulfil criterion (d).

(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 regard to this criterion consideration has been given to *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 times. 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.

Woodleigh House is a typical example of the medium-sized, single storey villas built in South Australia with a stepped, double-front. As a style, it was popular between 1880 and 1915, and numerous examples were built across the State, both in masonry and as timber-framed, corrugated iron or pressed-metal-clad structures. Decorative details such as iron lacework along the verandah, moulded window surrounds, and timber bargeboards on gable ends are characteristics of the style.

Woodleigh House does not possess or display qualities that are innovative or a departure from those typical of its style. Further, the house does not exhibit any aesthetic characteristics or technical accomplishments that are beyond the ordinary for the period in which it was constructed. Rather, the removal of a number of distinctive original details such as chimneys and iron lacework have diminished its ability to faithfully represent its style.

It is recommended that the nominated place **does not** fulfil criterion (e).

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

In regard to this criterion consideration has been given to *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 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.

Woodleigh House has direct cultural associations with some of Kangaroo Island's residents as a venue, over the last century, for local functions, such as euchre card parties, weddings and a variety of events. However, the nature of these events are commonplace or of an everyday nature, and illustrate aspects of daily life on Kangaroo Island. As a result, while the interactions between the individuals and Woodleigh House are special to them, they are not important historical events of significance to South Australia more broadly. Further, due to the nature of the events, the interactions between the community and Woodleigh House is not long-term, but rather related to single points in time. The types of events and functions held at Woodleigh House are also regularly conducted at a number of other venues in Kingscote, Kangaroo Island and more generally across the State.

It is recommended that the nominated place **does not** fulfil criterion (f).

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

In regard to this criterion consideration has been given to *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 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.

Woodleigh House is associated with a number of people including the Misses Porter, Miss Edis, Mrs LM McGair, Mr WE Priest and WJ & R Neighbour. However, while Woodleigh House is associated with each of these individuals, none of them have made a strong, notable or influential contribution to South Australia's history. They, like many individuals and families in the State, ran a successful business for a period of time and contributed to the social and economic success of their local community.

Woodleigh House also has an association with Judith Morris, the first female Mayor of the District Council of Kingscote. Woodleigh House was her childhood home, and she lived there during the 1930s and 1940s. Morris is a member of a cohort of women, who in the second half of the twentieth century led the way for the acceptance of women in positions of authority in local government.

While Morris was the first female Mayor of the District Council of Kingscote and the second woman to be elected as a councillor, Morris was not the first woman in the State to be elected to those positions. Indeed, the first woman to be elected as a member of local government in South Australia is Susan Grace Benny in 1919. In 1964 both Anna Moira Rennie and Lenora Alice Bishop were elected to the position of Mayor; Bishop to the District Council of Mount Gambier and Rennie to the City of Port Adelaide. By the 1970s, a number of women had followed them into local government and therefore Morris's role firstly as a Councillor and then Mayor while of local importance is not of special significance to the history of the State. As a Councillor and Mayor of the District Council of Kingscote, Morris undertook a variety of responsibilities that are typical of the positions she held, for example road building. Consequently, Morris did not make a strong, notable or influential contribution to the history of South Australia.

Further, as Woodleigh House was Morris's childhood home, she only lived there during the 1930s and 1940s and not during the 1970s and 1980s when she was a Councillor and then Mayor. Consequently, the place does not have a special or enduring association that directly relates to her achievements at the District Council of Kingscote. Rather, other places are more closely related to her work at the Council, including the Kingscote aerodrome and the new Council depot.

It is recommended that the nominated place **does not** fulfil criterion (g)

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'Front Elevation' copy of architectural drawing of Carnarvon House provided by the nominator.

SITE RECORD

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480

FORMER NAME: Carnarvon House

DESCRIPTION OF PLACE: Medium-sized, stepped, double-fronted villa.

DATE OF COMPLETION: 1908

REGISTER STATUS: Nominated 2 June 2017

CURRENT USE: Reception office, dining room, kitchen and toilet and shower facilities for motel complex.

PREVIOUS USE(S): Guest and staff accommodation, dining room, parlour, kitchen.
1908 onwards

SUBJECT INDEXING: **Group:** Hotels, motels and accommodation
Category: Guest house

LOCAL GOVERNMENT AREA: Kangaroo Island Council

LOCATION: **Street No.:** 2 Telegraph Road
Town/Suburb: Kingscote, Kangaroo Island
Post Code: 5223

LAND DESCRIPTION: **Title** CT/5302/674
Reference:
Lot No.: A1003
Plan No.: D20781
Hundred: Menzies

MAP REFERENCE (GDAXX): **MGA Zone** 52
Easting (X) 1283065.47062
Northing (Y) 6019948.68353

SITE PLAN

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480



Woodleigh House, 4 Telegraph Road, Kingscote, Kangaroo Island, 5223

Legend

-  Woodleigh House
-  Parcel Boundaries



PHOTOS

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480



Woodleigh House front façade, 2017

Source: Nominator



Woodleigh House northern addition, 2017

Source: DEWNR

PHOTOS

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480



Enclosure of the verandah and addition to it at the rear of the building, 2017

Source: DEWNR



Enclosure of the verandah and addition to it at the rear of the building, 2017

Source: DEWNR

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480



Woodleigh House southern addition, 2017

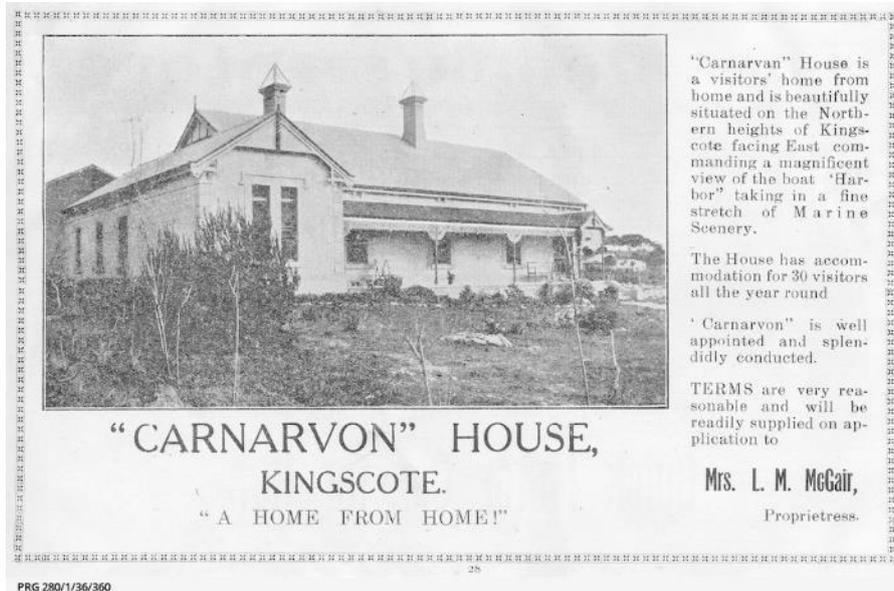
Source: DEWNR



Carnarvon House (Woodleigh House), c1910, note the chimneys, lacework, bargeboards and window surround detailing

Source: SLISA B 742

NAME: Woodleigh House (formerly Carnarvon House now 'The Island Motel') **PLACE:** 26480



"Carnarvon" House is a visitors' home from home and is beautifully situated on the Northern heights of Kingscote facing East commanding a magnificent view of the boat "Harbor" taking in a fine stretch of Marine Scenery.

The House has accommodation for 30 visitors all the year round

"Carnarvon" is well appointed and splendidly conducted.

TERMS are very reasonable and will be readily supplied on application to

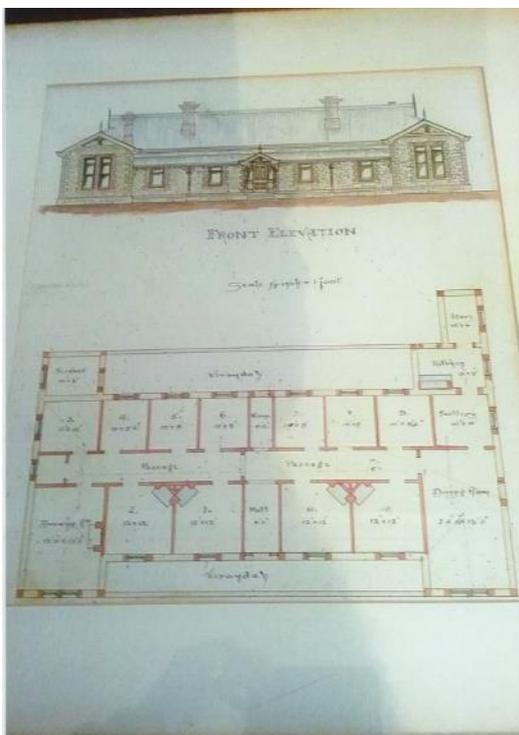
Mrs. L. M. McGair,
Proprietress.

"CARNARVON" HOUSE,
KINGSCOTE.
"A HOME FROM HOME!"

PRG 280/1/36/360

Advertising for Carnarvon House (Woodleigh House), c1920

Source: SLA PRG 280/1/36/360



Plan of Carnarvon House showing the intended size of building and interior layout

Source: Nominator

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- ⁶ Alexander, pp.29-41.
- ⁷ Alexander, pp.6-32. Wilson, pp.5-24. Kingscote CWA, *Kingscote Past and Present*, (Kingscote: CWA), pp.9-14. State Tourist Bureau (1911), 'Kangaroo Island An Ideal Holiday Resort', (Adelaide: State Tourist Bureau). South Australian Intelligence and Tourist Bureau, 'Kangaroo Island "Australia's Isle of Wight"', (Adelaide: South Australian Intelligence and Tourist Bureau).
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