

To: The South Australian Heritage Committee

From: Senior Historical Architect

Subject: REGISTER NOMINATION REPORT  
EYNESBURY HOUSE  
BELAIR ROAD, MITCHAM

Date: 18 June, 1982

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SUMMARY

This report has been prepared as a follow up to the Mitcham Heritage Survey. The house has been in poor repair but is under no known threat. The present owner is reluctant towards any access or control on the building. While he is sympathetic the Council rates and taxes are causing him concern. This nomination has been initiated by the Heritage Conservation Branch.

Historically, Eynesbury House is significant because of its association with a leading Adelaide merchant and in its representation of the larger mansion in the suburban development of Mitcham during the latter half of the C20.

Architecturally, Eynesbury House is an outstanding example of the merchant class mansions in the inner suburbs. The design is particularly ornate with decorative plaster work on the dominant tower and the lightness of the cast iron work to the verandah.

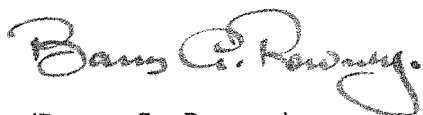
Environmentally, Eynesbury House is now somewhat out of its original context but the large front yard and its large scale retains most of its intended visual impact. The house and tower are notable visual and familiar local landmarks.

The Integrity of Eynesbury House appears basically intact with only the superficial finishes in need of painting.

The building is on the Recorded List of the National Trust and has been identified in The City of Mitcham Heritage Survey.

RECOMMENDATIONS

It is recommended that Eynesbury House, Belair Road, Mitcham be placed on the Register of State Heritage Items and that it be categorised A1, A2, A3, H2, H3. The nomination is to include both the house and 'ballroom' and the grounds with front fence.



(Barry G. Rowney)  
SENIOR HISTORICAL ARCHITECT

IN:SK

South Australian Heritage 78-80	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures						
	Item EYNESBURY HOUSE BELAIR ROAD, MITCHAM						
Age 1880 Unconfirmed	Theme		Office				
Period 1852-1883	Subject SETTLEMENT - PHYSICAL LAYOUT		Region Adelaide 1 Metropolitan				
Building Type Dwelling	Style Late Victorian/Italianate		Status N.Tr. (R.L.)				
<u>Qualitative Data</u>			<u>Grading</u>				
Component		Comment	E	VG	AG	FP	NA
<u>History</u>							
1. Context:	Associated with the development of the southern suburbs of Adelaide between 1870-1885, the building reflects both the success of its owner's interstate and overseas business and the attractions the area held for large residential estates not far from the city for that class of society.		*				
2. Person/Group:	Appears to have been built by George Wilcox, a merchant dealing with numerous commodities. He commenced business in 1875, and retired in 1894 a Director of Hamley Copper Mine. He was also the builder of the Apollo Soap Works, Hindmarsh and appointed liquidator of the Town and Country Bank.		*				
3. Event:	No known event.						*
<u>Architecture</u>							
4. Architect:	Not yet established.						*
Builder:	Not yet established.						*
5. Design:	Residence - two storey mansion with two storey verandah on three sides, large tower over entry, ornate plaster work on tower and parapet, very delicate cast iron lace work on verandah.		*				
	'Ballroom' - two storey, simple form but with decorative stonework to provide relief, delicate timber gable infill on front facade, adjacent residence but set back, connected by enclosed walkway.		*				
6. Construction:	Residence - coursed rubble walls with plaster quoins and surrounds at openings, tower completely rendered, cast iron verandah, corrugated iron hip roofs.		*				
	'Ballroom' - coursed rubble stone walls with brick quoins, window surrounds and horizontal bands, corrugated iron hip and gable roof.				*		

South Australian Heritage Act 1988	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures						
	Item EYNESBURY HOUSE, BELAIR ROAD, MITCHAM						
Component	Comment		Grading E	VG	AG	FP	NA
7. Interior:	Neither was accessible, informants relate a decorative interior to match the outside. Although there has been some conversion to flats the minimal funds of the owners are believed to have kept their nature to being superficial.						*
8. Representation:	One of several villas in the southern inner suburbs but certainly the largest and most visible.		*				
<u>Environment</u>							
9. Continuity:	Set well back from the main road but with a large open front yard facilitating views to the house, brick and iron fence along front.		*				
10. Local Character:	Area is mixed small commercial and residential, surrounding scale is much smaller both in subdivisions and size of houses.			*			
11. Landmark:	A conspicuous visual and familiar local landmark.		*				
<u>Integrity</u>							
12. Alterations:	No obvious alterations aside from the connecting link between buildings, interior has possible new partitions to divide into flats but they are not believed to be major alterations.			*			
13. Condition:	No obvious defects aside from routine maintenance front fence needs repair.			*			
14. Compatibility:	Still residential but divided into flats.		*				
<u>Supplementary Information</u>							
15. Adaptation:	The building exterior should be restored and maintained in its original character along with its relative isolation on the block of land. Internal upgrading could be tolerated but the main rooms should retain their details and sense of space. The vegetation in the front of the block should not be allowed to disrupt the visual qualities of the buildings. Development at the rear of the block could be tolerated. A public role of some type would appear desirable.						
16. Interpretation:	The building has an obvious passive role in relation to its visual story but also has a potential for a more active role if access was allowed.						
17. Current Situation:	The present owner, Mr. Giamos Katerini, has said he is in no financial position to spend money on the house and although he is sympathetic, any type of control is seen by him as undesirable. The house is under no known threat.						
Evaluated By	Ivar Nelsen	Iris Iwanicki	Date				
Reviewed By	Ivar Nelsen		Date				
South Australian Heritage Committee Categorization			Date				

I.E.S./D3/211081

HISTORICAL RESEARCH

EYNESBURY HOUSE,  
BELAIR ROAD  
KINGSWOOD. S.A.

The suburb of Mitcham was one of the earliest areas settled close to Adelaide. In 1837 the creek area called Wirraparinga was surveyed and named Brownhill Creek. The village which developed nearby grew initially as an ancillary to the South Australian Company's sheep station. Vegetables, fruit, dairy produce, sand and building stone from the area supplied early needs. Pastor William Finlayson, an employee of the South Australian Company was one of the earliest settlers in the area. In 1839 he purchased 30 acres from the South Australian Company and built "Helenholme" in Finlayson Street in 1852. Steady development occurred during the following years, with the creation of Mitcham District Council in 1853, and the establishment of roads, trams and a trainline by the end of the century. In 1871 Unley was severed from the D.C. of Mitcham, considerably reducing the area and revenue of the Council. Seven years later the Mitcham tramline was commenced by the Adelaide and Suburban Tramway Company, making travel easier between the city and Mitcham.<sup>1</sup> This tramline ran along Unley Road (Now Belair Road) which the building faces.

Eynesbury House was built between 1880-81, during the year following the purchase of the property from William Martin Letchford by George Wilcox, transferred the 3rd September 1880.<sup>2</sup> Letchford, a Fallow Chandler, had previously owned two large parcels of land in Section 245. He had purchased them from Charles Cortis, of Sussex, who was granted the land in 1840.<sup>3</sup>

George Wilcox is first shown in the Directory as living at the address in 1882, although the Council Assessment Book records him in 1881 as the owner of a house of twelve rooms, outhouses, stables, garden and arable land on Section 245. He was a wealthy merchant who, after coming to South Australia in 1857, set up a drapery and general store in Gawler. In 1875 he shifted to Adelaide and entered into partnership with W. Mofflin in 1879, trading in hides, skins, bark, tallow, horns and wool. From the sale of these humble products the partnership thrived. According to the Aldine History the business by 1890 had

"assumed a magnitude never dreamt of on its initiation - To London they consign colonial produce to the extent of one hundred and fifty thousand pounds per year to their representative, Mr. John Wilcox, and to various markets on the European continent they are continually making large shipments. They also have branches in Melbourne, and Sydney, the business in the latter promising to eclipse that of the parent establishment in Adelaide".<sup>4</sup>

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1. Register, 3rd September, 1878.
  2. C/T 14/95.
  3. Application No. 1345
  4. Aldine History of S.A., Vol. 2, Morrison, 1890, p.796.

Wilcox manifested his overseas and intercolonial success in Eynesbury, with its elegant art nouveau iron lacework, extravagant plaster decoration and large impressive tower commanding a splendid view of the surrounding area. The Aldine History refers to his residence as "a mansion and an ornament to the locality". Despite his wealth, or perhaps as an indication of the qualities which made it, this wealthy man was not above lodging appeals against Council rate assessments a number of times, or billing the Council for clearing rubble away from the footpath after the Council sent him an account for road metal removed by one of his servants.<sup>5</sup> After his death in 1917, his son Sidney owned the property until subdivision occurred in 1920.

It is interesting to note that Mecklenberg Road, the northern boundary of the original Eynesbury Estate was renamed Tutt Avenue during World War 1 in memory of the first local soldier killed in action. The house's fortunes have since declined, and at one stage it was divided into flats before reverting back to single occupancy. The present owner is Ekaterini Giamos, who bought the property in 1973 from the Krastamis family.

Eynesbury House exemplifies the trend amongst the nouveau riche of the 1870's and 1880's to demonstrate success by building impressive homes a few miles from the city. This in itself was a token of financial prosperity by the fortunate merchant who could afford to live some distance from his business.

Locally, the house is significant because of its size and location near Unley Road, and its link with a period of considerable suburban settlement in the area. At a State level, Eynesbury House represents a successful self-made South Australian merchant and the era between 1870-1885 when South Australia's capital city developed and prospered.

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5. S.A.A. MRG/52/2/6/117.

Sources:

- Aldine History of South Australia, W.F. Morrison, 1890.  
Gibbs, R.M. A History of South Australia, Balara Books, Adel., 1969  
Norman, W.A.: The History of the City of Mitcham, Mitcham, 1953.  
Oborn, P. & Chinner, C. Mitcham Village Sketchbook, Rigby, 1974  
Warcup, J.W.: The Decline of Agriculture in Unley and Mitcham, 1870-1970  
B.A. (Hons.) Geog. Thesis. Flind. 1973.  
S.A.A. MRG 52/2 Mitcham Council Letter Books  
MRG 52/13 Mitcham Council Assessment Books  
L.T.O. Title Searches 2063/58, 14/195, 404/23.  
S.A. Newspaper Collection - "Register" 1870-1880.

Iris Iwanicki  
Register Historian  
II:JD  
8/6/82

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House, 'Eynesbury House'KIN:004

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## LOCATION

Address 69 Belair Road  
Suburb KINGSWOOD 5062  
Owners E Giamos, 250 Cross Road, Kings Park SA 5034  
Allotment No 248  
Section 245  
CT 5087/334  
Hundred Adelaide

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State Heritage Status Registered, 12 January 1984  
Other Assessments National Trust of SA, Recorded, 2116  
Mitcham Heritage Survey, Classification A

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SHR No 6628-11526

Film/Neg No D/05



## House, 'Eynesbury House'

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### DESCRIPTION

Two storey house with central three storey tower to front elevation. Decorative balustraded parapet to house and tower. Dentil detailing under parapet. Arched windows to tower. Rendered quoins and surrounds. Rendered detailing and rendered chimneys. Concave corrugated iron roof to verandah and balcony supported on paired cast iron posts with elaborate cast iron lace frieze and brackets. Double hung sash windows. Bay windows to front elevation. Random rubble stone two storey building to north, with hipped corrugated iron roof with decorative eaves brackets.

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### HISTORY

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The house's fortunes have since declined, and at one stage it was divided into flats before reverting back to single occupancy. The property was leased by the Hare Krishnas in between 1984 and 1989 after which it became a non-denominational co-educational college.

### STATEMENT OF HERITAGE VALUE

'Eynesbury House' is significant for its association with a leading Adelaide merchant and in its representation of the larger mansion in the suburban development of Mitcham during the latter half of the twentieth century. The house is an outstanding example of the merchant class mansions in the inner suburbs. The design is particularly ornate with decorative plasterwork on the dominant tower and the lightness of the cast ironwork to the verandah.

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### References

*Advertiser*, 17 April 1984

Marsden, A. & Brasse, L. 1979, *City of Mitcham Heritage Survey*, National Estate, Adelaide

Mitcham Council Assessment Books

Mitcham Local History Collection

State Heritage Branch Files, File No. 11526

*Sunday Mail*, 30 July 1989



FILM NO.

GYNESBURY HOUSE  
6628-

MAY 82













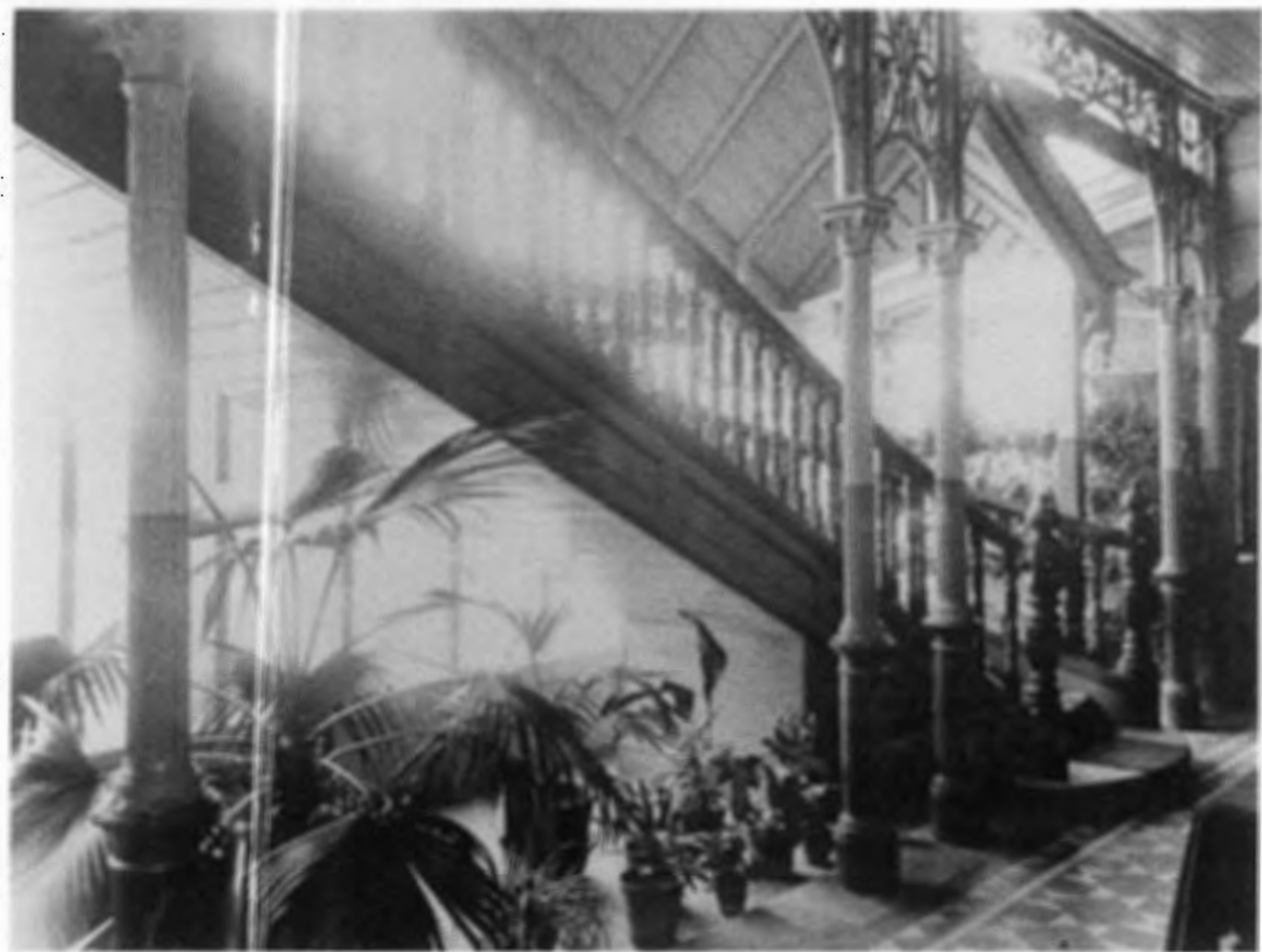






















CH N°.

GYNESBURY HOUSE  
628-11526

MAY 02



PLM NO.

GYNESSBURY HOUSE  
6628-11526

MAY 82



FILM NO.

GYNSBURY HOUSE  
6628-11526

MAY 82



## 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 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.

## THE SCHEDULE

Name	Address
<b>Corporation of the City of Adelaide</b>	
Dwelling—'Belmont' .....	71-75 Brougham Place, North Adelaide 5006. CT. volume 2637, folio 42, PTA. 740, hundred of Adelaide.
Dwelling—'Kingsmead' .....	76-78 Brougham Place, North Adelaide 5006. CT. volume 1564, folio 142, PTA. 740, hundred of Adelaide.
<b>Corporation of the City of Campbelltown</b>	
Dwelling—'Tranmere House' .....	Kings Grove, Tranmere 5072. CT.s volume 3826, folio 131 and volume 3826, folio 132, portion of section 273, hundred of Adelaide.
Fence (Front)—'Tranmere House' .....	Magill Road, Tranmere 5073. CT. volume 3649, folio 57, portion of part section 273, hundred of Adelaide.
<b>District Council of Clare</b>	
Railway Station and Yards—Merildin .....	Merildin 5415. CT. volume 452, folio 43, portions of sections 53, 240, 241, 249, 259, 260 and 266, hundred of Stanley.
Cemetery—Mintaro .....	Mintaro 5415. CT. volume 151, folio 155, part section 344, hundred of Clare.
Slate Quarries—Mintaro .....	Mintaro 5415. CT.'s volume 3129, folio 180 and volume 955, folio 170, part section 178; part section 307 and closed road, hundred of Clare.
<b>Corporation of the Town of Gawler</b>	
Dwelling—'Martindale' .....	1 Duffield Street, Gawler 5118. CT. volume 4119, folio 25, portion of part allotments 298-305 inclusive of section 4, hundred of Nuriootpa.
<b>District Council of Kadina</b>	
Railway Station—Moonta (Former) .....	Moonta 5558. Railway Reserve, section 2905, hundred of Wallaroo.
<b>District Council of Kanyaka-Quorn</b>	
Town Hall—Quorn .....	Cnr Railway Terrace and Seventh Street, Quorn 5433. LG. volume 444, folio 193, section 20, hundred of Pichi Richi.
Railway Station and Yards—Quorn .....	Railway Terrace, Quorn 5433. CT. volume 4181, folio 830, portion of allotment 12 of portion of section 605, hundred of Pichi Richi.
Courthouse—Quorn .....	Railway Terrace, Quorn 5433. Section 19, hundred of Pichi Richi.
Transcontinental hotel .....	Railway Terrace, Quorn 5433. CT. volume 2770, folio 71, portion of part allotments 14 and 15, hundred of Pichi Richi.
Dwelling—Former Bank of Adelaide .....	Railway Terrace, Quorn 5433. CT. volume 2748, folio 117, allotment 6, hundred of Pichi Richi.
Grand Junction Hotel .....	Railway Terrace, Quorn 5433. CT. volume 2405, folio 152, sections 23 and 24, hundred of Pichi Richi.
Criterion Hotel .....	Railway Terrace, Quorn 5433. CT. volume 3749, folio 107, portion of allotment 18, hundred of Pichi Richi.
<b>District Council of Kingscote</b>	
Weirs Cove Jetty, Funnelway and Store .....	Flinders Chase National Park, hundred of McDonald.
Lighthouse Cottages (3)—Cape Du Couedic .....	Flinders Chase National Park, hundred of McDonald.
Harvey's Return—Cemetery .....	Kangaroo Island. CT. volume 3803 folio 174, portion of section 54, hundred of Borda.
Harvey's Return—Landing Site .....	Kangaroo Island. Portion of section 54, hundred of Borda.
<b>Corporation of the City of Mitcham</b>	
Dwelling—'Eynesbury House' .....	Belair Road, Kingswood 5062. CT. volume 2063 folio 58, portion of allotment 248 in F.P. 12145, hundred of Adelaide.
<b>District Council of Mount Barker</b>	
Echunga Goldfield—Chapel Hill Diggings Barn .....	Diggings Road, near Mylor 5201. Section 393, hundred of Kuitpo.
	Victoria Street, Hahndorf 5245. CT. volume 3727 folio 65. Portion of allotment 41 of section 4002, hundred of Onkaparinga.
<b>District Council of Mount Remarkable</b>	
Port Germein Jetty Site .....	Port Germein 5495. Whole of the jetty and adjacent land and water areas comprised in section 482; District Council Reserve. <i>Government Gazette</i> 10 April 1958; section 497 for a distance of 200 metres west of the jetty and section 496 for a distance of 200 metres east of the jetty, hundred of Telowie.
Dwelling—'Keating Cottage' .....	Searle Street, Melrose 5483. CT. volume 2362 folio 64. Portion of Block 32 of portion of section 100, hundred of Wongyarra.
<b>District Council of Naracoorte</b>	
Blanche and Victoria Fossil Caves .....	Naracoorte Caves Conservation Park. Sections 385 and 398, hundred of Joanna.

## THE SCHEDULE

Name	Address
<b>Corporation of the City of Noarlunga</b>	
Church—Presbyterian—John Knox .....	William Street, Morphett Vale 5162. Part section 640, hundred of Noarlunga.
John Knox School .....	William Street, Morphett Vale 5162. Part section 640, hundred of Noarlunga.
Institute—Morphett Vale .....	William Street, Morphett Vale 5162. CT. volume 90 folio 175, part section 640, hundred of Noarlunga.
<b>District Council of Penola</b>	
Dwelling—Former Railway Station .....	Clarke Street, Penola 5277. CT. volume 4193 folio 585, allotment 2 of section 73, hundred of Penola.
Dwelling—Former Bank of South Australia .....	Cnr. Church and Riddoch Streets, Penola 5277. CT. volume 1732 folio 44. Portion of allotments 1 and 2 of section 3, hundred of Penola.
Dwelling—Former 'Bushman's Inn' .....	Cnr. Naracoorte Road and John Street, Penola 5277. CT. volume 4034 folio 15. Portion of allotment 440, hundred of Penola.
<b>Corporation of the City of Port Adelaide</b>	
Masonic Lodge .....	124 Commercial Road, Port Adelaide 5015. CT. volume 2498 folio 134. Portion of allotment 154 of section 2112, hundred of Port Adelaide.
St Vincent Chambers .....	255-265 St Vincent Street, Port Adelaide 5015. CT. volume 4076 folio 531 and CT. volume 4076 folio 532. Portion of allotments 70 and 71, hundred of Port Adelaide.
Vosz Store and Warehouse—Former .....	83 Lipson Street, Port Adelaide 5015. CT. volume 746 folio 96. Part allotments 32, 33, 38, 39, and part allotments 34 and 37 of section 2112, hundred of Port Adelaide.
Fort Largs .....	Military Road, Taperoo 5017. CT. volume 3709 folio 141, allotment 1 in F.P. 4849, hundred of Port Adelaide.
Largs Pier Hotel .....	198 The Esplanade, Largs Bay 5016. CT. volume 2581 folio 112, portion of allotments 213 and 214 of section 1063, hundred of Port Adelaide.
<b>Corporation of the City of Port Pirie</b>	
Department of Community Welfare Building .....	1 Alexander Street, Port Pirie 5540. CT. volume 757 folio 153, portion of par sections 19 and 20, hundred of Pirie.
Fire Station .....	Gertrude Street, Port Pirie 5540. CT. volume 2504 folio 15, portion of par section 109, hundred of Pirie.
<b>District Council of Robe</b>	
Seahaven Motel—Former Government Residency .....	Cnr Frome and Hagen Streets, Robe 5276. CT. volume 4182 folio 144, allotment 51 and 52, hundred of Waterhouse.
<b>District Council of Saddleworth and Auburn</b>	
Railway Station and Yards—Manoora .....	Manoora 5414. CT. volume 915 folio 129, portion of section 266, hundred of Saddleworth.
<b>Corporation of the City of Salisbury</b>	
Dwelling—'Paralowie House' and Grounds .....	94 Waterloo Corner Road, Salisbury 5108. CT. volume 3671 folio 40, portion of allotment 3 in F.P. 11572, hundred of Munno Para.
<b>District Council of Stirling</b>	
Pump Hotel .....	Mount Barker Road, Aldgate 5154. CT. volume 2662 folio 30, portion of par section 92, hundred of Noarlunga.
<b>District Council of Strathalbyn</b>	
Shop and Dwelling .....	14 Albyn Terrace, Strathalbyn. CT. volume 2509 folio 177, portion of par allotment 18 of section 2600, hundred of Strathalbyn.
<b>Corporation of the Town of Thebarton</b>	
Dwellings—Workman's Cottages .....	Rose Street, Mile End 5031. CT. volume 687 folio 176. Part section 2. Par allotments 293, 294, 295, 296 and 297, hundred of Adelaide.
<b>Corporation of the City of Tea Tree Gully</b>	
Newman's Nursery Site—Former .....	Anstey Hill 5085. CT.s volume 4104 folio 701 and volume 4104 folio 702. Portion of sections 5403, 5632, 5635 and portion of part section 5547 hundred of Yatala.

Dated at Adelaide 12 January 1984.

D. HOPGOOD, Minister for Environment and Planning

Department of Lands, Adelaide, 10 January 1984

NOTICE is hereby given that the undermentioned leases have been surrendered absolutely.

D. J. HOPGOOD, The Minister of Lands

Lease or Agreement	Section	Hundred	Lessee or Purchaser
Miscellaneous 17255	358	Cadell irrigation area Cadell	Ormston, J. H.
Miscellaneous 16486	311	Para Wurlie	Woollard, G. H. and P.
Miscellaneous 15817	983	Mundoora	Spry, K. R. and M. D.
Miscellaneous 17315	687	Kongorong	Neale, M. J. and Widdison, N. S.
Miscellaneous 16789	102	Jenkins	Swingler, J. A.
Miscellaneous 14664	236	Muloowurtie	Smith, J.
Miscellaneous 16977	23	McDonald	Dunn, W. M.
Miscellaneous 17407	792	Caroline	Feast, W. C.
Miscellaneous 17899	21	Poynton	Cook, D. S. and W. N.
Miscellaneous 15288	343	Kilkerran	Viney, D. M.
Miscellaneous 17426	134	Yankalilla	Bakker, D. and A. J.

W. M. SCRIVEN, Director of Lands