

HERITAGE ASSESSMENT REPORT

NAME: Residence (former Menzel Homestead)

PLACE NO.: 26465

Address: 48 Barossa Valley Way, Lyndoch

DESCRIPTION

Single-storey asymmetric dwelling constructed of random-freestone (gabled wing addition is rendered) with brick dressings and multi-paned timber-framed casement windows. Hipped roof and verandah clad with tiles. Chimneys are of red brick. Later additions are predominantly constructed of asbestos and include closing in of portions of the verandah. Interior features including fireplace surrounds appear to have been removed.

To the rear of the dwelling is an early gabled outbuilding constructed of pise or cob. The corrugated-iron gable roof of this structure has been extended on undressed-timber posts.

EXTENT OF LISTING

N/A

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance

N/A – this place is not considered to fulfil any of the criteria under the *Heritage Places Act 1993*

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

Applying the guidelines for State heritage significance discuss whether the Place meets one or more criteria under section 16 of the *Heritage Places Act 1993*.

For further guidance regarding the criteria please see the ‘criterion tests’ in this document: <http://www.environment.sa.gov.au/files/sharedassets/public/heritage/her-gen-assessment-criteria-guide.pdf>

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

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

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

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

This building is an example of a residential dwelling associated with the early settlement of the Barossa Valley in the township of Lyndoch. The Barossa Valley was initially investigated by Colonel W Light in 1837, who two years later undertook the Wiltshire Special Survey in the area. The earliest settlers in the district of Lyndoch were Lutheran Migrants who established various settlements (McDougall & Vines, 2001). The original settlement in the Lyndoch area was at Hoffnungsthal, which proved unviable due to winter flooding (Lester Firth & Murton, 1981, p23, 37). The 1983 *Survey of the Lower North* (cited in McDougall & Vines, 2001) notes the following regarding the creation of early Barossa Valley townships:

Nearly every town started with the same set of 'pioneers' associated with general stores, boarding houses, bootmakers and saddleries, as well as the indispensable hostelry. The erection of a 'pub' was a very important step in attracting from the surrounding country, for once this had been achieved the next critical step was the establishment of the church, school, blacksmith and if possible, an Insitute...

Though the Dwelling (former Menzel Homestead) is associated with the early settlement of the Barossa, it is not an outstanding representative of the early development of the area. Built around 1859 and much altered since then, it is also not one of the oldest examples, nor one of the most intact. The dwelling is of a style and construction frequently replicated across the State. It has not played a significant part in events, developments or cultural phases, of the State and does not demonstrate or interpret important aspects of the evolution or pattern of South Australia's history.

The place is **not** considered to fulfil this criterion

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

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

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

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

This dwelling has been much altered over time and does not demonstrate a way of life, social custom or land use that is no longer practised or in danger of being lost. Nor does it have any rare, uncommon or endangered qualities that would be considered of cultural significance in the State context.

The place is **not** considered to fulfil this criterion

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

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

The place should provide, or demonstrate a likelihood of providing,

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

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

There is no evidence to suggest that the place may yield information that will contribute to an understanding of the State's history that is not currently available through documentary sources.

The place is **not** considered to fulfil this criterion

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

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

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

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

Single-storey cottages are frequently replicated across the State. This place does not include any features that may distinguish it as a notable member of the class of cottage.

The place is **not** considered to fulfil this criterion

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

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

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

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

The former Menzel residence is a single-storey asymmetric building constructed of random freestone (gabled wing addition is rendered) with brick dressings and multi-paned timber-framed casement windows. Hipped-roof and verandah clad with tiles. Chimneys are of red brick. Later additions are predominantly constructed of asbestos and include closing in of portions of the verandah. Interior features including fireplace surrounds appear to have been removed.

Buildings constructed of random freestone with brick dressings are extremely common throughout South Australia and a large number of State Heritage Places demonstrate this construction technique.

To the rear of the dwelling is a surviving example of an early simple-gabled outbuilding constructed of pise or cob (rammed earth). This was a relatively common building technique in the early days of the colony, but many early earth structures have not survived due to natural deterioration or replacement with stone and other materials. However, there are a number of pise constructions that have survived, including several on the South Australian Heritage Register. These include the following:

- Dwelling - **Pise Cottage** Petherton Road, Penfield (including later additions) and Brick Tank, Penfield (SHP10571): *This cottage and associated structures are significant for their association with the early settlement of the plains area north of Adelaide. Architecturally the cottage is significant as an intact example of pise construction, with later construction methods (stone and concrete), also represented*
- **Pise Cottage** 46 Gould Road, Stirling (SHP16666): *This building is a well preserved example of an early (c 1850s) pise cottage which retains many original features, including shingle roof, pise walls and external joinery. Pise was a common building method in the early years of the settlement of South Australia, and although a number of pise buildings remain today, there are few which are of such high integrity.*
- Dwelling ('Belmont' formerly 'Willapunga'), including **Pise Outbuilding**, Piggery Ruins, Galvanised Shed, Main Shed and Greenhouse Ruins (SHP10632) Old Norton Summit Road, Teringie
- Dwelling - **Pise House** Adelaide to Lobethal Road, Forest Range (SHP12918): *Date of building unknown. Represents a good example of this construction technique and illustration of early settlement in the Onkaparinga district.*

The outbuilding constructed to the rear of the Dwelling (former Menzel Homestead) does not demonstrate fabric or design techniques that would distinguish it as an outstanding example of this type of construction.

The place is **not** considered to fulfil this criterion

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

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

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

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised only by a small number of people,

or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

There is no evidence that would suggest this place has a strong cultural or spiritual association for any group within the community.

The place is **not** considered to fulfil this criterion

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

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

The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.

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

For most of its life, this house has been a private residence for people who would not be considered notable in the State context. It was reportedly used and associated with the local police c1910. However, this is not considered to be a special association with the organisation and therefore the place is not considered to have any special or direct association with the life or work of a person or organisation of historical importance to the State.

The place is **not** considered to fulfil this criterion

BRIEF HISTORY OF PLACE:

The dwelling is located on section 501, in the area of Lyndoch and may have been constructed as early as 1859 (*State-heritage nomination form*).

In 1867 the residents of Lyndoch first urged the government to station a police officer at Lyndoch (*Adelaide Observer*, 7 September 1867, p2), but this would not occur until 1910.

In the meantime, in 1871 the property was owned by John Sandland of Woodlands, and was probably used as a business premises from 1887 when it was purchased by David Nicholas, a licensed victualler' (McDougall & Vines, 2001, p29).

The first constable, FC Gassner was posted to the town in 1910 (*Daily Herald*, 3 May 1910, p3), and is likely to have lived at this residence.

The allotment was owned by Friedrich August Menzel of Lyndoch Farmer in 1923.

In 1950 the property was transferred to Blondina Alwine Gogoll, a married woman of Lyndoch. Gogoll passed away in 1984, leaving the property to Farmer's Cooperative Executors and Trustees Ltd (Lands Titles Office, Vol 1310, Fol 12).

The building was recommended for local-heritage listing by the Barossa Council in 2003, but was not included in the local-heritage register after an objection.

The place was nominated for the South Australian Heritage Register on 19 May 2016.

The Barossa Council approved the demolition of the building on 21 June 2016, however the building was still extant on 18 July 2016.

Chronology:

Date	Event
1859	Property constructed (<i>State-heritage nomination form</i>)
1871	Property owned by John Sandlands of Woodlands
1887	Property purchased by David Nicholas
1910	Property transferred to SA Police Department (<i>State-heritage nomination form</i>)
1911	Property transferred to FA Menzel (<i>State-heritage nomination form</i>)
1923	Property owned by FA Menzel
1950	Property transferred to BA Gogoll
1984	Property transferred to Farmer's Cooperative Executors and Trustees Ltd
2003	Place rejected for the Barossa Council local heritage register
2016	Place nominated for the South Australian Heritage Register as a State Heritage Place
2016	Barossa Council approved demolition of the place

REFERENCES:

- Lands Titles Office: Certificate of Title Vol. 1310 Folio. 12 (Balance Certificate of Title from Vol. 470 Folio 156) & Certificate of Title Vol. 5172 Folio. 844
- *Daily Herald*, 3 May 1910, p3
- *Adelaide Observer*, 7 September 1867, p2
- Lester Firth & Murton, 1981, *Barossa Valley Heritage Survey*, p23, 37
- McDougall & Vines, 2001, *The Barossa Council Heritage Review*, report for Barossa Council and Department for Environment, Heritage and Aboriginal Affairs, p29
- Site inspection on 18 July 2016
- Howard, T 1992, *Mud and Man: a history of Earth building in Australasia*, Earthbuild Publications, Melbourne

NAME: Dwelling (former Menzel Homestead)

PLACE NO.: 26465

SITE RECORD:

FORMER NAME: Menzel Homestead

DESCRIPTION OF PLACE: Single-storey dwelling of random freestone

DATE OF COMPLETION: 1859?

STATE HERITAGE STATUS: **Description:** Nominated for the SAHR
Date: 19 May 2016

LOCAL HERITAGE STATUS: **Description:** N/A
Date: N/A

CURRENT USE: **Description:** Unoccupied
Dates: ?

PREVIOUS USE(S): **Description:** Dwelling
Dates: Unknown

ARCHITECT: **Name:** None noted
Dates: ?

BUILDER: **Name:** None noted
Dates: ?

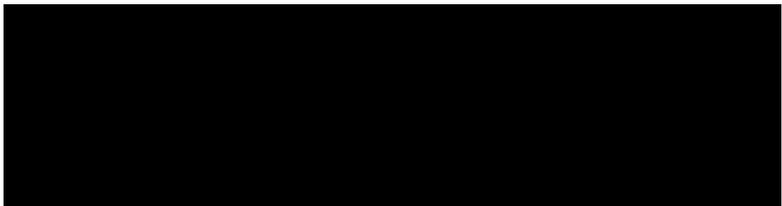
SUBJECT INDEXING: **Group:** Insert Group Type
Category: Insert Category Type

LOCAL GOVERNMENT AREA: **Description:** Barossa Council

LOCATION: **Unit No.:** N/A
Street No.: 48
Street Name: Barossa Valley Way
Town/Suburb: Lyndoch
Post Code: 5351

LAND DESCRIPTION: **Title Type:** CT
Volume: 5172
Folio: 844
Lot No.: 11 (F100287)
Section: 501
Hundred: Barossa

OWNER:



NAME: Dwelling (former Menzel Homestead)

PLACE NO.: 26465



DWELLING (FORMER MENZEL RESIDENCE)

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48 BAROSSA VALLEY WAY, LYNDOCH

Site plan generally indicating the boundary and important components of the place.

LEGEND

— Boundary of nominated place

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Dwelling (former Menzel Homestead), 48 Barossa Valley Way



Looking west: Barossa Valley Way

NAME: Dwelling (former Menzel Homestead)

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Eastern elevation of dwelling



Dwelling from Barossa Valley Way

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Dwelling from Barossa Valley Way



Western elevation of dwelling

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Interior detail showing removed fireplace surrounds.



Pise and timber shed to rear of allotment