

HERITAGE ASSESSMENT REPORT

NAME: Seaview Motel, former Seaview Guest House **PLACE:** 26479

ADDRESS: 51 Chapman Terrace, Kangaroo Island, SA, 5223

DESCRIPTION

The Seaview Motel is comprised of three groups of buildings. The first is a substantial interwar bungalow, the other two form two wings of motel units, located to the north and west of the bungalow and were built in the 1960s and 1970s. The property is also fenced with a low wall constructed from limestone that appears to be contemporary with the bungalow.

Bungalow



Seaview Motel, formerly Seaview Guest House

Source: Google Maps 2010

The interwar bungalow is sited on the corner of the allotment and is constructed from face limestone acquired locally on Kangaroo Island. It has a complex multi-gable roof-form that incorporates the verandah and is clad with sheets of Colorbond®. The verandah is raised above ground level and is supported by square posts with a masonry base. Access to the verandah is possible at a number of places via stairs, and includes a set of semi-circular stairs at the south-east corner of the building. The building features a number of single, painted-timber doors with partial, narrow sidelights, and numerous sash windows. The interior has been modernised but still retains some of the bungalow's original features, including timber door surrounds and timber fretwork panels in the corridor.



Interior of the Bungalow showing the corridor with original detailing

Source: seaview.net.au

Motel

Although the two wings of motel units were constructed at different times, one in the 1960s and the other in the 1970s, they are similar in appearance and exhibit some limited aspects of the post-war International style including: their cubiform design; flat roofs; plain smooth wall surfaces; and expanses of glazing.¹ Simon Reeves describes the style as it relates to motels built in Australia in the decades after World War Two as mainstream modernism (see Comparability, Rarity and Representation section for further details of the style).²

The motel units to the west of the bungalow are single-storey and constructed from blond brick. The southern elevation, which faces the sea is largely enclosed with framed glazing. A verandah also extends along the southern elevation and is covered by the building eave.



Seaview Motel Units, located to the west of the Bungalow and showing the double-storey units located to the north of the Bungalow

Source: Google Maps 2010

The wing of units to the north of the bungalow is comprised of two separate structures including a two-storey building and a single-storey building. Like the other units, those on the northern side of the bungalow are constructed from blond brick. Similarly, both buildings have a flat roof with extended eaves that covers the verandahs located on the western elevation of each building. The western elevation is also largely enclosed with framed glazing. An external staircase provides direct access to the upper floor of the two-storey building. The interiors of the units contain a variety of finishes including painted brick and blockwork, timber panelling and partitioning, tiles, and some built-in motel furniture.

Landscaping of the grounds is limited and includes a shrubbery along the boundary planted with palms, small trees and shrubs. There are also two paved areas, one covered by a shade sail where guests can sit in addition to the verandahs. A strip of lawn wraps around the southern and eastern sides of the bungalow, while the spaces in front of the motel units are reserved for car parking and are surfaced with a mixture of compacted earth and gravel.

HISTORY

Seaside Tourism in South Australia

The seaside has been a popular tourist destination in South Australia since the mid-nineteenth century. Initially, only those with the time and financial resources had the ability to take holidays. However, the introduction of half-day holidays for bank clerks in 1854, up to three weeks' annual leave for public servants from 1874, and the introduction of a range of public holidays throughout the late nineteenth and early twentieth centuries, made a holiday at the beach an option for a much larger portion of the population.³

The proximity of Glenelg to the city made it an early and popular seaside destination for residents. However, improvements to roads and the construction of railways provided new opportunities for tourism, and places such as Henley, Grange, Semaphore, Largs Bay, Victor Harbor, Port Elliot and Middleton also became popular seaside locations for holidays and daytrips. As the market broadened, towns vied with

each other by enticing holiday makers with a range of accommodation options as well as a variety of different activities to do and attractions to visit once there. The introduction of the car in the early twentieth century further increased accessibility and broadened the range of potential holiday destinations.⁴

Motels

The invention of the automobile in the very late nineteenth century set the scene for a new method of going on holiday – the private car. In the first decades of the twentieth century, private car ownership remained the domain of the wealthy, however, in the decades after World War Two the number of new car registrations rose rapidly. As a result of increased car use, new buildings and structures appeared to service and accommodate motor vehicles, including petrol stations and multi-storey car parks.⁵ For those going on holiday, a new form of accommodation based around the car provided tourists with a new and modern place to stay – a place that became known as a motor hotel, motor inn or motel. The majority of these purpose-built facilities featured self-contained units arranged around a forecourt where cars could be conveniently parked in front of each unit. Other facilities such as a restaurant or swimming pool were also often provided as part of the complex.⁶

While the first motels emerged in North America in the decades prior to World War Two, it was not until after the war that motels appeared in South Australia.⁷ A number of quasi motor hotels opened in South Australia shortly after the end of the War including: the Wilpena Pound Motel (also known as the Wilpena Chalet) opened by the South Australian government in 1945; the Local Government-owned caravan park and motel at Port Augusta in 1952; and, Mr Zsolt's 'modern garage-restaurant-sleeping house'⁸ on Glen Osmond Road, Frewville in 1954.⁹ Not to be outdone by the new motels, existing guest houses and hotels began advertising lock-up garages in a bid to meet the motoring needs of their clients.¹⁰

In its 1958 accommodation guide to Australia, the RACV noted that South Australia had seven motels. About half were located in Adelaide, while the others were located in Mount Gambier, Murray Bridge and Victor Harbor.¹¹ In 1962, the RAA published a special motel guide for its members. At that time it noted 16 motels in South Australia; by 1964 the number had increased to 33 including: 16 in the Adelaide metropolitan area, 5 at Mount Gambier, 2 each at Bordertown, Port Augusta, Port Lincoln and Victor Harbor, and 1 each at Cowell, Port Pirie, Whyalla and Murray Bridge.¹² However, a number of hotels and guest houses were not listed in the guides, so it is possible that not all of the motels then operating in South Australia were listed either.¹³

In the early 1960s the RAA began defining motels in its accommodation guides as being one of two types. The first was the 'modern type motel' (MTM) that was defined as 'an establishment of sound modern construction providing accommodation in self-contained units (bed, shower, toilet) with meals – or at least breakfast – and linen supplied, and with parking space available at or adjacent to each unit.'¹⁴ The second was the 'other type motel' (OTM). The other type motel provided accommodation based around the use of private vehicles, but didn't offer the same level of facilities

and/or services as the modern type. The first modern type motel advertised by the RAA on Kangaroo Island was Ellson's Seaview (the nominated place) in 1967.¹⁵

Tourism on Kangaroo Island

Kangaroo Island's potential as a holiday destination began to be realised in the late nineteenth century when Nils Ryberg started a tourist operation based at American River in 1894. Tourists were initially accommodated in tents, but later a guest house was constructed.¹⁶ In the early twentieth century the popular press promoted Kangaroo Island's temperate climate, diverse 'beauty spots', and variety of water-based attractions. One author claimed that Kangaroo Island 'can lay indisputable claim to sovereignty [sic] as the fairest of all the queenly seaside resorts of the Commonwealth,'¹⁷ and another that the Island was the sanatorium of South Australia. However, transport to, from and on the Island was problematic.¹⁸

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

In the early twentieth century, tourists found travelling around the Island difficult due to poor roads and limited access to vehicles. Consequently, many of the hotels, guest and boarding houses offered transportation to key locations as well as boating, fishing, shooting, and similar excursions. Initially, horse-drawn vehicles were the main form of transport, but by the mid-1920s, motorised excursions were also being advertised in tourist brochures created by the South Australian Intelligence and Tourism Bureau.¹⁹

While some hotels, for example the Queenscliff Hotel built in 1883 in Kingscote, were constructed on the Island during the late nineteenth century, the influx of tourists in the early twentieth century resulted in the construction of new hotels as well as boarding and guest houses to specifically cater for the tourist trade. Accommodation was focused around Kingscote, Penneshaw and American River. The first hotel built in Kingscote specifically for the burgeoning tourist trade was the 1907 Ozone Hotel. At that time, the Ozone was a palatial beachside building boasting 57 rooms, commanding views of the ocean, a French Chef, saloon, ordinary bar, billiard room, two dining rooms and several parlours. It was destroyed by fire in 1918, and a less imposing structure was built in its place in 1919.²⁰

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

were run, at one time or another, by female proprietors including Carnarvon House (Woodleigh House), Mrs Ruthven's, Sea View, Mrs Strawbridge's, and Burra Burra.²¹

Seaview Guest House, Kingscote

The allotment on which Seaview Guest House is located was purchased by William Strawbridge in 1906. The Seaview Guest House, also known at different times as Sea View, appears to have begun operating in late 1912 and is not to be confused with Seaview Farm near Kingscote that also offered accommodation in the early years of the twentieth century. While the property remained in Mr Strawbridge's ownership, advertisements from 1913 indicate that Seaview Guest House's proprietor was Mr John H Northcott.²² Mr Strawbridge disappeared in mysterious circumstances in 1922 and was presumed dead.

John Turner, a local Kingscote store-keeper acquired the property in 1923. By November 1924, advertisements for Seaview indicate that Florence Ellson had taken over the role of guest house proprietor, and she then purchased the property from Turner in 1927. Up until this point in time, Seaview Guest House was a timber structure, however, Mrs Ellson expanded the business in the late 1920s by constructing the large limestone-faced bungalow that is the nominated place.²³ The addition of the Bungalow made a substantial contribution to the Kingscote townscape at that time and, in particular, the foreshore.

Florence Ellson ran the guest house for a number of years before handing management of the business over to her son Ivan and his wife Mavis, who were running it by 1948. In 1963, Florence Ellson and her son Ivan purchased the adjacent allotment on Chapman Terrace as tenants in common. At that time, Florence Ellson was no longer living on Kangaroo Island and had moved to the Adelaide suburb of Semaphore Park.

In 1964, the original timber guest house burnt down and the first motel units were constructed soon afterwards.²⁴ Alexander states that the motel units were constructed as early as 1964, however, while the Seaview guesthouse was included in the RAA accommodation guides from 1960, it was not until 1967 that the guide noted that the property also had six motel units of the 'modern type'. At that time, it was the only motel accommodation on Kangaroo Island included in the RAA *Accommodation Guide*. Additional motel units were built in the 1970s. The Seaview Guest House and Motel is still owned by members of the Ellson family. The property was offered for sale in 2017, however, it appears to have been removed from the market without being sold.²⁵

Chronology

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| 1853 | A tram service links Goolwa and Port Elliot and is extended in 1864 to Victor Harbor. |
| 1854 | Half day holiday is granted for solicitor's clerks on Saturdays. |
| 1854 | The process of macadamising the road between Adelaide and Glenelg begins. |

- 1860 Glenelg Jetty opens.
- 1866- ongoing Glenelg is recognised as a popular destination for holidays, be they a single day or longer. A range of amusements and attractions operate along the foreshore including a merry-go-round, side shows, donkey rides, Pierrot shows, beach picnics, etc. A number of hotels and guest houses are built to accommodate holiday makers.
- 1869 Train services between Strathalbyn and Middleton begin.
- 1870s- 1880s The popularity of swimming as a pastime and leisure activity grows.
- 1870s- 1960s Semaphore is a popular seaside location for holidays and day visits and a range of amusements are provided and/or erected along the foreshore including donkey rides, side shows, Pierrot shows, etc.
- 1873 Train services to Glenelg begin operating making Glenelg a popular location for day trippers, especially on Sundays and public holidays. In its first year of operation 468235 passengers use the service. By 1883 the number of passengers per annum has more than doubled.
- 1873 The Bank Holidays Act is assented making Sundays and nine other days during the year Bank Holidays.
- 1874 The Civil Service Act is assented providing public servants with up to three weeks of annual leave.
- 1875 Glenelg Bathing Co opens baths (for men only) north of the Glenelg jetty.
- 1878 Semaphore Jetty opens.
- 1880s onwards Port Elliot, Victor Harbour and Middleton become popular seaside holiday locations for the residents of Adelaide and a range of hotels and guest houses are constructed to accommodate holiday makers.
- 1881 Glenelg Bathing Co opens a ladies bathing area at Glenelg.
- 1882 Train services to Grange and in 1883 a tram link to Henley begin operating and the area develops as a location for seaside holidays and day tripping.
- 1883 Queenscliff Hotel, Kingscote opens, it is enlarged in 1894 and extended to become a two-storey building in 1911.**
- 1888 The District Council of Kingscote is proclaimed.
- 1888 Train services begin between Adelaide and Victor Harbor.
- 1894 Nils Ryberg begins operating a tourism business including providing accommodation in tents at American River, Kangaroo Island.**
- 1903 Penneshaw Hotel opens at Penneshaw, Kangaroo Island.
- 1906 William Strawbridge purchases the allotment where the first Seaview Guesthouse is built sometime prior to 1913.**
- 1907 The palatial Ozone Hotel is built in Kingscote specifically to accommodate the burgeoning tourist trade on Kangaroo Island.

- 1907 Popular tourist attractions on Kangaroo Island include its spectacular beaches and scenery, fishing, boating, bathing, library, tennis, golf links, sports and from the 1920s caving.
- 1908 Carnarvon House (Woodleigh House) is built and begins operating as a guest house for tourists on Kangaroo Island.
- 1908 SS *Karatta* begins a regular ferry service between Adelaide and Kangaroo Island.
- 1908 The first car is brought over to Kangaroo Island by a holiday maker.
- 1910 South Australians enjoy 11 public holidays per year.
- 1910s Construction of the seawall and foreshore improvements at Glenelg.
- 1911 Mixed bathing is allowed at Glenelg.
- c1912 First Seaview Guest House is constructed (timber structures later razed by fire)**
- 1913 John Northcott is listed in advertisements as the proprietor of Seaview Guest House.**
- 1918 Fire destroys the Ozone Hotel.
- 1919 The Ozone Hotel is rebuilt.
- 1923 John Turner, a local shop keeper, acquires Seaview Guest House after Strawbridge went missing in 1922 and is presumed dead.**
- 1924 Advertisements note that Florence Ellson manages the Seaview Guest House.**
- 1925 Victor Ryan, Director of the South Australian Intelligence and Tourism Bureau agrees to the publication of tourism brochures for Kangaroo Island.
- 1927 Mrs Ellson acquires Seaview from John Turner.**
The first aeroplane lands on Kangaroo Island.
- 1928 Mac Robertson Miller Aviation begin the first regular air passenger service between Adelaide and Kangaroo Island. The planes land in Chapman's paddock near Kingscote.
- c1928 Mrs Ellson builds a large bungalow at Seaview (nominated place) for additional accommodation.**
- 1929 Luna Park opens at Glenelg.
- 1940 Kingscote Aerodrome opens near Cygnet River, Kingscote.
- 1945 Wilpena Pound Motel or the Wilpena Chalet opens.
- c1948 Ivan and Mavis Ellson take over the management of Seaview Guest House.**
- 1952 Combined motel and caravan park opens in Port Lincoln.
- 1954 Don Dixon establishes Seal Bay tours on Kangaroo Island and transports tourists around the Island in a 1936 Packard.

- Mr Zsolt opens his 'modern garage-restaurant-sleeping house' located in Glen Osmond, Adelaide.
- 1958 RACV notes that there are 7 motel in South Australia. Approximately half are located in Adelaide and the others in Mount Gambier, Murray Bridge and Victor Harbor.
- 1961 The SS *Karatta* is replaced by the MV *Troubridge*.
- 1962 The RAA publishes a special motel accommodation guide and notes 16 motels in South Australia at that time.
- 1963 Florence and Ivan Ellson purchase the allotment adjacent to Seaview as tenants in common. Florence is living at Semaphore Park at that time.**
- 1964 The RAA lists 33 motels in South Australia.
The original Seaview Guest House (a wooden structure) is razed by fire.**
- 1964-67 A cubiform wing of six motel units is constructed at Seaview Guest House.**
- 1967 The RAA Accommodation guide includes the 6 motel units at Seaview in its listing.**
- c1970s Additional motel units are built at Seaview.**
- 2017 Seaview is offered for sale by the Ellson family, and appears to remain unsold.**

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

As the nominated place does not meet any of the criteria for a State Heritage Place, a Statement of Heritage Significance has not been prepared.

Comparability / Rarity / Representation:

Seaside Guest and Boarding Houses

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

- Albert Hall (Oriental Hotel), 16 South Esplanade, Glenelg, 1878, (SHP12558)
- Dwelling (former Del Monte Palace Guest House), 209 The Esplanade Henley Beach, 1911, (SHP14638)
- Dwelling (former Kangarilla Hotel, later and Temperance Hotel and guest house), Dashwood Gully Road, Kangarilla, c1865, (SHP14258)
- Dwelling (Mindacowie Guest Hotel), 48 Goolwa Road, Middleton, 1911, (SHP14054)
- Arnella Guest House (former Port Elliot Hotel), 28 North Terrace, Port Elliot, 1852, (SHP14164)

- Port Noarlunga Hotel (former Milliari Guest House), 29 Saltfleet Street, Port Noarlunga, c1890, (SHP14496)
- Dwelling (Karatta House), 7 Karatta Road, Robe, c1850, (SHP10464)
- Anchorage Guest House (former Aurora House, later Warringa Guest House), 20-23 Flinders Parade, Victor Harbor, c1910, (SHP11750)
- Franklin Harbour Hotel, 53 Main Street, Cowell, 1881, (SHP14215)
- Ramsgate Hotel, 157 Esplanade, Henley Beach, 1897, (SHP14637)
- Largs Pier Hotel, 198 Esplanade, Largs Bay, 1882, (SHP10638)
- Tumby Bay Hotel, 1 North Terrace, Tumby Bay, 1904, (SHP14247)
- Grosvenor Hotel, 32-44 Ocean Street, Victor Harbor, 1896, (SHP12767)

In addition, a number of hotels and guest and/or boarding houses were built on Kangaroo Island to accommodate tourists in the early twentieth century. None are State Heritage Places, however, many of them, including Seaview Guest House, have been included on the local heritage register, including:

- Queenscliff Hotel, Dauncey Street, Kingscote, 1883, (LHP)
- Ozone Hotel, 67 Chapman Terrace, Kingscote, 1907, (LHP)
- Seaview Guest House, 51 Chapman Terrace, Kingscote (nominated as a State Heritage Place 1 June 2017), 1924, (LHP)
- Penneshaw Hotel and Stables, North Terrace, Penneshaw, 1908, (LHP)
- House (Seaview Lodge), 3 Willoughby Road, Penneshaw, c1860s and 1890, (LHP)
- Former House, Lot 101 Dauncey Street, Kingscote, c1910, (LHP)
- Island Motel formerly Woodleigh Guest House, 1908, LHP (South Australian Heritage Council rejected the nomination for State Heritage listing 18 October 2017)



Island Motel formerly Woodleigh Guest House, Kingscote, Kangaroo Island

Source: DEW



Ozone Hotel, Kingscote, Kangaroo Island

Source: Googlemaps

Interwar Bungalow

Interwar Bungalows, also often referred to as Interwar Californian Bungalows, are derived from the English Arts and Crafts movement. Bungalows were popular in the USA in the first decades of the twentieth century, particularly in temperate states such as California. Bungalows became a popular house style in South Australia after World

War One. The key features of the Interwar Bungalow are: homely character; use of natural materials and finishes; prominent low-pitched roof; wide eaves; exposed roof timbers; gable ventilator; bracketed purlin; tapered bargeboard; flat-top chimney; shingles; roughcast rendering; tapered pylons with slab capping; grouped posts; river stones; projecting window frames; and, lead-light glazing in geometric patterns. In South Australia, architect Kenneth Milne is recognised as a key practitioner of the style.²⁶



‘Dwelling designed by Kenneth Milne in the Californian Bungalow Style’, Kensington (SHP 13999)

Source: Googlemaps, 2016

A search of the South Australian Heritage Register for bungalows yields seven individual State Heritage Places, as well as the State Heritage Area of Colonel Light Gardens, defined by its numerous bungalow homes. Notable examples include:

- Dwelling designed by F Kenneth Milne in the California Bungalow Style, Kensington, 1914, (SHP 13999)
- Dwelling (Sera House formerly Duguid House), Kent Town, 1906, (SHP 13590)
- Mayo House (Tudor bungalow), 1919-1920, North Adelaide, (SHP 13095)

There are also 34 bungalows that are Local Heritage Places including Seaview Guest House. Notable examples include:

- 142-146 Kermode Street, North Adelaide, (LHP)
- 19 Gertrude Street, Norwood, (LHP)
- 16 Victoria Avenue, Unley Park, (LHP)
- 35-41 Cornhill Road, Victor Harbour, (LHP)
- 38 East Terrace, Kensington Gardens, (LHP)
- 6 Coghill Street, Kapunda, (LHP)
- 21 Gilbert Street, Hamley Bridge, (LHP)
- 79 Lefevre Terrace, North Adelaide, (LHP)



**38 East Terrace, Kensington Gardens
(LHP)**

Source: Googlemaps



21 Gilbert Street, Hamley Bridge (LHP)

Source: Googlemaps

In addition, bungalows feature in many of the suburbs developed in Adelaide during the interwar period and in many of the State's country towns. Some indicative areas in Adelaide include the suburbs to the west around Woodville; eastern suburbs such as Tasmore and Hazelwood Park; inner northern suburbs such as Nailsworth; and southern suburbs such as Hawthorn and Westbourne Park. Thousands of bungalows, in a variety of sizes, have been built across South Australia.

Motels

A search of the South Australian Heritage Register yields only four places that contain 'motel' in their name. Three are State Heritage Places and one is a Local Heritage Place. While the four places are itemised below, none of them has been listed because of the motel's heritage value. Rather, in each case, a motel was added to an earlier nineteenth century structure that is considered to have State or Local heritage values. Consequently, there are currently no places on the South Australia Heritage Register that have been listed because they represent the emergence of motels as a popular form of accommodation in the decades after World War Two.

The following State heritage places contain motel in their name:

- Adelaide City Park Motel (former Green Dragon Hotel), South Terrace, Adelaide, (SHP 13108) listed because of the heritage value of the nineteenth century hotel
- Flinders Ranges Motel (former Dunn's Flour Mill), 2 Railway Terrace, Quorn, (SHP 10195) listed because of the heritage value of the flour mill
- Seahaven Motel (formerly Robe House), Hagen Street, Robe (SHP 12546) listed because it was a former holiday home for the Governor

The following place is a Local heritage place that contains motel in its name:

- Adelaide City Central Motel (former wine saloon) 21-23 Hindley Street, Adelaide (LHP)

Simon Reeves, the principal consultant at Built Heritage Pty Ltd based in Victoria, notes in his study on the early motels built in Australia that two architectural types dominated. The first known as 'googie' tended towards 'featurism' and included irregular roof forms and other futuristic details.



The Oakleigh Motel, Victoria, 1957 is an early Australian example of Googie motel architecture.

Source: Google Images



The Futuro prefabrication house, designed by Finish architect Matti Suuronen, is an example of googie architecture. This example is located in Deep Creek but was once a prominent feature on Melbourne Street, North Adelaide.

Source: Google Images

The other, was designed in the 'mainstream modernist tradition' and included 'flat-roofed single-storey brick buildings with solid walls or piers that alternated with generous full-height window bays.'²⁷ While single-storey buildings were initially built, two-stories quickly became common as well. It was the modernist style that predominated in South Australia in the early phase of motel development.

A number of motels built in the early phase of the development of this type of accommodation in South Australia still exist and include:

- Blue Lake Motel, Kennedy Ave, Mount Gambier (listed in the 1960-1961 RAA Accommodation Guide)
- Jasper Motel, 17 Jasper Street, Hyde park (listed in the 1960-1961 RAA Accommodation Guide)
- Jubilee Motor Inn (formerly Motel Gambier), Jubilee Highway East, Mount Gambier (listed in the 1960-1961 RAA Accommodation Guide)
- Jacksons Motor Inn (formerly the Havana), Glen Osmond Road, Glen Osmond (listed in the 1963-1964 RAA Accommodation Guide)
- 105 on the Park (Motel Parkland), Park Terrace, Bordertown (listed in the 1963-1964 RAA Accommodation Guide)
- Cancer Lodge (formerly Parkway Motel), Greenhill Road, Eastwood (listed in the 1964 RAA Accommodation Guide)
- Scotty's, Nottage Terrace, Medindie (ND)

The above list is not exhaustive, however, of particular note are Jacksons Motor Inn in Glen Osmond, and the Blue Lake Motel and Jubilee Motor Inn both located in Mount Gambier. The two hotels in Mount Gambier were listed in the 1960 RAA Accommodation Guide, while the Havana at Glen Osmond was listed in the 1963-1964 Accommodation Guide. Consequently, these three motels are some of the earliest built in South Australia. The two located in Mount Gambier are modernist in

design, while the Havana represents both the modernist and googie styles. All three have been modified and/or extended, however, they are still largely intact.



Blue Lake Motel c1960

Source: RAA Accommodation Guide (1967), p.34.



Blue Lake Motel as it appeared in 2016

Source: Googlemaps, 2016



Motel Gambier c1960, while the motel is mainstream modern, the sign is googie

Source: RAA Accommodation Guide, 1961, p.36.



Jubilee Motor Inn (Motel Gambier) as it appeared 2010 & 2014

Source: Googlemaps



Havana Motel 1963

Source: RAA Accommodation Guide, 1964, p.18.



Jacksons Motor Inn (Havana Motel), Glen Osmond Road as it appeared in 2016 is a South Australian example of a modern and googie-style motel

Source: Googlemaps

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

The Seaview Guest House and later Motel and Guest House is associated with the development of the tourism industry on Kangaroo Island. The Seaview Guest House initially began operation from a timber house in the 1910s, however, it was not until the late 1920s that the bungalow was built. The first six motel units were added in the mid-1960s after the wooden house was razed by fire and are some of the earliest if not the first motel units built on Kangaroo Island.

The development of the tourism industry on Kangaroo Island followed a well-established pattern in South Australia whereby new seaside holiday locations became popular as transport to them became more readily accessible. However, by the mid-1920s Kangaroo Island was one of many locations South Australians could choose from, and Seaview one of many places that offered holiday accommodation. Further, the tourism industry on Kangaroo Island that had begun to flourish in the early twentieth century was by that time becoming well-established (see Comparability/ Rarity/ Representation section). Consequently, the bungalow is one of many places that represent the history of tourism in South Australia and the development of accommodation specifically for tourists.

The motel units built in the mid-1960s and 1970s are directly associated with the increased use and ownership of private motor vehicles and the construction of built infrastructure to support and promote them in the decades after World War Two. Other examples include multi-storey parking garages, petrol stations and shopping centres. Motels provided holidaymakers with an entirely new way to go on holiday – one that was based around the family car.

While the motel units constructed at Seaview in the mid-1960s are possibly the first motel units of the modern type built on Kangaroo Island – that is they provided a self-contained unit with bathroom and basic kitchen facilities with

parking for the car out front – they are not an early example of either motels or motels of the modern type in South Australia. Rather, by the mid-1960s, motels were already an established form of accommodation, with the earliest having appeared in South Australia in the 1950s.

While Seaview Motel and Guest House makes an important contribution to the understanding of the development of tourism on Kangaroo Island, both before and after World War Two, its contribution is of local rather than State heritage significance.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

Seaview Motel and Guest House is associated with the development of the tourism industry on Kangaroo Island, both in the decades prior to World War Two and after, when the use and ownership of private vehicles changed the way many families went on holiday. Both the bungalow and motel units were purpose-built as tourist accommodation and are still used for this purpose, thereby retaining their connection with the tourism industry.

As the tourism industry continues to thrive both on Kangaroo Island and mainland South Australia, tourist accommodation is not a land use that illustrates a way of life or social custom that is in any danger of being lost. In addition, due to the popularity of the seaside as a holiday destination in the decades prior to World War Two, the bungalow at Seaview cannot be considered a rare example of tourist accommodation from the first half of the twentieth century. There are numerous places along South Australia's coastline that provided accommodation to holiday makers, including a number that are listed as State or Local Heritage Places (see Comparability/Rarity/Representation).

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

Similarly, there are numerous motels in South Australia, and therefore the motel units at Seaview cannot be considered to be rare. Nor are motels under threat of becoming a type of land use that is under threat of being lost. While the motel units at Seaview are probably the first built on Kangaroo Island, they do not represent any endangered qualities within South Australia. Therefore their heritage value is of local and not State significance.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

The first known structure to be built on the subject allotment was the timber house used as the first guest house at Seaview. The bungalow followed in c1928, with six motel units being constructed in the 1960s and the remainder in the 1970s. The original timber structure was razed by fire in 1964, and it is likely that some of the motel units were built over the cleared site. Consequently, there is likely to be very little at Seaview Motel and Guest House, not currently visible that may yield physical evidence that will provide through analysis a meaningful contribution to the history of South Australia. Further, any information likely to be yielded about the site is already well documented in a number of sources, including, but not limited to, photographs, newspaper articles and tourist brochures.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

Seaview Motel and Guest House are examples of an early twentieth century bungalow guest house and 1960s-1970s motel. Both the guest house and the motel units are associated with the development of the tourism industry on Kangaroo Island at those two points in time.

When the guest house was built in c1928, there were already a number of purpose-built hotels, guest houses and homes modified to accommodate tourists both on Kangaroo Island and more broadly across the State (see comparison). While the Seaview Guest House is a good example of a purpose-built guest house on Kangaroo Island and retains a reasonably high degree of integrity, it is not an outstanding representative of a guest house in South Australia. The local heritage values of Seaview Guest House are already recognised through the local heritage listing of the place by Kangaroo Island Council.

The introduction of motels to South Australia is of cultural significance as they heralded the arrival of a new way to go on holiday. Motels reflect the way in which growing car ownership influenced daily life and the built fabric of our towns and cities. Cars created new opportunities for many to holiday in remote locations or to go on travelling holidays, and resulted in the construction of many motels. While the motel units built at Seaview are likely to be the first constructed on Kangaroo Island, and are representative of the modern type designed in the mainstream modern tradition, they are not an outstanding example in the context of South Australia. This is because typically, a motel provided not only accommodation but also other services and facilities such as a restaurant or a

swimming pool. Unlike the standard motel model, the units at Seaview were added to an existing guest house to extend the accommodation options for potential guests and failed to provide the other luxuries of a swimming pool and restaurant.

Therefore, Seaview is a hybrid of two different classes of place rather than being an outstanding example of either. Other motels built in South Australia that better represent the class of place known as motels include the Havana (now Jacksons) Motor Inn in Glen Osmond, and the Blue Lake and Motel Gambier Motels in Mount Gambier. These motels were purpose-built as motels and not an addition to an existing accommodation type.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

Seaview is comprised of a 1920s Bungalow (guest house) and motel units built in the 1960s and 1970s in the mainstream modernist tradition. Both of these styles are considered in turn.

The guest house is a typical example of the thousands of interwar bungalows built in South Australia in the decades between the two world wars. The building exhibits a number of the key features of the style as described in the comparison section, including a homely character, prominent low-pitched roof, wide eaves, exposed roof timbers, and the use of natural materials – in this instance local limestone. However, while the guest house incorporates key features of the style in its design and retains a degree of integrity, it does not demonstrate a high degree of creative or aesthetic accomplishment at the State level, nor would

the bungalow be considered an outstanding representative of its style at the State level.

The motel units are a good example of motel units designed and built in the mainstream modernist tradition in South Australia during the 1960s and 1970s. They feature key characteristics of the style including flat roofs, brick walls and piers that alternate with full height windows. However, while the units are a good example of the style they are not an outstanding representative of it, nor do they represent a high degree of creative or aesthetic accomplishment.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

The Seaview Motel and Guest House has provided accommodation to holidaymakers on Kangaroo Island since the 1920s, and there are likely to be a number of individuals and families for whom the place is regarded with fondness. The property may also be held in warm regard by some members of the local Kingscote community, as is evidenced by the nomination of the place by a Kingscote resident. However, there is no evidence to suggest that there is a strong and enduring cultural or spiritual connection between these individuals and Seaview. Even if some of those individuals have a strong, special and enduring connection with Seaview, they would not be considered to constitute a group or a community of State significance.

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

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

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

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

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

Seaview Motel and Guest house is associated with the Ellson family, who have run the property as a family business since the 1920s. While the Ellson family have contributed to the Kingscote and wider Kangaroo Island community by operating a successful local business for many decades, they have not made a strong, notable or influential contribution to the course of South Australian history. Rather, like many families in the State, they have contributed to the social and economic success of their local community. That connection is represented in the local heritage listing of Seaview by the Kangaroo Island Council.

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

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SITE RECORD

NAME: Seaview Motel, former Seaview Guest House **PLACE:** 26479

FORMER NAME: Seaview Guest House

DESCRIPTION OF PLACE: Late 1920s interwar bungalow-style guest house with two wings of modernist motel units from the late 1960s and early 1970s.

REGISTER STATUS: Public nomination
1 June 2017

CURRENT USE: Guest house and motel accommodation
1920s to present

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

LOCAL GOVERNMENT AREA: Kangaroo Island Council

LOCATION: **Street No.:** 51 Chapman Terrace
Town/Suburb: Kingscote
Post Code: 5223

LAND DESCRIPTION: **Title** CT/5810/823 A117 D1662
Reference: CT/5861/998 A763 & A764 F180796
Hundred: Menzies

MAP REFERENCE: **MGA Zone** 52
Easting (X) 1282853.3812
Northing (Y) 6019486.1957

SITE PLAN

NAME: Seaview Motel, former Seaview Guest House

PLACE: 26479



**Seaview Motel, former Seaview Guest House, 51 Chapman Terrace, Kingscote, SA
5223 CT/5810/823 A117 D1662, CT/5861/998 A763 & A764 F180796**

Legend

N ↑

-  External boundary of the three land parcels that comprise the Seaview property
-  Nominated guest house
-  Motel units (not nominated but considered in the assessment)

PHOTOS

NAME: Seaview Motel, former Seaview Guest House

PLACE: 26479



Seaview Guest House showing the southern elevation of c1928 bungalow

Source: Googlemaps, 2010



Seaview Guest House showing the eastern elevation of c1928 bungalow

Source: Googlemaps, 2010



Seaview Motel showing southern motel units, bungalow, low wall at property boundary, car parking and landscaping

Source: Googlemaps, 2010

NAME: Seaview Motel, former Seaview Guest House

PLACE: 26479



Motel units to northeast of bungalow showing two-storey unit and landscaping

Source: Googlemaps, 2010



Seaview Motel landscaping on the eastern boundary of the property

Source: Googlemaps, 2010



Seaview motel showing the northern elevation of the motel units and associated car parking

Source: Googlemaps, 2010

NAME: Seaview Motel, former Seaview Guest House

PLACE: 26479



Interior of bungalow showing guest room

Source: seaview.net.au



Interior of motel units located on Chapman Terrace

Source: seaview.net.au



Interior of two-storey motel unit showing bedroom

Source: seaview.net.au



Interior of two-storey motel unit showing living space

Source: seaview.net.au



Interior of motel unit

Source: seaview.net.au



Interior of motel units showing internal panelling

Source: seaview.net.au



Interior of motel unit showing timber partition and kitchen

Source: seaview.net.au



Interior of motel unit showing updated bathroom

Source: seaview.net.au

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²⁷ Reeves, p.18.