

BETTER HERITAGE INFORMATION SUMMARY OF STATE HERITAGE PLACE

COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with either the *South Australian Heritage Act 1978* or the *Heritage Places Act 1993*.

The information contained in this document is provided in accordance with s14(6) and s21 of the *Heritage Places Act 1993*.

REGISTERED NAME: Albion Homestead (comprising cottage and stone outbuilding) **PLACE NO.:** 14402

ALSO KNOWN AS: Albion Homestead

ADDRESS: Karna Country
95-107 Sturt Road
Dover Gardens 5048
CT 5995/779 D75307 A1; CT 5995/780 D75307 A2
Hundred of Noarlunga

CONFIRMED IN THE SOUTH AUSTRALIAN HERITAGE REGISTER:

21 October 1993

STATEMENT OF HERITAGE SIGNIFICANCE

Established by European settlers as an agricultural estate during the second half of the nineteenth century and transformed into a dairy by the twentieth century, Albion Homestead (comprising cottage and stone outbuilding) demonstrates the development of the south-western Adelaide Plains between the 1840s and 1950s, representing the area's gradual transformation from a rural landscape dotted with farms to a dense network of residential suburbs.

INDICATIVE 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

Albion Homestead (comprising cottage and stone outbuilding), demonstrates the development of the southern Adelaide Plains between the 1840s and 1950s, representing the area's gradual transformation from a rural landscape dotted with farms to a dense network of suburbs. Developed by European settlers as an agricultural estate during the second half of the nineteenth century, the site was a dairy and milk distribution depot for several decades in the twentieth century, before it became predominantly residential. Since its establishment, much of the original land has been incrementally subdivided and absorbed into the broader area, especially following the Second World War. Albion Homestead thus embodies the larger history of the southern Adelaide Plains, particularly its origins as an agricultural area.

SITE PLAN

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Albion Homestead, comprising cottage and stone outbuilding, 95-107 Sturt Road, Dover Gardens 5048, CT 5995/779 D75307 A1 and CT 5995/780 D75307 A2, Hundred of Noarlunga.

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LEGEND

-  Parcel boundaries (Indicates extent of Listing)
-  Outline of Elements of Significance for State Heritage Place

Physical Description

The Albion Homestead (comprising cottage stone outbuildings) comprises several structures erected during the nineteenth and twentieth centuries that are now located on multiple land titles. Structures of heritage significance are: the cottage and stone outbuilding. Each is considered in turn.

Cottage

The cottage is located towards the north-east of the site. Originally built in the nineteenth century, it has been extended over time. The main structure is a vernacular single-storey stone building with a return to the south-east and a later extension to the south-west. Additional features include:

- a hipped roof clad with galvanised corrugated steel and a sloping roof on the extension, clad in the same material,
- smooth-rendered northern, western and southern elevations,
- rough-rendered eastern elevation,
- two front doors with flush panels and rectangular four-paned transom windows; two rear doors on the southern elevation,
- casement and sash windows each with multiple panels,
- three red-brick chimneys, two on the main structure and one on the extension,
- a front verandah with a concave roof clad with galvanised corrugated steel, timber posts, scalloped fascia boarding, and red brick pavers,
- a rear verandah with a sloping roof clad with galvanised corrugated steel, timber posts, and slate pavers.

Stone Outbuilding

The stone outbuilding is located towards the south-west of the site and is on a separate land title. It is the other remaining outbuilding of heritage significance. While it has not been expanded, it has been redeveloped as a common area for the retirement village it is now a part of. Features of outbuilding two include:

- a hipped roof clad in red Colorbond steel, with red-brick parapets,
- rough-rendered bluestone walls,
- red-brick quoins,
- large semi-circular gable vents with red-brick surrounds,
- glass panel windows and glass sliding doors on the front (southern) elevation (not original fabric).

Elements of Significance:

Elements of heritage significance include (but are not necessarily limited to):

- The cottage,

- The stone outbuilding,
- Original stonework and red-brick quoins.

Elements not considered to contribute to significance of place include (but are not necessarily limited to):

- The House,
- The outbuilding located at the centre of the site,
- The newer building immediately behind the cottage,
- The red, corrugated galvanised steel shed towards the west of the site,
- The corrugated cast-iron lean-to attached to the dairy outbuilding,
- The red-brick extension to the dairy.
- The houses and other non-original structures in the retirement village,
- The rear verandahs (on cottage and house),
- The fencing,
- The garden,
- Bitumen driveways.

History of the Place

The South-western Adelaide Plains and the Village of Marion

The Adelaide Plains form part of the traditional lands of the Kaurna people, who have been present in the area for thousands of years. The Kaurna people established at least three camp sites around the Sturt River area, located across the south-western Adelaide Plains, where they would form shelter, hunt, and acquire resources. The Kaurna People refer to this area as Warripari or Warreparinga, meaning 'a windy place by a creek'.¹

After Adelaide was established as a permanent settlement in late 1836, the adjacent land across the Adelaide Plains was surveyed as 'country' territory over the next two years. This approach 'gave ample scope for the development of a town and for the cultivation of crops within a reasonable radius from its centre'.² In November 1838, Light, Finniss and Co laid out the Village of Marion along the banks of the Sturt River,³ within the broader south-western area largely within the Hundred of Noarlunga.

The Village of Marion and the south-western Adelaide Plains subsequently developed as an agricultural area, with farms and homesteads dotted across the landscape. Early settlers went on to produce 'vegetables, almonds, stone fruits, wheat, oats, maize and grapes'. Market gardens began to flourish by the early twentieth century, leading Marion and surrounds to gain the reputation as the 'Garden of Adelaide'.⁴

Within popular discourse there was considerable overlap between Marion and Brighton. Local historian Alison Dolling notes that 'it must be remembered that Marion in its earliest period was closely associated with Brighton even to assuming that name

for its district council'.⁵ It was not until 1886 that the District Council of Brighton became the District Council of Marion.⁶ The Corporation of the Town of Brighton became the Brighton City Council in 1858, meaning it coexisted with the District Council of Brighton for eighteen years.⁷

Establishing the Homestead

In 1842, portions of Section 183, Hundred of Noarlunga, were granted to John Gregory, Henry Fox and Thomas and George Ottaway.⁸ At some point thereafter, at least one of those portions was transferred to William Lane,⁹ who then sold the land to Edward Turner officially in 1860. According to the title, Turner formally acquired the two westernmost portions of Section 183 that year.¹⁰ However, it appears that Turner may have owned and resided at the site prior to 1860. According to the District of Brighton Assessment Book for 1858, Turner owned part of Section 183 which comprised a 'house, cottage and 15 acres'.¹¹ These structures could have been anywhere on the site, but could refer to the house and cottage that still remain along Sturt Road.

Turner was a stonemason by trade and worked on various properties in the Brighton area, including the Former Brighton Town Hall (SHP 26431).¹² Turner also established a farm and dairy at his property during the nineteenth century. In July 1893, Turner sought to sell a 'four year old three-quarter ALDERNEY Bull' that was 'very quiet'.¹³ Eight years later, a notice published in the 10 October 1901 edition of the *Express and Telegraph* advised that livestock and equipment would be auctioned off on behalf of Turner, who was 'relinquishing dairying'.¹⁴ The auction included:

5 DAIRY COWS (all good and quiet), 4 Fat Heifers, 1 Springer, 1 Bull, 3 Horses (1 heavy draught, 1 spring-cart, 1 pony, rising 4 years, suitable for buggy or light cart), SPRING-CART (nearly new), PAGNELL CART, SPRING-CART (to carry ½ ton), Tip-Cray and Hay-frame, CHAFFCUTTER and HORSEWORKS, SAW-BENCH and SAW, Set Pulley Blocks and Ropes, Bags, 4 Sets Harness, Harrows, S.F. Plough, Horse-Rake, 2 Mason's Wheels, DAIRY UTENSILS, and a Host of useful Dairy and Farm Sundries.

The extent of these items demonstrates the scale of his farming and dairying operations at that time.

As Turner was a stonemason, Dolling cautiously attributes the construction of the cottage and the house to Turner and conjectures that the former 'is the older structure of the two'.¹⁵ Given that the house has been substantially altered since it was built, it is easy to see why it seems younger than it likely is. However, while it makes sense that Turner might have constructed the buildings, it is not clear which of them was, in fact, constructed first.

Based upon the layout, as well as oral testimony, the house originally comprised two bedrooms, a cellar, and a detached kitchen,¹⁶ and is consistent with other contemporary dwellings constructed throughout the broader area. Looking at the BHI Summary of State Heritage Place: 14402
Confirmed in the South Australian Heritage Register on 21 October 1993
The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

O'Halloran Hill district, Dolling observes that the 'average dwelling ... was a stone cottage of two, three or even four rooms, sometimes with a detached kitchen, cellar, garden well, barn and two-stall stable'.¹⁷ Thus, at least parts of the house were likely to have been built between the 1850s and 1870s.

Whether built by Turner or not, the house was extended by Turner and his wife Catherine during their proprietorship.¹⁸ In early 1908, they sought to sell the property and newspaper classifieds promoting the sale described it as '26 acres [of] first-class land' with a 'house of nine rooms, stable, barn, sheds, splendid water supply, windmill, [and] garden'.¹⁹ Curiously, the classified did not explicitly mention the cottage. Even without it, though, the details confirm that a homestead had been established at the site by the turn of the twentieth century, including a 'stable and barn'.

The Vinall Family and the Albion Farm and Dairy

The Vinall family's connection to the homestead began in 1901 and persisted for over a century. The available evidence also indicates that the Vinalls were likely responsible for naming the homestead 'Albion'.



The extended Vinall family, c.1910. The roof of the original kitchen section of the house is visible towards the top right.

Source: SLSA, B 77405/2

In 1901, Turner leased 20 acres of Section 183 to Edward Thomas Vinall.²⁰ Given that the Turner family were still living at the homestead, it is possible the Vinalls were living in the cottage, located to the right of the house. Sands and McDougall's 1908 Directory supports this argument, showing that Turner lived to the left of Edward

Vinall.²¹ The Vinalls subsequently purchased the homestead from Turner in October 1908.²² Turner then relocated to Prospect, before he passed away in March 1912.²³

The Vinalls continued to expand the property over the following decades. In 1920 they purchased '29 acres from Harris Morgan Lewis (Sections 184-5) and 20 acres of Section 83 to the south of his original property from W. H. Best'. In 1935, they further acquired '14 acres of Sections 184-5 from Charles Byrne, a poultry farmer'.²⁴ Likewise, extensions were added to the pre-existing buildings, including the house and cottage, and new ones were erected, a process that continued throughout the twentieth century.

Contributing to the area's reputation as the 'Garden of Adelaide', the Vinalls used their land to cultivate and produce a diverse range of commodities. While the previous owners no doubt used the land in their own way and established their own crops, Dolling highlights that the Vinalls established a vineyard, grew alfalfa, peas and olives, and produced honey from their apiary.²⁵ Amidst this variety, much of the land was used as a dairy and cattle farm.

As noted above, Turner had run a dairy from his property and even before Edward and Bessie purchased his homestead, the couple had been operating a dairy from their residency on Sturt Road. In 1903, a newspaper article referred to the farm as 'Sturt Road Dairy'.²⁶ Two years later, a classified referred to it as 'Albion Dairy'.²⁷ As such, this information establishes the early origins of their dairy. Importantly, it also indicates that the 'Albion' name was almost certainly coined by the Vinalls around this time.

In their *Brief History of the South Australian Dairy Industry*, Tony Morbey and Steve Rice highlight that the 'dairy industry began in South Australia in 1837 with the arrival of the first European settlers'. Owing to the high demand for milk, dairy farming grew rapidly and was 'mainly concentrated on the Adelaide Plains and in the Adelaide Hills'. Beginning in the 1880s, the industry benefitted from mechanisation and breakthroughs in agricultural science, deriving in part from the South Australian Agricultural Bureau and Albert Molineux. Molineux advocated farmer cooperatives and the establishment of collectively owned factories to process dairy products.²⁸

Resultantly, much of the dairy industry was run by cooperative enterprises by the first half of the twentieth century, most notably Amcol and Farmers Union. The farms that comprised these cooperatives were generally small, typically with less than seventy cows located on properties between 32 and 48 hectares in size. Morbey and Rice note that '[m]ilking was performed twice a day – early morning and late afternoon[,] either by hand or machine' and that '[s]tationary kerosene or oil engines powered the machines, until electricity was introduced to rural areas'.²⁹

Albion Dairy appears to have been independent of these cooperatives. Nonetheless, it did benefit from mechanisation and agricultural science. In 1924, Edward Vinall sought the services of a dairyman who not only had to be a 'good milker' but also

had to be 'accustomed to milking machines'.³⁰ Similarly, a 1931 advertisement for 'Albion Farm Dairy' promised:

A clean, fresh milk supply, drawn from Stud Guernsey and grade cows, under Government Official Tests.

We have the plant to chill the milk, immediately it comes from the cows, and can deliver in sealed bottles, thereby eliminating danger arising from impure milk.³¹

The basis for its 'clean' and 'fresh' milk thus owed not only to the quality of the cows but also government certification and cutting-edge technologies, including refrigeration and bottling facilities.

Albion Dairy's 'freshness' was clearly a means to emphasise its local nature to prospective purchasers in and around the Marion and Brighton area. In turn, its ability to supply local produce was evidently a way to differentiate itself from the cooperatives. Unlike the latter, Albion Dairy's milk could be produced, chilled and bottled on site before being delivered directly to consumers. Reflecting the company's connection to the local community, Edward Vinall even provided free milk to pupils at Brighton Primary School.³²



School children at Brighton Primary School drinking milk supplied by Albion Dairy.

Source: News (Adelaide), 23 June 1931, p.10 via trove.nla.gov.au

To assist their milk production, the Vinalls briefly ran a Guernsey stud at the property roughly between 1930 and 1940. Edward was one of only a few dairy farmers who introduced Guernsey cattle to South Australia in the 1930s, although he was part of a larger trend of importing and managing new breeds, described by the *Adelaide Chronicle* as a 'remarkable development'. The *Chronicle* further noted that between 1929 and 1932, the 'number of dairy cattle in the State [had] increased from 101,255 to 127,756'.³³

The Vinalls continued to operate the stud until around 1940, around two years after Edward Vinall passed away in July 1938.³⁴ A 1940 newspaper notice advised that Bessie Vinall would be dispersing 'pedigree Guernsey cattle' by auction on 29 November. It specified that:

32 stud Guernsey cattle will be offered, comprising 24 registered cows, five bulls and three calves. In addition, 40 high-class grade milkers will be auctioned. All the cattle are in excellent condition, and the sale should provide breeders with an opportunity for securing some of the best Guernsey blood in the state.³⁵

The dispersal of these cattle brought about the end of the Guernsey stud in the 1940s. However, the dairy and the local milk distribution was carried on by Edward's children, primarily Laurence Vinall. The homestead remained in the family after Bessie died on 15 September 1944.³⁶

DISPERSAL SALE OF
"Albion Farm"
Stud Guernsey Cattle



32 Registered Stud Guernsey Cattle 32
at the property
"Albion Farm," Sturt Road, Brighton, S.A.,
on
FRIDAY, 29th NOVEMBER, 1940,
at 1 p.m.
Under instructions from the owner, Mrs. E. Vinall.
In addition to the Stud Cattle there will also be submitted to auction on the
same account—
40 Grade Milking Cows 40

GOLDSBROUGH, MORT & CO. LIMITED
Auctioneers,
ADELAIDE and BRANCHES.

Dispersal sale notice printed in a pamphlet, 1940.

Source: Vinall family collection, courtesy Phillip Levi

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The Housing Trust, the Post-war Boom and Suburbanisation

In the 1940s, when the next generation of the Vinall family took over Albion, the broader area was in the process of being developed, eventually transforming the surrounding landscape and the homestead itself. This transformation stemmed from the introduction of South Australian Housing Trust (SAHT) homes in and around the area.

The SAHT was established in 1936 by Premier Richard Butler and the Liberal and Country League, the governing party at the time. Its purpose was to supply low-cost housing to working people to facilitate the industrialisation of South Australia. The SAHT expanded drastically under Thomas Playford's Premiership (1938-1965), especially following World War II.³⁷

In 1938, the first SAHT homes in the south-western Adelaide plains were erected in Edwardstown. After the war, development expanded to the Marion area. Dolling observes that '[h]ousing development started to encroach on Marion shortly after World War II when the South Australian Housing Trust purchased a great number of vineyards and orchards on which to build housing estates'.³⁸ These estates attracted young couples, returned servicepeople, and immigrants. Resulting from the influx of these new residents, combined with the post-war 'baby boom', the population of the Marion area soared. Over the six decades between 1871 and 1933, the population had grown from 177 people with 36 houses to 376 people with 87 houses. By 1947, it had grown to 10,967 with 2,826 houses; by 1966, there were 66,950 people and 18,002 homes.³⁹

The suburbanisation of the area and its supporting infrastructure such as roads, as well as the introduction of new manufacturing plants and commercial interests such as shopping centres to support the growing population, challenged the area's status as the 'Garden of Adelaide'.⁴⁰ The large agricultural estates that had once characterised the area quickly disappeared after the war. The suburbanisation of Marion resulted in the loss of 'some of the best watered and most productive land in South Australia', as well as the 'supply of fresh vegetables on its doorstep'. By the 1960s, most of the vineyards, market gardens, orchards and farms in the area had been subdivided for other uses.⁴¹

Albion homestead and the Vinalls were not immune to these developments. In 1955, they sold most of their land to the SAHT, which went on to build homes on it. Aerial photographs taken between the 1940s and 1960s show the extent of the land transfer and development.⁴²

By 1955, the dairy had ceased operating.⁴³ Its closure was probably the combined result of the Guernsey stud dispersal, increased competition from larger distributors, and the sale of the land. Nonetheless, Laurence Vinall continued to operate a milk

distribution depot from the site and delivered milk to houses in the area,⁴⁴ likely for one of the cooperatives. Laurence's son David Vinall later took over the business, which persisted until 1998.⁴⁵ David passed away in late 2022 and the property was inherited by David's partner, Phillip Levi. While the Vinall name is no longer directly attached to the homestead, Phillip works to continue its legacy.

By the end of the twentieth century, Albion had been absorbed into the larger area, now part of Dover Gardens, a suburb within the City of Marion. Until 1998, it continued to operate as a business that partly resembled its past as a dairy farm, but even then, it was quickly becoming part of the area's residential fabric. The cottage and stone outbuilding of the homestead was listed as a State Heritage Place in 1993 as it conveyed the development of the area. It still does, but with the closure of the business, it has become entirely residential. In this sense, it now encapsulates the overall historical trajectory of the south-western Adelaide Plains since European settlement, beginning as an agricultural area and becoming a dense network of residential suburbs.



Aerial view of Albion Homestead, 1949.

Source: ENVMaps, DEW

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Aerial View of Albion Homestead, c.1968-1969.

Source: ENVMaps, DEW

Chronology

Year	Event
1836	South Australia is proclaimed as colony on 28 December.
1838	Village of Marion is laid out by Light, Finniss and Co.
1842	Section 183 is granted to John Gregory, Henry Fox and Thomas and George Ottaway.
c.1842-1878	The original sections of the house at Albion Homestead are likely built during this period. It is possible other stone outbuildings, including the stable, are also built at this time.
1853	The District Council of Brighton is formed (distinct from the Corporation of Brighton).

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- 1858 The Corporation of Brighton becomes the Brighton City Council.
- 1860 The two westernmost plots of Section 183 are formally acquired by Edward Turner.**
- 1871 The population of Marion is 177 people, residing in 36 houses.
- c.1860-1901 The cottage at Albion Homestead is likely built by Turner during this period.**
- c.1860-1907 Turner constructs multiple extensions to the house at Albion Homestead.**
- 1886 The District Council of Brighton becomes the District Council of Marion.
- 1901 Edward Thomas Vinall leases twenty acres of land on Sturt Road from Edward Turner.**
- The population of Marion is 339 people, and 75 houses.
- 1902 The property is listed as a dairy.**
- 1905 A newspaper classified identifies the dairy business at the property as 'Albion Dairy'.**
- 1908 The Vinall family purchases the homestead from Turner on 10 October.**
Turner relocates to Prospect.
- c.1908-1955 The Vinall family add several extensions to the house and cottage at Albion Homestead.**
- 1920 The Vinall family acquire 29 acres of Sections 184 and 185 from Harris Morgan Lewis and a further 20 acres of Section 83 from W. H. Best.**
- 1930 The Vinall family establish a Guernsey Stud.**
- 1933 The population of Marion is 376 people residing in 87 houses.
- 1935 The Vinall family acquire 14 acres of Sections 184 and 185 from Charles Byrne.**
- 1938 Edward Thomas Vinall passes away. His family take over the dairy, particularly Laurence Vinall.
First Housing Trust homes are occupied in Edwardstown.
- 1940 The Guernsey Stud is dispersed.
- 1944 Marion is incorporated.
Bessie Vinall passes away.
- 1947 Marion has a population of 10,967 people and 2,826 houses.
- 1953 Marion becomes a city.
- 1955 The Vinall family sells portions of their property to the Housing Trust of South Australia.**

Operation as a dairy ceases, while retaining milk depot and delivery services.

- c.1955 Vinall Road is constructed at the rear of the homestead.
- 1966 Marion has a population of 66,950 people and 18,002 houses.
- 1986 The population of Marion is 69,695 people residing in 27,861 houses.
- 1993 Albion Homestead is Confirmed as a State Heritage Place on 21 October as 'Original Cottage and Stone Outbuilding'.**
- 1998 The milk depot closes. Albion Homestead is now entirely residential.**
- 2007 Heritage SA approves Development Application 26/09/2007 to develop a retirement village at the rear of the State Heritage Place. The application includes adaptations to the stone outbuilding, which is approved as it 'will encourage adaptive re-use'.
- 2016 The population of Marion is 88,618 people with 39,764 houses.
- 2022 David Vinall passes away. The Vinall name is no longer directly attached to Albion Homestead.**
Phillip Levi inherits the property.

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- 'Births, Marriages, and Deaths: Special Notices... Golden Wedding'. *Register (Adelaide)*, 14 June 1904, p.4.
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- 'Farm and Station: Notes and Comments... The Death of several Dairy Cows...'. *Adelaide Observer*, 8 August 1903, p.9.
- 'Family Notices... Vinall'. *Advertiser (Adelaide)*, 18 July 1938, p.12.
- 'For Sale... (advertisement)'. *Evening Journal (Adelaide)*, 13 July 1893, p.1.
- 'Funeral Notices'. *South Australian Register (Adelaide)*. 23 April 1896, p.2.
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- 'Government Advertisements ... Edward Turner (advertisement)'. *South Australian Weekly Chronicle (Adelaide)*, 11 February 1860, p.8.
- 'Guernsey Stud Cattle Sale: "Albion Farm" Herd to be Dispersed'. *Chronicle (Adelaide)*, 28 November 1940, p.8.
- 'In Memoriam... Vinall'. *Advertiser (Adelaide)*, 15 September 1944, p.12.

'Old Colonists'. *South Australian Register* (Adelaide), 25 April 1896, p.6.

'Personal'. *Evening Journal* (Adelaide), 22 March 1912, p.1.

'Persons Wanted... Dairyman'. *Advertiser* (Adelaide), 13 October 1924, p.5.

'Police Courts. Adelaide: Wednesday, April 23'. *South Australian Register* (Adelaide), 27 April 1876, p.3.

'Wanted to Sell... A Windmill, pump, Piping...'. *Express and Telegraph* (Adelaide), 23 November, 1905, p.3.

Yattalunga, 'Dairying Industry: Remarkable Development in Recent Years: Enterprise of Stud Breeders; How Production has Increased'. *Adelaide Chronicle*, 31 August 1933, p.5.

Photographs

Adelaide Metro 9 Jan-27 April 1949, photograph. EnvMaps, Department for Environment and Water.

Adelaide Metro 15 Nov 1968 – 9 Jan 1969, photograph. EnvMaps, Department for Environment and Water.

'Recess Time is Anxiously Awaited at Brighton School', photograph. In *News* (Adelaide), 23 June 1931, p.10.

The Vinall Family, photograph. Brighton Collection, State Library of South Australia, B 77405/2, c.1910.

Land Titles

Certificate of Title Vol. 12, Folio 106.

Certificate of Title Vol. 14, Folio 74.

Interviews

Levi, Phillip, long-time resident of Albion Homestead. Interview with the author, 15 September 2023.

Plans

Levi, Phillip. Site Plan of House at Albion Homestead, 2023.

Websites

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<https://www.marion.sa.gov.au/services-we-offer/history-and-heritage/local-history>

'Market Gardens Flourished', Local History, City of Marion.

<https://www.marion.sa.gov.au/services-we-offer/history-and-heritage/local-history>

SITE DETAILS

Albion Homestead (comprising cottage and stone outbuilding) PLACE NO.: 14402

95-107 Sturt Road, Dover Gardens 5048

DESCRIPTION OF PLACE: Homestead comprising a cottage and a stone outbuilding.

DATE OF CONSTRUCTION: c.1840s-1900s

REGISTER STATUS: Confirmed 21 October 1993

CURRENT USE: Dwelling, c.1842 -
Retirement village (at rear), 2007 -

PREVIOUS USE(S): Homestead, c.1878 – c.1955
Dairy farm, 1902 – c.1955
Milk depot, 1938 - 1998

BUILDER: Edward Turner, c.1878

LOCAL GOVERNMENT AREA: City of Marion

LOCATION:

Street No.:	95-107
Street Name:	Sturt Road
Town/Suburb:	Dover Gardens
Post Code:	5048

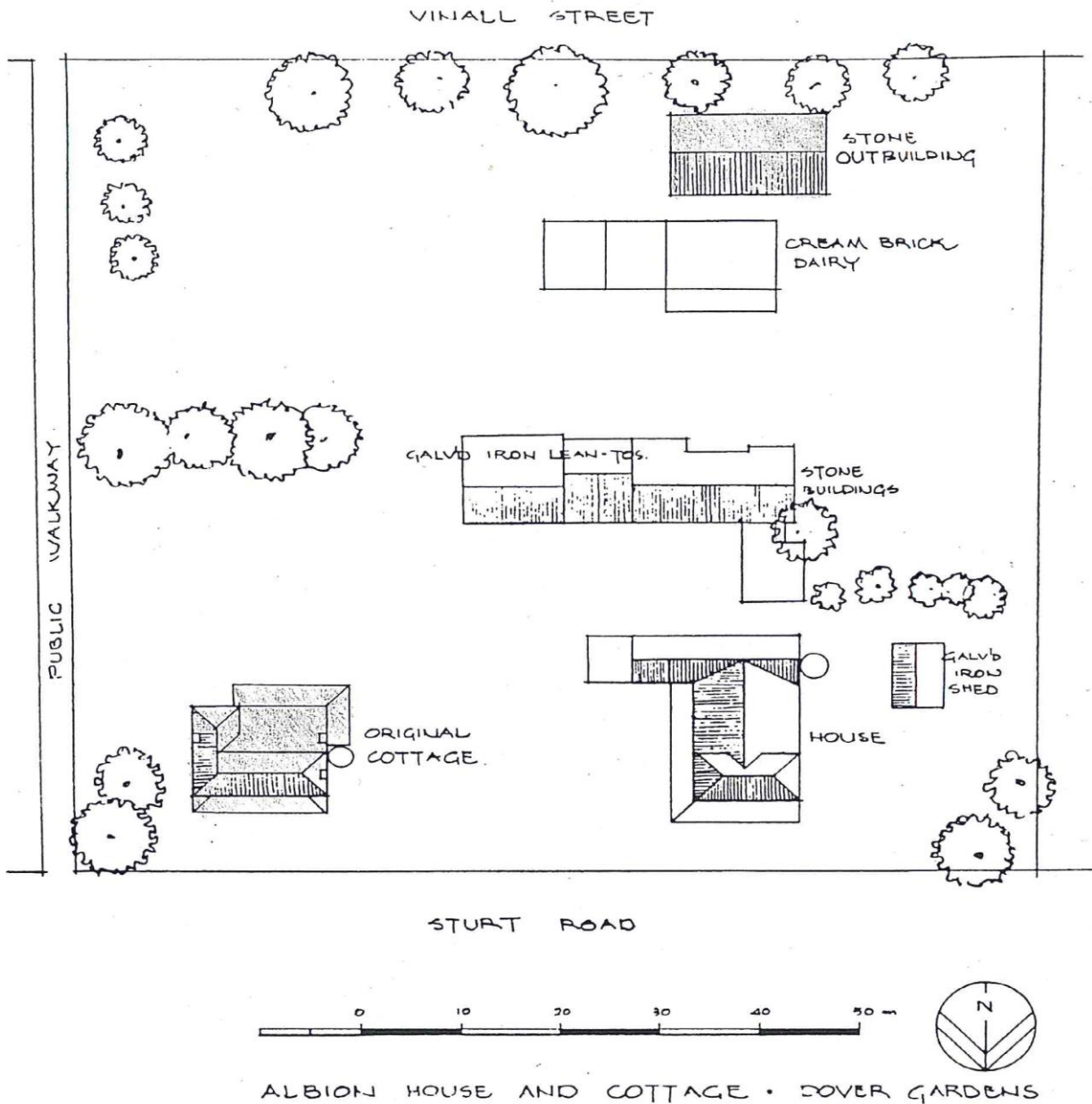
LAND DESCRIPTION:

Title	CT 5995/779 D75307 A1; CT 5995/780
Reference:	D75307 A2
Hundred:	Noarlunga

PHOTOS

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Site plan of Albion Homestead, c.1990. The 'Cream Brick Dairy' has since been demolished and the rear of the property has been subdivided, placing the 'Stone Outbuilding' on a different land title.

Source: DEW Files, c.1990.

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PHOTOS

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Western elevation of the cottage, July 1993.

Source: DEW Files, July 1993.



Southern elevation of the cottage showing lean-to extension and verandah. According to the owner, the building to the right was erected in the 1980s.

Source: DEW Files, July 1993.

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PHOTOS

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Eastern elevation of Outbuilding Two, July 1993.

Source: DEW Files, July 1993.



Northern elevation of Outbuilding Two, 26 June 2007.

Source: DEW Files, 26 June 2007.

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PHOTOS

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Southern elevation of Outbuilding Two, 26 June 2007.

Source: DEW Files, 26 June 2007.



Eastern elevation of Outbuilding Two, October 2021

Source: Google Street View.

BHI Summary of State Heritage Place: 14402

Confirmed in the South Australian Heritage Register on 21 October 1993

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

PHOTOS

Albion Homestead (comprising cottage and stone PLACE NO.: 14402 outbuilding)

95-107 Sturt Road, Dover Gardens 5048



Northern elevation of the cottage, September 2023.

Source: DEW Files, 15 September 2023.



Southern elevation of the cottage, September 2023.

Source: DEW Files, 15 September 2023.

BHI Summary of State Heritage Place: 14402

Confirmed in the South Australian Heritage Register on 21 October 1993

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

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- ³ 'The Early Settlement of Marion', Local History, City of Marion.
<https://www.marion.sa.gov.au/services-we-offer/history-and-heritage/local-history>
- ⁴ 'The Early Settlement of Marion' and 'Market Gardens Flourished', Local History, City of Marion.
<https://www.marion.sa.gov.au/services-we-offer/history-and-heritage/local-history>
- ⁵ Dolling, *The History of Marion*, pp.77-78.
- ⁶ Dolling, *The History of Marion*, p.70.
- ⁷ Dolling, *The History of Marion*, p.78.
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- ⁹ 'Government Advertisements ... Edward Turner (advertisement)', *South Australian Weekly Chronicle* (Adelaide), 11 February 1860, p.8.
- ¹⁰ Certificate of Title Vol. 14, Folio 74; Certificate of Title Vol. 12, Folio 106.
- ¹¹ Heritage South Australia, Heritage Branch File Note, No. 14402, 16 April 2007.
- ¹² See Deborah Morgan, *Former Brighton Town Hall: Heritage Assessment Report* (Adelaide: State Heritage Unit, Department of Water and Natural Resources, 2014).
- ¹³ 'For Sale... (advertisement)', *Evening Journal* (Adelaide), 13 July 1893, p.1.
- ¹⁴ 'GENUINE CLEARING SALE (advertisement)', *Express and Telegraph* (Adelaide), 10 October 1901, p.1.
- ¹⁵ Dolling, *The History of Marion*, p.158. Branson also states that Turner built the 'main dwelling and Albion cottage'. Berry and Branson, *Brighton and Seacliff*, p.32.
- ¹⁶ Visual inspection by author; Phillip Levi, current owner and long-time resident of Albion Homestead, interview with the author, 15 September 2023; Phillip Levi, Site Plan of House at Albion Homestead, 2023.
- ¹⁷ Dolling, *The History of Marion*, p.18.
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- ²¹ *Sands and McDougall's South Australian Directory for 1908* (Adelaide: Sands and McDougall, 1908), p.120.
- ²² Certificate of Title Vol. 14, Folio 74, transfer no. 477425.
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- ²⁵ Dolling, *The History of Marion*, p.158.
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⁴² *Adelaide Metro 9 Jan-27 April 1949*, photograph, EnvMaps, Department for Environment and Water; *Adelaide Metro 15 Nov 1968 – 9 Jan 1969*, photograph, EnvMaps, Department for Environment and Water.

⁴³ Dolling, *The History of Marion*, p.158.

⁴⁴ Dolling, *The History of Marion*, p.158.

⁴⁵ Dolling, *The History of Marion*, p.158; Levi, interview, 15 September 2023.