

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-11034
	Item DWELLING/SHOP 8 RAILWAY TERRACE VICTOR HARBOR	Prepared By: Ivar Nelsen Iris Iwanicki

Supplementary Information

Adaptation: The basic external appearance, as seen from Railway Terrace, should be maintained. The retention of any remaining internal features should be encouraged.

Interpretation: The building's interpretative roof is largely passive. Victor's significance as a tourist and commercial centre is better exemplified elsewhere.

History and Sources

The building along Railway Terrace, Victor Harbor are located on allotments subdivided in 1863 from the original Section 16. Section 16 was granted to Richard Blundell of Hooton in Chester on 24/9/1839. The grant included a right of 'running wharves four chains from the high water mark', a clear indication that the area was intended to be settled as a port. In 1862, the land was sold to R.B. Colley for one thousand pounds and during the following year resurveyed and extended by R.A. & J.S. Hyndman, licensed surveyors. As the extension of the horse-drawn tram line from Goolwa to Port Elliot was opened in 1864, these allotments were in a prime site, facing as they do the Railway Reserve where the line terminated close to the harbour.

Proclaimed a port in 1838, Victor Harbor did not become a port of any importance until 1864, when the Goolwa-Port Elliot line was extended a further 18km to Victor Harbor. It was intended that the township of Port Victor would replace Port Elliot as a sea outlet for Murray River trade once the latter proved disastrously unsafe. This expectation was not fully realised within South Australia, rivalry between country ports and Port Adelaide dominated the development of both shipping facilities and railways. In 1878 the opening of the Morgan line to Adelaide and its port tapped river trade. Nevertheless Port Victor's shipping statistics reveal that it rivalled Morgan in volume of goods transported, and continued to be a regional part of note well into the 20th century. Confusion between Port Victor and Port Victoria on Yorke Peninsula finally led to the renaming of the town to Victor Harbor in 1921 (vide Gov. Gazette 16/6/1921). By the turn of the century the township had become a popular recreation centre. Holidaymakers were able to catch the train from Adelaide and points along the line, staying at one of the many guest-houses and hotels in the township. Ownership records of the Railway Terrace allotments to some extent reflect the functions of the township for example, a Richard Thomas Lawson, Lighter Master, owned lot 72 between 1879 and 1906, and a William Begg, Master Mariner, owned lot 64 between 1869 and 1876. Subsequent owners appear to have been storekeepers in the main, providing consumer goods. An elderly resident,

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History and Sources

Miss A. Davies, recalls Railway Terrace as a focal point for holiday-makers and travellers on the train-line.

In 1867, a farmer by the name of Nicholas Coad purchased lot 66. Subsequently, George James Weymouth of Port Victor, a plasterer, became the owner in 1875, and it appears likely that the building was constructed by him soon after he became the new owner. In 1920, R.M. Tucker, the Strathalbyn Solicitor saw advantage in consulting clients in Victor Harbor, and purchased the property as a branch office.

The rooms were used at set times during the week by a solicitor from the firm who travelled from Strathalbyn for the purpose. This arrangement has lasted over the past fifty years to the present day.

At a State and Regional level, the building's historical significance is found in its illustration of a commercial and social pattern generated by transport links, and in its general association with the town's development as a regional and holiday centre.

Sources

L.T.O. & G.R.O. Searches

Baring, G.H.: Progressive Adelaide - as it stands today.

Interview with Miss Davies, Victor Harbor Hospital.

Victor Harbor Railway Historic Site Report.

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	Item DWELLING/SHOP 8 RAILWAY TERRACE (LOT 66) VICTOR HARBOR	Status -
Age c 1870's - Dwelling. Shop is later.	Subject TRADE AND COMMERCE - RETAIL	Style MID VICTORIAN

History	Context Associated with the development of Victor Harbor (or Port Victor as it was then named) into a Port during the 1860's and into a thriving and popular tourist resort.	E	VG	AG	FP	NA
	Person/Group Nicholas Coad, Farmer. George James Weymouth, Plasterer. Reginald Mervlin Tucker, Solicitor.		X			
	Event 1864 railway extension to Victor Harbor opened.			X		
	Architect/Builder Not readily available.					X
Architecture	Design Asymmetrical design with dwelling set back and shop set flush with the street, shop added to an otherwise good traditional dwelling, shop not particularly sympathetic, simple design of both portions.			X		
	Construction Dwelling - Rendered masonry walls with rendered strips at corners and openings, corrugated iron roof. Shop - Brick on edge walls, bull nosed corrugated iron verandah.			X		
	Interior Not accessible, shop appears to be converted into living space.			X		
	Representation Little to make it outstanding except 'nature' of the shop extension to a traditional cottage, not a good example.				X	
Environment	Continuity Supporting in scale and use to the adjoining buildings, street itself is of questionable townscape quality, opposite railway station.			X		
	Local Character 'Back street' location does not enhance its contribution, not a major factor in Victor's overall character.			X		
	Landmark Not usually dominant, one of several shops in a narrow street, wide verandah on dwelling is notable.			X		
	Alterations Shop added to traditional cottage, shop window replaced, no access to interior.			X		
Integrity	Condition No obvious defects, in need of minor maintenance.			X		
	Compatibility Used as a dwelling.			X		

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

8 Railway Terrace, Victor Harbor

ASSESSMENT OF HERITAGE VALUE:

Description:

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

Statement of Heritage Value:

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

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

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

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

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

ASSESSMENT OF HERITAGE VALUE:

Criterion

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

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

BRIEF HISTORICAL BACKGROUND:

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

REFERENCES:

- Bartlett, Jeanette. *180 Years of Victor Harbor History in Many Pictures and Some Words*, Adelaide, 1982.
- Department of Environment and Natural Resources. State Heritage Branch, Adelaide, file no. 6626-11034.
- Heritage Investigations and Historical Consultants Pty Ltd. *Heritage Survey Region 4: Fleurieu Peninsula*, Department of Environment and Natural Resources, Adelaide, 1985.
- Hodge, C.R. *Encounter Bay — The Miniature Naples of Australia*, Adelaide, 1932.
- Strempel, A.A. and Tolley, J.S. *The story of Victor Harbor*, the Ambrose Press, Victor Harbor, 1965, reprint 1979.
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VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05

SITE RECORD:

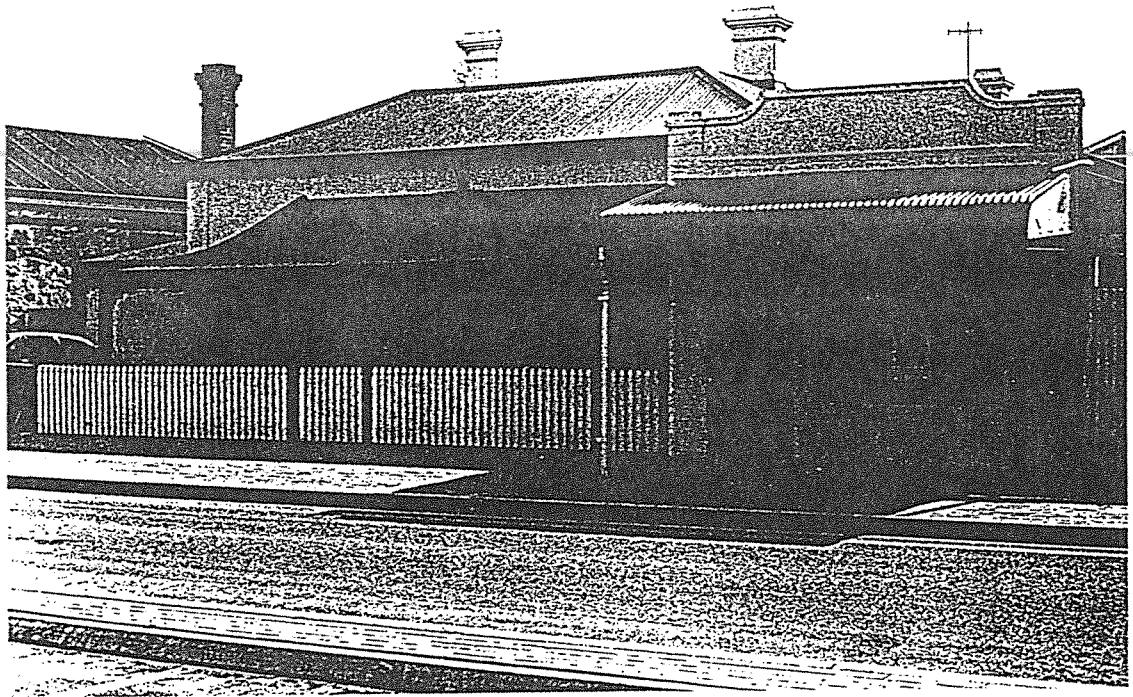
Location:	8 Railway Terrace, Victor Harbor
Description:	Single-storey masonry dwelling with attached shop built of brick. Both have corrugated galvanised iron roofs and front verandahs
Land Description:	CT 4028/526, CT 4028/527: Lot 66 and 81, Section 16, Hundred of Encounter Bay
Local Government Area:	District Council of Victor Harbor
Original Use(s):	Dwelling
Heritage Status:	State Heritage Register: 6626-11034
Other Assessments:	Heritage Survey of Fleurieu Peninsula: 118
Photograph Nos.:	P. Donovan
Report by:	P. Donovan

VICTOR HARBOR HERITAGE SURVEY (1997)

State Heritage Place

Shop and Dwelling

VHT-SR-05





6426-11084

JUL 84

DWELLING, 8 RAILWAY TCE.



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DWELLING, 8 RAILWAY TCE.

SOUTH AUSTRALIAN HERITAGE ACT, 1978

Entry of Items on the Register of State Heritage Items

There has been an increased community awareness of the need to protect those buildings and features of our State which reflect our cultural heritage. The South Australian Government has recognised that awareness by passing the South Australian Heritage Act, 1978, for which the Minister for Environment and Planning is responsible. In accordance with the provisions of the Act, the Register of State Heritage Items is being compiled.

Where the Minister considers that an item (defined as any land, building or structure) that is not on the Register is part of the physical, social or cultural heritage of the State and that the item is of significant aesthetic, architectural, historical or cultural interest, then the Minister may enter that item on the Register.

Pursuant to the provisions of the South Australian Heritage Act, 1978, I, Don Hopgood, Minister for Environment and Planning and Minister for the time being administering the said Act, hereby give notice that I have entered on the Register of State Heritage Items and the items described in The Schedule hereunder.

Items listed in The Schedule were previously placed on an Interim List in accordance with the provisions of section 15 of the South Australian Heritage Act, 1978. Excepting items owned by the Crown and those within the area of the corporation of the city of Adelaide, the remaining items listed in The Schedule are subject to Part V of the Planning Act, 1982. That Act requires that no development, including demolition, conversion, alteration of, or addition to any item, is permitted without the written consent of the relevant Planning Authority. Items within the area of the corporation of the city of Adelaide are subject to the provisions of the City of Adelaide Development Control Act, 1976.

Dated at Adelaide, 18 November 1985.

D. J. HOPGOOD, Deputy Premier and Minister for Environment and Planning

THE SCHEDULE

Name	Address
Corporation of the City of Adelaide	
Thebarton Mounted Police Barracks	Port Road, Adelaide 5000. Section 1015, hundred of Adelaide.
Adelaide High School and Observatory Site	West Terrace, Adelaide 5000. LG. volume 1782, folio 40, section 543, hundred of Adelaide.
District Council of Barmera	
Humphrey Pumps	Trussell Terrace, Cobdogla 5346. Section 853, Cobdogla irrigation area.
District Council of Barossa	
Wilksch Cottage	Yettie Road, Williamstown 5351. CT. volume 4249, folios 701 and 702, allotments 20 and 21 of portion of section 34, hundred of Barossa.
Corporation of the city of Burnside	
Boundary Wall—Glenside Hospital	Glen Osmond Road, Eastwood 5063. Mental Hospital Reserve, <i>Government Gazette</i> 24.2.83, section 621, allotments 10, 12, 18, 22; CT's volume 4116, folio 12 and volume 2394, folio 97, part allotment 2; CT. volume 2219, folio 6, part allotment 82; CT. volume 2219, folio 11, part allotment 87; section 265, hundred of Adelaide.
District Council of Burra Burra	
Former Dugouts Sites	George Street, Burra 5417. CT. volume 985, folio 116, Allotments E and K, part section 1, hundred of Koorunga.
District Council of Central Yorke Peninsula	
Point Pearce Mission—Former	Point Pearce 5573. L.G. volume 3970, folio 106, sections 295, 298, hundred of Kilkerran.
District Council of East Torrens	
Dwelling 'Grove Hill'	120 Old Norton Summit Road, Norton Summit 5136. Memorial No. 105, book 539.
Corporation of the Town of Gawler	
Old Bushman Hotel	9 Cowan Street, Gawler 5118. CT. volume 3915 folio 51, portion of allotment 96, section 24, hundred of Mudla Wirra.
'Trevu' House	1 Deland Street, Gawler 5118. CT. volume 4195, folio 147, allotment 4, portion of section 3073, hundred of Barossa.
Railway Hotel	27 Eighteenth Street, Gawler 5118. CT. volume 3663, folio 91, allotment 22, subdivision of section 2, hundred of Mudla Wirra.
Office E. & W. S. Main Depot	Julian Terrace, Gawler 5118. <i>Government Gazette</i> 8.7.76, portion of part section 24, hundred of Mudla Wirra.
Old Spot Hotel	Murray Street, Gawler 5118. CT. volume 4137, folio 703, allotment 82, portion of section 4, hundred of Nuriootpa.
Pile's Building	Murray Street, Gawler 5118. CT. volume 3132, folios 91, 93 and 94, section 24, portion of allotment 93, hundred of Mudla Wirra.
McKinlay Memorial and Pioneer Park	Murray Street, Gawler 5118. Parklands, <i>Government Gazette</i> 9.7.36, and Indenture of Conveyance, No. 43, book 319, 26.12.1864.
Professional Offices	25 Murray Street, Gawler 5118. CT. volume 92, folio 44, part allotment 204, section 24 and part section 4, hundred of Nuriootpa.
Essex House	92-100 Murry Street, Gawler 5118. CT volume 4169, folio 801, allotment 2, section 24, CT volume 4169, folio 800, allotment 1, portion of section 24, hundred of Mudla Wirra.
House	11 Railway Terrace, Gawler 5118. CT volume 1643, folio 79, allotment 137, part section 8, CT volume 4089, folio 252, allotments 135 and 136, part section 8, hundred of Mudla Wirra.
Gasworks—Former	Seventh Street, Gawler 5118. CT volume 269, folio 244, allotment 105, section 3, hundred of Mudla Wirra.
Corporation of the City of Happy Valley	
'Mackereth' Cottage	Mathews Road, Dorset Vale. CT volume 2228, folio 74, part section 1427, hundred of Noarlunga.
Corporation of the Town of Hindmarsh	
Joiners Arms Hotel	9 Manton Street, Hindmarsh 5007. CT volume 871, folio 8, portion of allotment 80 of section 353, hundred of Yatala.
Corporation of the City of Kensington and Norwood	
Town Hall, Norwood	125 The Parade, Norwood 5067. CT volume 3131, folio 15, volume 391, folio 9, part block 2 of section 277, allotments 20 and 21 of section 277, hundred of Adelaide.

<i>Name</i>	<i>Address</i>
District Council of Lincoln	
Poonindie Brickworks	Poonindie. CT volume 1538, folio 129, portion of section 12, hundred of Louth.
Poonindie Mission—Superintendent's Residence ..	Poonindie. CT volume 4192, folio 699, allotment 12 of portion of section 127, hundred of Louth.
Poonindie Mission—Bakehouse Complex and Well	Poonindie. CT volume 4182, folio 651, allotment 3 of portion of section 127, hundred of Louth.
Poonindie Mission—Schoolhouse	Poonindie. CT volume 4182, folio 648, portion of section 127, hundred of Louth.
District Council of Mannum	
Shearer House and Observatory	Anna Street, Mannum 5238. CT volume 3683, folio 51, allotment 39 and part allotment 38, part section 114, hundred of Finnis.
Corporation of the City of Marion	
Dwelling Hamilton's Winery	Morphett Road, Glengowrie 5044. CT volume 3597, folio 25, portion of section 176, hundred of Noarlunga.
District Council of Meningie	
Point McLeay Mission—Former	Via Tailem Bend 5259. L.G. volume 4057, folio 870, sections 21, 290, 291, 469, 635, 636, 637 and 638, hundred of Baker.
District Council of Munno Para	
Adamson's Flour Mill—Former	Smiths Creek, Smithfield 5114. CT. volume 4161, folio 955, allotment 44, part section 4160; CT. volume 4161, folio 956, allotment 26, section 1679, hundred of Munno Para.
Corporation of the Town of Naracoorte	
Naracoorte Station Group	Stewart Terrace, Naracoorte 5271. CT. volume 4190, folio 171, allotment 71 of part section 1, hundred of Naracoorte.
District Council of Northern Yorke Peninsula	
Kadina Mortuary and Cemetery	Drain Road, Kadina 5554. L.G. volume 106, folio 6, section 2179, hundred of Wallaroo.
Moonta Cemetery	Petallick Road, Moonta 5558. L.G. volume 617, folio 107, section 2250. L.G. volume 149, folio 41, section 2232, hundred of Wallaroo.
District Council of Penola	
Office Shop:	
Former Butter and Cheese Factory	Riddoch Street, Penola 5277. CT. volume 4121, folio 768, portion of allotment 108 of portion of section 3, hundred of Penola.
Neilsons Cottage	Via Penola-Naracoorte Road, Penola 5277. CT. volume 3457, folio 169, hundred of Penola.
Corporation of the Town of Peterborough	
Railway Roundhouse	Railway Terrace, Peterborough 5422. CT. volume 3859, folio 129, part section 216, hundred of Yongala.
District Council of Robe	
Dwelling—'Attic House'	Victoria Street, Robe 5276. CT. volume 4040, folio 879, portion of allotment 9 of section 218, hundred of Waterhouse.
Corporation of the Town of St Peters	
Plumbers Shop	Payneham Road, College Park 5069. CT. volume 1726, folio 99, portion of allotment 2 of portion of section 257, hundred of Adelaide.
Bon Marche Building	1-13 Payneham Road, College Park 5069. CT. volume 3825, folio 167, portion of allotment 1, portion of section 257, hundred of Adelaide.
District Council of Strathalbyn	
Office	8 Albyn Terrace, Strathalbyn 5255. CT. volume 4166, folio 340, allotment 9 of part section 2600, hundred of Strathalbyn.
Arsenic Labyrinth	Wheal Ellen 5255. CT. volume 4104, folio 450, allotment 1, section 1198, hundred of Strathalbyn.
District Council of Victor Harbor	
Soldiers Memorial Gardens	Esplanade, Victor Harbor 5211, section 766, hundred of Encounter Bay, Recreation Reserve declared under Act of Parliament 1281/1917.
Station Master's Residence—Former	2 Flinders Parade, Victor Harbor 5211. CT. volume 2407, folio 81, part section 16, hundred of Encounter Bay.
Shop and dwelling	8 Railway Terrace, Victor Harbor. CT. volume 4028, folio 526, part allotments 66 and 81 of part section 16. CT. volume 4028, folio 527, allotment 66 of part section 16, hundred of Encounter Bay.
Shop and Dwelling	9 Railway Terrace, Victor Harbor 5211. CT. volume 99, folio 68, allotment 65, hundred of Encounter Bay.
Causeway and Jetty Historic Site	Victor Harbor 5211, Marine and Harbours Reserve, section 666, <i>Government Gazette</i> 29.4.65, hundred of Encounter Bay.
Former Post Office	Yankalilla Road, Victor Harbor 5211. CT. volume 2407, folio 80, section 714, hundred of Encounter Bay.
District Council of Willunga	
Former Temperance Hotel	Aldinga 5173. CT. volume 4237, folio 21, part section 400, hundred of Willunga.
'Delabole'—Mining Village Ruins and Slate Quarry	Delabole Road, Willunga 5172. CT. volume 4163, folio 333; CT. volume 4032, folio 462, part lot 102, portion of section 758 and other land, part sections 753, 757, hundred of Willunga.
District Council of Yorketown	
Lime Kiln and Jetty	Wool Bay 5576. <i>Government Gazette</i> 5.10.22, section 393, hundred of Dalrymple.