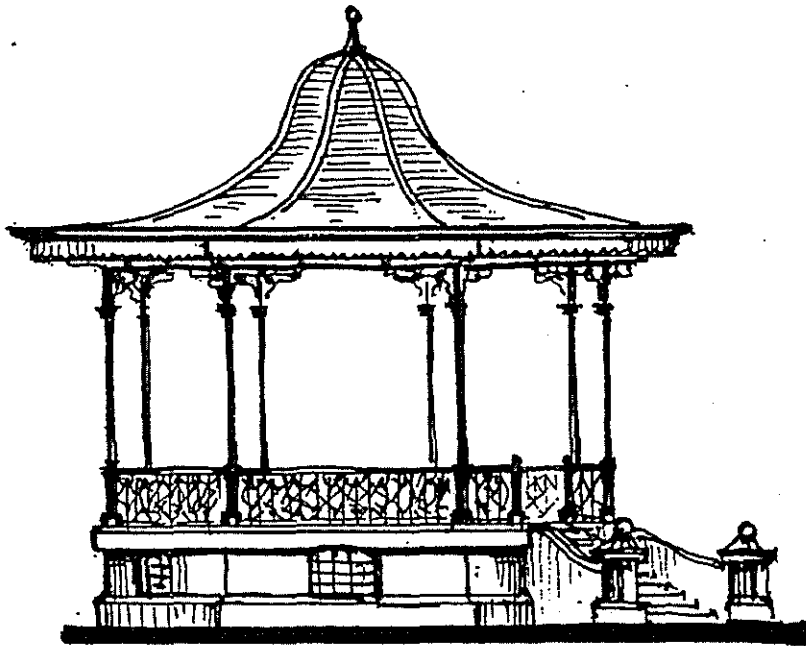


HERITAGE
SOUTH AUSTRALIA
Department For Environment
and Heritage
GPO BOX 1047, ADELAIDE 5001



GLENELG HERITAGE POLICIES REVIEW

FINAL REPORT TO REFERENCE GROUP

MARCH 1997

• McDOUGALL & VINES • RUST PPK •

GLENELG HERITAGE POLICIES REVIEW

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Chairman: Mr J Messenger (Glenelg National Trust)

Alderman R Telfer

Councillor C Lush

Mr W E Kelly (Glenelg Residents' Association)

Mr G Hayter (National Trust of SA)

Mr V Wessell (Glenelg Chamber of Commerce)

Special acknowledgment is also made of the unstinting assistance of Rob Donaldson, Manager Planning and Development, Glenelg Council (now Holdfast Bay).

April 1997

1.0 INTRODUCTION

1.1 Background to Review

The objective of the City of Glenelg Heritage Policies Review was to recommend a contemporary and appropriate set of Heritage Management Strategies and Policies. There were provided following the review and research of relevant sources material and consultation with the community.

1.2 Review Process

The Review was undertaken by an appointed consultant team. Heritage Consultants McDougall & Vines and Public Consultation Consultants from Rust PPK. The Heritage Policies Review was undertaken in stages as follows:

- The review of all material relevant to the Thematic History of Glenelg and the preparation of a current, succinct and clear history to demonstrate the historical periods of significance in the physical and social development of the City of Glenelg.
- The identification and preparation of a range of Heritage Management Strategies appropriate to the City of Glenelg.
- The promotion of the concept and philosophy of heritage conservation through appropriate public consultation with property owners and members of groups within the Glenelg community.
- The preparation and documentation of a list of places and areas within Glenelg which are of heritage value to the State of South Australia and the City of Glenelg.
- The preparation of this report, which is a collation of all material developed during the stages of the Review.

2.0 SUMMARY OF RECOMMENDATIONS OF REVIEW

2.1 Planning Recommendations

It is recommended that a Heritage Plan Amendment Report be prepared to incorporate the places and areas identified within this report as places of local heritage value.

Five **Historic Conservation Zones** are recommended for delineation and inclusion in the Heritage PAR. Objectives and Principles of Development Control should be written to ensure the retention of the historic character of each of these zones.

These zones are as follows:

- Central Glenelg Village Historic Conservation Zone
- New Glenelg Historic Conservation Zone
- Moseley Square Historic Conservation Zone
- Maturin Road Historic Conservation Zone
- Da Costa Park Historic Conservation Zone

Eighty six **Local Heritage Places** and four **Reserves** are recommended to be scheduled within the Heritage PAR as places of local heritage value, according to the criteria for assessment of local heritage places included in the Development Act 1993. These places are as follows:

- | | |
|--|---|
| • Pumping Station, Adelphi Terrace | • Bowling Alley, 18 Colley Terrace |
| • Railway Cottages, 1-3, 5-7, 9-11, 13-15-17 Alison Street | • Motel (Former residence), 22 Colley Terrace |
| • Dwelling, 44 Alison Street | • Dwelling, 25 Colley Terrace |
| • Grayleigh, 77 Alison Street | • Dwelling, 2 Darwin Street |
| • Attached residences, 585-587, 589-591 Anzac Highway | • Glenelg Primary School, Diagonal Road |
| • Houses (former shop and house) 619, 621 Anzac Highway | • Shops, (Former Residences), 2 Durham Street |
| • Berkshire Court, 617 Anzac Highway | • Dwelling, 1 Edison Street |
| • St Peters Rectory, 10 Augusta Street | • Glenelg Community Hospital, 5 Farrell Street |
| • Primitive Methodist Church, 40 Bath Street | • Dwelling, 15 Fulton Street |
| • Telephone Exchange, 33 Brighton Road (cnr Jetty Road) | • Dwelling 14-16 Gordon Street |
| • Holdfast Hotel, 83 Brighton Road | • Dwelling, 18-20 Gordon Street |
| • Dwelling, 104 Brighton Road | • Former Rechabite Meeting Hall, 22 Gordon Street |
| • Glenelg Oval, Brighton Road | • Former Fire Station, 26 Gordon Street |
| • Dwelling, 10 Bristol Street | • Garage, 28 Gordon Street |
| • Dwellings, 30-32 Broadway | • Dwelling, 36 Gordon Street |
| • Broadway Hotel, 61 Broadway | • MacDonnell Lodge Hall, 9 High Street |
| • Dwelling, 24 Byron Street | • Murphy House, 11 High Street |
| • Dwelling, 26 Byron Street | • Our Lady of Victories, 15 High Street |
| • Dwelling, 2 College Street | • St Dominic's Community Centre, 17 High Street |
| • Coach House (Offices), 2A College Street | • St Mary's Hall, 19 High Street |
| | • Dwelling, 28 High Street |

- St Leonards School, 158-168 Jervois Street
- Shops, 25-39 Jetty Road
- Shop, 42 Jetty Road
- Office/Shops, 79 Jetty Road
- Uniting Church & Hall, 92 Jetty Road
- Office/Shops, 97 Jetty Road
- Office/Shops, 118 Jetty Road
- Cinema, 119 Jetty Road
- Dwelling, 4 Kent Street
- Murray Mudge House, 5 Maturin Road
- Dwelling and Stables, 18 Maturin Road
- Glenelg Jetty, Moseley Square
- Court House, Moseley Square
- Police Station, Moseley Square
- Alexandra Terrace, 1-7 Moseley Street
- Art Gallery, 15 Moseley Street
- Trinity Church, 21 Moseley Street
- Dwelling, 33 Moseley Street
- Dwelling, 37 Moseley Street
- Dwelling, 39 Moseley Street
- Dwelling, 42 Moseley Street
- Dwelling, 51 Moseley Street
- Shop, 71 Moseley Street
- Kapara Nursing Home, 80 Moseley Street
- Dwelling, 29 Partridge Street
- Community Centre, 38 Partridge Street
- Woodlands School, 39 Partridge Street
- St Margaret of Scotland Church, Woodlands School, 39 Partridge Street
- Dwelling, 50 Partridge Street
- Shop, 88 Partridge Street
- Attached residences, 1-3, 5-7 Pasquin Street
- Dwelling, 9 Pier Street
- Dwelling, 16 Ramsgate Street
- Restormel, 15 Robert Street
- Dwellings, 14-15 St Johns Row
- Dwellings, 16-17 St Johns Row
- Dwelling, 18 St Johns Row
- Dwellings, 3-4 South Esplanade
- Seawall Apartments, 22-23 South Esplanade
- Rothesay, 17 Sussex Street
- Terrace Houses, 22-28 Sussex Street
- St Peters School - 10,12 Waterloo Street

NATURAL RESERVES

- Colley Reserve & Wigley Reserve
- Patawilya Reserve
- Patawalonga Reserve
- South Esplanade Foreshore Reserve

2.2 Management Recommendations

The Management Strategies are set out in Section 4 of this report and the appropriate action to be followed should be considered by Council. If adopted, a time table should be prepared for their implementation.

In summary the following strategies are recommended:

- the establishment of a Heritage Advisory Committee and a Local Heritage Fund
- waiving of Development Application fees for Local Heritage Places and contributory places within Historic Conservation Zones
- provision of architectural advice on Development Applications
- careful consideration of works to Council owned places and reserves
- education of all relevant Council staff on heritage issues
- promotional and public education programs including guidelines, seminars, heritage walks
- the continuation of the Character Restoration Awards program
- the creation of a Historical Resources and Heritage Interpretive Centre.

3.0 COMMUNITY CONSULTATION

3.1 Consultation Program to Date

In the early stages of the Review an intensive program of public consultation was undertaken, which included:

- Consultation with the National Trust of South Australia, Glenelg Branch.
- Article in *Messenger* newspaper and an interview and photographs associated with the article.
- The running of Heritage Workshops at Partridge House during June 1996.
- Meeting with local community groups.
- Discussions with Main Street Manager for Glenelg.
- Preparation of a special Heritage edition of the *Bay News*.
- Discussions with individual residents of Glenelg who responded to the various publicity approaches and also discussions with individual major property owners and other groups such as Real Estate Agents.

A summary report was prepared for the Heritage Review Reference Group in July 1996 and further public consultation has occurred with interested individuals since that date.

3.2 Recommended Further Consultation

It is recommended that with the preparation of the draft Local Heritage Places List:

- individual property owners be contacted with a letter which indicates the scope of the Review and its recommendations. (Owners should also be invited to attend an Information Day to be held on an appropriate date.)
- an Information Day should be held to provide the opportunity for individuals to obtain details of the review process and information on the implications for them as property owners of Local Heritage Places.
- conduct further Heritage Workshops, particularly on a zone-by-zone basis
- any further consultation on planning and development and tourism issues within the Council area should also include elements of discussion of heritage conservation.

4.0 ONGOING MANAGEMENT STRATEGIES

4.1 Introduction

The management of heritage in an area consists of several elements which include legal processes and general council strategies and policies. There is a wide spectrum of possible approaches to heritage management and this document provides Glenelg Council with a full range of appropriate strategies which could be followed in order to encourage the care of Glenelg's heritage assets.

Long term heritage management needs to incorporate the introduction of heritage policies which introduce both legal controls over heritage places and the long term strategies which ensure care of heritage places in the future.

If Glenelg Council is to introduce heritage policies in its Development Plan, it is fundamental that the controls implicit in this delineation of local heritage are balanced by a set of incentives and strategies which create a positive framework for the management of Local Heritage Places and areas. Financial incentives for conservation were strongly supported during the community consultation process.

A series of potential management strategies were presented to the Reference Group in May 1996. These strategies have been reconsidered in the light of the consultation undertaken and the realities of implementation in Glenelg and the following report prepared.

The strategies are grouped into four classifications:

- Heritage policy development
- Financial incentives
- Education, promotion and information
- Community participation.

If adopted by Council, these strategies can then form the basis of a Heritage Management Program to be implemented by Council over a period of time. Most of these strategies will be achievable within a three year program.

4.2 Heritage Management Strategies

This section covers a wide range of heritage management strategies. The elements of heritage planning include both legislative protection measures and community and management based strategies. This approach focuses on setting the framework for community involvement in the development of heritage identification and management policies.

4.2.1 Heritage Policy Development

Introduction

Council policies which relate to heritage are in the main implemented through the Development Plan although some Council policies do not necessarily lie within this area of development control.

The Development Plan

Heritage Plan Amendment Report

Under the Development Plan it is possible for Councils to identify and protect elements of local heritage through the preparation of a Heritage Plan Amendment Report (PAR). The main opportunity for heritage conservation through the Development Plan is the establishment of a schedule of Local Heritage Places, and delineation of areas known as Historic Conservation Zones. The preparation of objectives and principles of development control which will relate to the ongoing management of places of heritage value also forms part of a Heritage PAR.

Action Required

- approve the schedule of proposed State Heritage Places, Local Heritage Places and Historic Conservation Zones with full documentation, which have been determined in this review.
- prepare objectives and principles of development control for individual places of Local Heritage Value and also for any Historic Conservation Zones delineated to achieve the retention of significant places and allow appropriate development.
- prepare a Heritage Plan Amendment Report for Glenelg Council area which will incorporate a carefully considered balance between retention and development objectives.

4.2.2 Financial Incentives

Government Grants Programs

Conservation Funds are available through the National Estate Grants Program and the State Heritage Fund for places which are included on the National and State Registers. There is also possibility of financial reimbursement for owners through the Commonwealth Tax Rebate on approved conservation works to buildings included on the Register of the National Estate and the State Heritage Register.

Action Required

- disseminate information on the Commonwealth Tax Rebates Scheme and provide assistance for individuals in filling out these forms through Council, with liaison with the appropriate officer at the State Heritage Branch.
- encourage applications to these funds on a regular basis to ensure that some return is received. Consistent and persistent application eventually reaps rewards.

Glenelg Local Heritage Fund

Many Local Government Authorities around Australia are finding that the provision of a Local Heritage Fund is an important strategy in the maintenance of heritage assets within their area. Councils such as Port Adelaide and the City of Adelaide have developed Heritage Incentive Schemes based on a local heritage fund. This is also a common practice in New South Wales, and Broken Hill administers a \$20,000 Local Heritage Fund to excellent effect.

There are several ways of distributing the monies from a Local Heritage Fund for conservation works. Grants are appropriate in small amounts for activities such as fencing, painting, roof repairs and verandah repairs which can be considered external works in the public domain. Low interest loans for larger amounts of funding are an alternative method and have the advantage of recycling fund monies. However, the

administration cost of loans should be kept to a minimum. An alternative means of distributing this fund is to use a rate rebate/concession system to reimburse the owner for a proportion of the cost of the approved conservation works on a local heritage place.

The fund could also be used to pay for additional professional involvement in design work for conservation as well as for actual physical works to buildings. Note that architectural assessment of Development Applications for heritage places should lie outside the fund and be covered by current Council budgeting for this service.

Action Required

- budget to create a Local Heritage Fund. An initial amount of around \$10,000 is a realistic start for the financing of long term management strategies for heritage conservation.
- establish an appropriate process of distribution of fund money.

Development Application Fees on Heritage Places

Fees for Development Applications on listed Heritage Places could be waived or reduced. The positive results for such a process would outweigh the small reduction in fee income.

Action Required

- determine process for waiving of fees.
- negotiate with State Heritage Branch to waive referral fee on Development Applications for State Heritage Places.

Sponsorship

Council should consider arranging sponsorship in the area of heritage painting programs and attracting local companies to provide discount rates for products to residents. Owners of heritage properties appreciate the availability of such discounts. Appropriate acknowledgment will need to be made of the sponsorship. Sponsorship for various conservation works is an appropriate financial incentive.

Action Required

- investigate the possibility of heritage painting programs and involvement of local companies in the provision of discount rates for products to residents.
- investigate other similar sponsorship arrangements with stonemasons, fencing contractors and other relevant tradespersons.
- ensure appropriate acknowledgment is made of any sponsorship involvement.
- investigate extending existing National Trust sponsorship/discount scheme available to National Trust members.

Provision of Architectural Advice

Glenelg Council has had a program of providing architectural advice on Development Applications which relate to commercial buildings with some identified historic character. This is an extremely positive promotional tool for heritage conservation and is cost effective in both terms of time required for reviewing and processing Development Applications. It is also appropriate to extend this service to residential

properties. The professional assessment of Development Applications should be covered by current Council budgeting for this service, but some extra funding for architectural concept advice may be required.

Action Required

- extend the current program of assessment and advice to include residential advice as well as commercial as required.
- provide architectural concept advice at design stage prior to lodging of Development Application where required.
- publicise availability of early advice.

Flexibility in Building and Planning Requirements

The Development Act Section 36(3) provides that “where inconsistency exists between the building rules and the Development Plan in relation to a Local Heritage Place, the Development Plan prevails.” This allows for flexibility in building and planning requirements which can lead to a better conservation approach to the project. Also Development Plan Standards such as lot size, car parking, set back, open space and land use requirements need to be dealt with flexibly, in order to achieve conservation aims and assist in ensuring the viability of new development associated with conservation.

Action Required

- ensure that planning staff are fully conversant with the implications of this Development Plan Section.
- as part of the Heritage PAR incorporate a principle of development control which provides for the flexibility in building and planning requirements necessary to achieve heritage conservation objectives.

4.2.3 Educational, Promotion and Information Strategies

Positive Action in the Public Environment

Council is responsible for a considerable number of places of historic interest which the community values, such as the Town Hall, Colley Reserve, Partridge House and other parks and public areas. Council should demonstrate care and good heritage practice which will be an example for the community.

Action Required

- as part of asset maintenance programs assess Council owned property to determine conservation works required, particularly the Town Hall.
- develop a program of works in these areas and places which demonstrates Councils commitment to the careful management of Glenelg's heritage assets.
- allocate budgeted funds for appropriate ongoing maintenance and building works.
- apply for available State and National Heritage funding for listed council owned buildings.

Council is involved in works in the public areas such as streets and parks. Public works in conservation zones should involve the use of appropriate street furniture, paving surfaces, interpretive signs and other urban design issues. It is important that careful and considered decisions be made for a consistent approach to the public environment before any action is undertaken by Council officers, at all levels.

Action Required

- institute a program of briefing sessions for infrastructure staff to ensure full understanding of the important elements of conservation zones and the need for care and sensitivity in historic areas.
- develop a manual to which staff can easily refer to ensure consistent handling of detailed public area design issues within specific heritage areas.

Many enquiries are directed to Council counter staff who need to be able to provide preliminary information with regard to Council policies and strategies.

Action Required

- inform and educate Counter Staff in Council Offices on the Heritage Management Program and development control processes so that any over the counter enquiries can be handled effectively providing full and correct information.

Use of Heritage Advisors

It is unlikely that there will be State government funding for a Heritage Advisor for Glenelg in the near future given the financial pressure on the program due to Commonwealth budget cuts. Glenelg Council has previously unsuccessfully applied for a State Heritage Advisor. Nevertheless the provision of architectural advice at an appropriate point, as is currently provided at Glenelg, is particularly beneficial and has been discussed in Section 2.2.5 under Financial Incentives.

Conservation Guidelines

Public knowledge about conservation would be enhanced by the production of a series of leaflets which provide guidelines for conservation and renovation of particular building types. This could be run over a three year period with preparation of a number of leaflets over a period of time, released at regular intervals. It is recommended that the first leaflet be one relating to the appropriate conservation and renovation works on Victorian houses, using individual Glenelg houses as an example. The format would be a double sided A4 sheet with a recognisable logo panel at the top which would be used on later leaflets. Other topics could include 1920s houses, fences, small commercial buildings and shop fronts, signage and other relevant issues.

It is also recommended that this first leaflet be produced prior to any Heritage PAR being put on public exhibition, and generally distributed. This will be important in better informing the community as to the level of control which is implied in the words "retain and conserve", or similar phrases which may be used in the Development Plan.

Action Required

- budget for a series of Conservation Guidelines Leaflets.
- distribute first leaflet of series - "Residential Conservation Guidelines".

Seminars and Workshops

The National Trust of South Australia runs a very effective workshop program on residential conservation called "Do It Up and Do It Right". Council can negotiate with the Trust to tailor the course to Glenelg's requirements and Council could share the cost of attendance by interested local residents as an incentive for appropriate conservation and renovation works on residences. The Adelaide City Council has already done this and plans to run another course in the near future. Council would be required to provide a venue and facilities. Partridge House would be an appropriate location. The seminars and workshops should probably be run on a two yearly program, general course one year and possibly specific topic lectures in the next year. Currently the cost of the six week course is around \$150 per person.

Action Required

- determine level of community interest.
- obtain further information from the National Trust, and program seminars over three or four years dependent on demand.
- determine whether Council will subsidise fee cost as an incentive.

Cultural Heritage Tourism

The tourist/visitor to Glenelg is, or can be encouraged to be, interested in the heritage of Glenelg through appropriate publications and information distributed through tourism outlets. The current **Welcome to Glenelg** booklet contains a wide range of information including several walks which are based on a National Trust (Glenelg Branch) heritage brochure.

Action Required

- upgrade the quality of the current Walking Trail booklet distributed for tourist use. A set of leaflets or booklet relating specifically to historic walks should be prepared and carefully designed.
- integrate Walks booklet production where possible with Council's Tourism Strategy Plan and approach Tourism SA for some assistance in this process.
- institute a program of installation of interpretive signs and marking methods for significant places and areas.
- distribute Walks booklets through established tourist outlets.
- consider a range of heritage based publications including reproduction of early photographs, postcards, records and other material for sale at tourist outlets.

Bay News and Media Articles

The Bay News was an effective way of reaching all Glenelg residents and property owners and was the subject of many favourable comments during consultation. Positive and informative publicity for heritage conservation issues and related topics is important.

Action Required

- continue to use the Holdfast Bay View to provide information about heritage issues.
- program a series of articles in Holdfast Bay View during the next three years.
- provide frequent appropriate articles and news releases to other media.

Heritage Conservation Awards

Glenelg Council currently runs a successful and much appreciated “character restoration” award scheme, and many people consulted noted the positive value of such recognition.

Action Required

- continue the Character Restoration Awards expanding categories to incorporate a full range of conservation activities throughout the Holdfast Bay Council area.

The Main Street Program

The Main Street Program in Jetty Road and Moseley Square should reinforce heritage elements where this is possible. Any further urban design studies or building works for Jetty Road should refer to heritage resource material prepared for the area. Coordination of advice and work on buildings should be through close liaison between Council and Main Street participants.

Action Required

- reinforce urban design and conservation objective of Jetty Road Structure Plan.
- ensure heritage considerations are taken into account and reinforced where relevant in Main Street program decision making.

4.2.4 Community Participation in Heritage Management***Local Heritage Advisory Committee***

In many local government areas Local Heritage Advisory Committees have been set up with the support of the council. Their role is to provide advice to councils on heritage matters. This can range from advice on heritage strategies and projects to advice on Development Applications. A Local Heritage Advisory Committee is likely to take some time to assume the role of interpreting Council policy on heritage, however, it could have a role to play eventually in the consideration of heritage places and overseeing the implementation of management strategies. The make up of the current Reference Group for the review is an appropriate mix of representatives, however Council may require a change in the format of the committee over time, including for instance, a member with expertise in tourism, local history or architecture.

Action Required

- investigate the establishment of a Heritage Advisory Committee.
- determine appropriate role for Committee.

Local History Interpretive Centre

A Local History Interpretive Centre is vital for ongoing public information, research resources and heritage education, and there has been strong support for this concept in the consultation process. A central location is best for such an Interpretive Centre, where tourists can immediately see and are attracted to the Centre, and where local residents can easily use the facilities without being intimidated or inconvenienced.

The review process has indicated that the Town Hall would be an appropriate location for a History Centre. The adaptation of the building to these uses could form part of the process of rearrangement of assets under the amalgamation with Brighton and it would provide an excellent use for the currently unallocated space in the building. Alternatively, it may be possible to seek support and sponsorship from the Holdfast Shores Developers.

The Centre could contain early photographs and resource material on the history of Glenelg and Brighton as well as Council records such as rate books and Board of Health records. It could also become a collection point for local history material currently in individual hands. Experience in other Councils indicates that community support for such a centre develops over time as personal involvement increases. It becomes the natural focus for Cultural Development Programs.

Action Required

- investigate conversion of sections of Town Hall to History Centre, as part of consideration of property assets available to the City of Holdfast Bay.
- investigate sponsorship of process.
- set up a steering committee to oversee process and determine feasibility.
- determine ways to ensure a degree of ongoing self-funding of this facility.
- determine level of staffing required, and degree of volunteer and part-time staff alternatives available.

4.3 Implementation

Heritage Management Strategies are aimed at achieving the best heritage conservation outcomes, whilst still ensuring that development can take place. Strategies should be based on positive and open communication, regarding Council policies and approaches, owners' rights, and community involvement. The earlier information about the nature of the objectives and controls and available incentives and programs is made available, the more effective the process becomes and the less contentious the discussion generated.

As noted before it is important that these Heritage Strategies be seen as a total package by Council, as the most effective management of heritage will come through a variety of strategies and not simply through Legislative controls.

Council should anticipate establishing a three year program for the implementation of these strategies. At the end of three years a review should be undertaken to determine the success and demonstrated need for continuing sections of the strategy package.

Most of these strategies will be achievable through modifying and extending existing programs and incorporating heritage objectives into current programs.

In recent years Council has committed considerable budget amounts for heritage issues. The establishment of a Heritage Fund by the continuation of funding of the order of \$10,000 per annum would be a possibility.

There will need to be strong commitment from Council at a political level and full endorsement for these strategies prior to the implementation of the Heritage PAR process.

HERITAGE POLICIES REVIEW INDICATIVE PROGRAM BUDGET FOR HERITAGE MANAGEMENT STRATEGIES

Strategy/Policy	1996/97	Year 1	Year 2	Year 3
Heritage PAR	10,000	-	-	-
Government Grants Info		*	*	*
Glenelg Heritage Fund		5,000	10,000	10,000
Development Application Fees		#	#	#
Sponsorship/Discount		*	*	*
Architectural advice on DAs	2,000	2,000	3,000	4,000
Flexibility on DAs		*	*	*
Council Property Assets		-	3,000	ongoing capital expenditure - reserve funded.
Public Environment Works		3,000	ongoing capital works program	ongoing capital works program
Staff Education		2,000	-	-
Heritage Advisor?		-	-	-
Guidelines		3,000	2,000	1,000
Seminars/Workshops		-	1,000	1,000
Tourism/Walks		3,000	2,000	2,000
Bay News/Media		*	*	*
Character Restoration Awards	3,000	3,000	3,000	3,000
Mainstreet		*	*	*
Advisory Committee		*	*	*
Interpretive Centre Feasibility		2,000 # ²	1,000 # ²	
Implementation				100,000 ?# ²
Operation				20,000 pa (beyond yr 3)
TOTAL PROGRAM	15,000	23,000	25,000	21,000
CAPITAL	-	2,000	10,000	100,000
OVERALL TOTAL	\$15,000	\$24,000	\$35,000	\$121,000

* in house staff resources, not costed.

lost Development Application fee income, < \$1,000, not costed.

#² reserve funded capital expenditure, not programmed, budget cost.

5.0 BRIEF THEMATIC HISTORY OF GLENELG

5.1 Introduction

Due to its significance as the first point of settlement on the mainland of South Australia and its position as seat of government of the new colony until the town acres in Adelaide were sold during 1837, Glenelg has held an important position in the history of South Australia.

Substantial histories on various elements of the town and suburban development have been written, most notable of these being Dulcie M. Perry's *The Place of Waters* (1985) which covers the history of Glenelg for its first fifty years of existence. A Heritage Survey of the local government area was undertaken in 1983, in conjunction with the State Government.

Summary histories of Glenelg have also been written for further Heritage analyses which were subsequently undertaken. These include Historical Background prepared for the 1983 *Heritage Survey of Glenelg* (Hignett & Company) and also a general thematic history prepared for the 1985 *Western Metropolitan Region Heritage Study* (Lester, Firth & Murton Pty Ltd). A short background history of the central area of Glenelg was also prepared as the introduction to the *Glenelg Central Area Strategy* report undertaken by McDougall & Vines in 1988.

The following brief outline history is based on the themes developed for the Principal Australian Historic Themes Project developed under the National Heritage Coordination Strategy of the Australian Heritage Commission and adapted substantially for use in assessing Glenelg's history.

The scope of this project did not allow for the consideration of pre-European settlement patterns of the aboriginal residents within what has become the Glenelg Council area. However, the issue of aboriginal heritage sites should be considered as an adjunct study to this report.

5.2 Land and Settlement

Glenelg was the site of the initial white settlement on mainland South Australia, and the first immigrants arrived late in 1836 when Colonel William Light had chosen the site of Adelaide as the location of the Colony's main city. Holdfast Bay provided a reasonably safe anchorage for larger vessels and there was supply of fresh water for settlement, creating a convenient place for immigrants to South Australia to disembark. Sixty-five acres were reserved for a township at Glenelg, and the town was laid out by Light, Finnis and Company. The acres were sold by ballot to a syndicate headed by William Finke, Osmond Gilles, H.R. Wigley and Matthew Smith for £65 and the town, as subdivided by Light, was created as a well planned grid with the Anglican Church sited as the focus of the settlement. Two centres developed, at St Leonard's and at Glenelg proper. Glenelg was centred around St Peter's Square and St Leonard's fronted the Patawalonga. The most intense settlement was centred on this original subdivision and the town was surrounded by country sections. Moseley Square, Glenelg's major public space, developed because the southern end of the Government Reserve between Light's subdivision and the seafront, and adjoining the South Australian Company's Section 204, was not used for settlement.

The township of New Glenelg was created by J B Neales with the subdivision of the Broadway/Partridge Street area (Section 205) and was part of the initial wave of subdivision. However, it was not built up to any degree until the 1870s and 1880s. During that time land use became more intensive and there were changes in the form of building. Many of the gardens attached to larger old homes were subdivided and sold in this area of South Glenelg.

Little further subdivision occurred until after World War One and the return of servicemen which created a demand for housing. At this time North Glenelg was subdivided and the sand dunes levelled. The area to the east of the original early subdivision was also subdivided in the 1920s with the creation of areas such as Da Costa Park in 1923 in Section 214. The Depression of the 1930s meant a falling off in land development in Glenelg and it was not until after World War Two in the 1940s that another significant wave of subdivision occurred. This was part of the rapid growth of the whole metropolitan area. Further parts of North Glenelg and Glenelg East were also intensively subdivided at this time.

Inevitably, the original natural environment of Glenelg was severely altered by settlement and subdivision. Basic changes included the flattening of the sand hills and dunes which formed a barrier between the Patawalonga and the sea, and the removal of much of the original native vegetation including pines. The actual sea frontage and sea bed into Holdfast Bay were irrevocably altered with the construction of the jetty and the fabrication of the sea wall to prevent storm damage along the coastline and the heavy flooding which had been a danger to early settlement. Unfortunately, the sea wall did not always prevent the breaching the coastline. Much of the original swamp land which existed behind the sand dunes was reclaimed for housing, particularly during the 1920s. The South-West Metropolitan Drainage Scheme redirected the Sturt Creek into the Patawalonga, and the lock and gates were installed as part of the Patawalonga Boat Haven project, begun in 1956. The breakwater was constructed in 1963 as part of this project.

As Glenelg developed as an urban centre, the supply of everyday services to the growing population was constantly increased. Gas was available to Glenelg residents from August 1875 when a gas works was constructed on Osmond Terrace (Tapleys Hill Road). The South Australian Gas Company works comprised a retort house, coal store, purifying house, a store workshop and cottage. Initially gas was used for street and household lighting only, but by 1890 was also in demand for cooking. Electric light was available from 1910 onwards. Much of the provision of those urban services was the responsibility of the Glenelg Corporation and supply was also dependent on progressive intelligent citizens recognising the need for such services within the urban area. A water works on Osmond Terrace was also constructed in 1875 and eleven and quarter miles of water mains were laid at Glenelg. The provision of town sewerage and an effective deep drainage system was difficult because of the flat and low-lying nature of the ground, and was not actually achieved until early in the twentieth century. Work began on a septic tank system of sanitation in 1904 and by 1905 seven hundred and thirty houses were connected. A Volunteer Fire Brigade was set up in 1877 to provide Glenelg residents with some protection from house fires.

With the growth of Glenelg as a settlement, the predominant form of building was residential and housing types and styles are easily related to the stages of subdivision and settlement of the various areas of Glenelg. An important housing type in Glenelg was the seaside mansion, emphasising the use of Glenelg as a recreational area and retreat for wealthy citizens during summer months. There were local tradesmen, builders, carpenters and plasterers residing in Glenelg and one of the greatest periods of growth in residential development came with the establishment of the railway link with Adelaide during the early 1870s. Houses from this period between 1870 and 1890 form a large part of the built fabric of the suburb. Later

periods of residential development include the period between 1900 and 1915 and then the post war building booms of the 1920s and the 1950s. Many excellent examples of houses from each of these periods can be found in Glenelg, and these form an important physical record of the growth of the suburb.

5.3 Primary Production

The early years of Glenelg settlement required that the new colonists support themselves and fishing and oyster gathering were early activities. The early native food supplies, such as samphire and wild strawberries noted by the original settlers (including Mary Thomas) were soon exhausted, overwhelmed and disappeared. By 1843, the country sections around Glenelg supported a number of farms growing wheat and barley and raising sheep, cattle and pigs, but as in other early agricultural areas, yields fell drastically in a very short time. The fishing industry thrived in the 1880s with boats anchored off the jetty and fish loaded onto trucks to be transported by rail to the fish market near Victoria Square. Often, livestock was grazed on the well watered land west of the Sturt Creek and also in the St Leonards area. Sheep offloaded at Glenelg were rested there before being driven in to the Adelaide saleyards off West Terrace. Glenelg had a slaughterhouse in Alison Street for the local requirements for fresh meat. However, over time, and with changes in health regulations, this primary production activity ceased.

Most of the intensive horticultural activity was carried on further north along the Reed Beds and there is little indication of orchards or other agricultural activities being established for any length of time in Glenelg proper. Most of the agricultural development which did continue was in St Leonards to the north of the suburb, and some Chinese market gardeners grew vegetables for local sale, but this ceased after World War I. The supply of daily fresh milk and bread was important. There were many dairies established in the area, but residential development pushed these activities further inland, away from the seafront. Bakeries attached to small shops such as those on Moseley Street and on the Adelaide Road were a common enterprise.

The provision of food supplies to the residents of Glenelg was initially undertaken by merchants delivering around the streets using horses and carts. Deliveries of products such as ice, bread, groceries, wood, milk and newspapers by horse and cart were a common sight up to the introduction of the motor car in the early years of the twentieth century. The focus of Jetty Road as the main food shopping area and the development of supermarkets reduced the reliance of residents on local shops and home deliveries.

5.4 Transport and Communications

As the initial port for the new settlement, Glenelg was quickly linked with Adelaide by road and later rail. The first major road in the colony was the Bay to City Road (which became known as Anzac Highway). Basic road transportation was provided by horse and spring cart for the first years. An omnibus service was soon established by John MacDonald, proprietor of the St Leonards Inn and by 1854 four 'buses' were running between Glenelg and Adelaide.

A much improved Anzac Highway was opened in 1923 as a major gesture of commemoration of the First World War. It has remained the main city to coast link.

In 1873 the first railway from Glenelg to Adelaide was opened by the Adelaide, Glenelg and Suburban Railway Company Limited and was a great success. A second service was introduced in 1880 by the Holdfast Bay Railway Company and this then amalgamated with the first company in 1881. The establishment of the railway link accelerated the development of the area significantly and allowed holiday-makers and beach-goers to reach Glenelg in relative comfort. Further lines ran from Glenelg to Marino and a short-lived military line was established along the coast in response to the perceived threat from the Russians in the 1890s. The trains were later replaced by trams and the Glenelg electric tram began running in 1929 along the line of the earlier railway. It is interesting to note that horse trainers living in the Glenelg district who relied on the railway for transporting their horses were the only group who objected to the conversion of the train service to tram, and special carriages were supplied for their horses.

Communication systems developed slowly in the early years of settlement. A flagstaff, constructed from spars brought to the colony on the *Buffalo* was erected soon after settlement, indicating the position of settlement to ships coming up St Vincents Gulf. In 1839 a permanent flagstaff was erected near the Customs House on Adelphi Terrace. It was used for about seven years as a signal station, communicating with the signal station on West Terrace. Glenelg was important as an off-loading point for mailboats and steamers. Holdfast Bay remained an alternative to Port Adelaide for some time as it avoided the circuitous voyage to Port Adelaide and then into the city itself. But the Government continued to develop Port Adelaide and during the late 1840s the prominence of Glenelg as the first port of the colony was reduced. The Glenelg signal station was demolished and the timber used to repair the West Terrace flagstaff. Customs facilities and other mercantile activities were focussed on Port Adelaide, and the early Glenelg Customs House on Adelphi Terrace was converted to a summer residence for the Governor in 1848. This building was demolished in 1969.

Postal and telegraph services developed in early Glenelg. The initial postal services functioned in a small part of St Leonards Inn from 1849. Then during the 1850s it was transferred to Hitchcock's Pharmacy in Jetty Road. Services were formalised with the erection of the Post Office in Moseley Square in 1860. This early post office was replaced in 1912 with the current post office and an official residence was constructed adjacent to the building.

Glenelg's jetty was opened in 1859. The initial jetty was 1250 feet long and 20 feet wide, constructed of jarrah wood on iron piles. Its main function was as a landing place for cargo, passengers and mail, although it also served as a focus for holiday makers. A wooden lighthouse was erected at the end of the jetty in 1871 and was replaced in 1874 by an iron lighthouse. These were destroyed by storms in 1948.

The stabilisation of the seafront and the construction of sea walls began as early as 1856, soon after the incorporation of Glenelg and these extended to the north as far as the Adelaide Road (Anzac Highway) and to the south as far as Pier Street by 1860. This created a splendid promenade along the sea front which has been retained to the present. The construction of bathing areas associated with the jetty occurred from the 1870s onwards, when baths were erected north of the jetty by the Glenelg Bathing Company. Glenelg continued to be a popular swimming place into the 1950s, but the baths were damaged severely in 1920 and were demolished by Council in 1928. Another storm destroyed the jetty in April 1948. A new jetty was constructed in 1969 but the breakwater at the end of the jetty, which was mooted as early as 1917, was not ever completed. The jetty itself is now shorter than it was in 1969 as the end of the jetty was removed by a more recent storm.

5.5 People, Social Life and Organisations

Glenelg has grown from the first point of settlement to a substantial residential suburb. Its initial attraction to first permanent residents was its pleasant seaside character and the prospect that it would be the colony's major port. The reality of the port did not materialise, but the attraction of Glenelg as a seaside retreat and tourist destination continued to attract new residents, particularly through the 1870s and with the railway links with Adelaide. A significant part of Glenelg's population consisted of wealthy residents who used their houses along the Esplanade as summer retreats. It is interesting to note that over the years, Glenelg's population has remained essentially Anglo-Saxon, with no notable ethnic communities developing and no intensive concentration of particular national groups.

Educational and social facilities for residents of Glenelg developed quickly. Numerous private schools were established prior to the opening of the Glenelg Public School in 1875 some of which continued in tandem with the government school, and all the major religious denominations were represented in Glenelg by the construction of chapels and churches from the 1850s onwards. Most of these buildings remain essentially in the form in which they were constructed and are representative of the provision of social and spiritual facilities for Glenelg's growing population.

Hotels were another important social facility providing meals and accommodation for visitors to Glenelg, particularly during the summer holiday period. One early hotel building which remains is the former Berkshire Inn, now Berkshire Court, on Anzac Highway, first licensed in 1855. Hotels have continued to be constructed and redeveloped, with the most recent being the Grand Hotel on the site of Moseley's original Pier Hotel of 1856.

Due to its location, sport and recreation, particularly beachside activities are important in the social life of Glenelg. Along the foreshore large amusement structures were installed. Lunar Park was created from the earlier Amusement Park in 1930 and had a big dipper and the usual fairground rides. These have now been converted to the Magic Mountain, continuing the recreational function of the foreshore. The Rotunda constructed on Colley reserve in 1926 provided a venue for beachside concerts by the Glenelg Citizens Band. Sport was particularly important activity in the nineteenth century and Glenelg was involved in fielding teams in cricket, football, tennis, swimming and horse racing. The Glenelg Oval on Brighton Road was a focus for these activities. The oval was established in 1889 with a 21 year lease on 12 acres of land on Brighton Road. Then in 1918, the site was purchased by Council and annexed to Glenelg by agreement with the Marion District Council.

The Patawalonga, through all the stages of its physical rearranging, has also been an important recreational focus. Adjacent to Wigley Reserve, it has served as a marina for Glenelg, and a popular venue for water sports.

Social institutions, groups and associations typical of all South Australia, developed in Glenelg over time. The Rechabite and Masonic Lodges were established and commercial and social organisations developed. Glenelg would seem to have had more than its fair share of notable residents and public benefactors. The use of summer residences by significant South Australian politicians, including Sir Henry Ayers, Sir Thomas Elder and others, meant important associations for Glenelg in terms of its social position in the State. Other significant residents who were also influential in the development of South Australia resided in Glenelg, including William Parkin, W B Rounsevell, Sir James Penn Boucaut, Reverend James Jefferis, Edward M Bagot, John Bentham Neales, and many others, including in more recent times sportsmen such as Adrian Quist (tennis), and the Chappell brothers (Test cricketers). Many of Glenelg's

public buildings benefited from donations made by these significant residents and a large number of prominent residential buildings remain as an indicative of the activities of these citizens in Glenelg.

Health care in Glenelg was overseen in the initial stages by the local Board of Health. (The early reports of the Board are held by Glenelg Council.) Hospital care was available in private homes or houses which had been converted to private hospitals. One such hospital is Waterworth which was formerly a residence in Pier Street. (The documentation of the lives of individual doctors has not been undertaken as yet.)

A major issue in the area of public health was the matter of sewerage disposal. The installation of deep drainage in Glenelg was comparatively late due to the problem of a high water table. The cesspool system used created an unfortunate stench within Glenelg, working against its reputation as a healthy seaside resort. At last in 1904 work began on a septic tank system of sanitation and by 1905, 730 houses were connected to this. The other issue relating to public health was the overcrowding which was inevitably a problem during the summer holidays. But the Glenelg Council kept a close eye on the cleanliness of the streets and seafront area and generally, public health has not been a problem for the suburb.

The cemetery for Glenelg's dead was located with St Jude's in Brighton. A small cemetery may have been established at the rear of Glenelg's first Congregational Church on the south-west corner of Gordon Street and Anzac Highway, but this has not been confirmed. Significant Glenelg residents who are interred in St Jude's cemetery include J B Neales, the Moseley family, the Tennant family and the Colley family, William Croxall, the Wigleys, the Millers, the Bickfords, the Chamberlains, Dr James Jefferis, Catherine Helen Spence, William Rounsevell, W L Beare, Thomas Caterer, the Law-Smith family and the Manthorpe family, among others.

5.6 Government

After the passing of the District Council Act in 1852, the early Glenelg Township was split between the District Council of Brighton and the District Council of West Torrens, north and south of the Adelaide Road. A successful petition by Glenelg residents meant that Glenelg was declared a municipal corporation in August 1855. This municipality initially comprised Glenelg Ward and the St Leonards Ward, a total area of less than one square mile. In 1857, the boundaries were extended to include the village of New Glenelg and part of Section 203 between the Patawalonga and the sea, which was actually 16 acres of uninhabited sand hills. This gave Glenelg control of the mouth of the Patawalonga. The Council met in various locations, including the St Leonards Inn and Tremere (corner of Anzac Highway and Durham Street, now demolished). Finally, the Institute Public Library and Reading Room was established in 1875 with funds raised by the local community and the land donated on the seafront by the government. Glenelg Council contributed to the cost of the building on the understanding it would use some of the rooms for municipal purposes, including Council meetings, and Council then acquired the Institute building as its Town Hall. In 1882, the clock tower was added.

Henry Sparks, who was Mayor in 1898-9 was typical of the public spiritedness and dedication of many of Glenelg's citizens to the advancement and management of the area. Sparks was manager of the South Australian Company in 1894, and built his house "Waterworth" in Pier Street. Among other notable philanthropic gestures, including the initial lease of the Glenelg

Oval land, Sparks was the driving force behind the acquisition of the timber from the wrecked *Buffalo* in New Zealand and its use in the construction of Glenelg's Mayoral Chair.

Administrative structures such as the Customs Service and other state provided facilities, including police, postal and telegraph services, were the responsibility of the South Australian government and many Glenelg residents were members of the Legislative Council or the House of Representatives. In the early years these included Sir Henry Ayers, William Rounsevell, F C Singleton, A Tennant, the Hon R A Tarleton, Ebenezer Ward, and C G Everard.

5.7 Work, Secondary Production and Service Industries

Throughout its history Glenelg has not been a centre for industrial production of any particular size. The major industrial concerns in Glenelg were the gas works and the railway workshops in St Leonards. Workshops, associated buildings and a weighbridge on 6 acres were constructed by the Holdfast Bay Railway Company in 1880 and the railway employees were provided with cottages in Glenelg and St Leonards, some of which remain in Alison Street. Ownership of the railway yards was transferred to the government in 1899 with the railway service and there is little record of their existence physically today. The Holdfast Bay Bowling Club and a Glenelg Council depot now occupy part of the site of the railway yards.

The South Australia Gas Company built a storehouse, coal store, purifying house, store, workshop and cottage in 1875 on a two acre site on Osmond Terrace, now Tapleys Hill Road, adjacent to the Waterworks. Initially the gas was used for street and household lighting only, but by 1890 was in demand for cooking. This gasworks employed a number of men in the production of gas and the management of the gasworks. It ceased production in 1923.

Small industrial concerns also flourished in Glenelg. For instance, John Inverarity developed a rag collecting business in St Leonards, which he developed into a cloth recycling works. The fishing industry continued into the early twentieth century, particularly crayfish boats which operated on the Kangaroo Island and Yorke Peninsula coast and moored at Glenelg. The growth in the residential character of Glenelg also provided much work for builders, plasterers, carpenters and other tradesmen who resided in Glenelg due to the availability of work. The development nearby of quarries at Brighton and the production of cement aided the building and construction industry in Glenelg.

Service industries in Glenelg including commercial, financial and retail areas developed particularly along Jetty Road which was a well known and well patronised shopping centre. Many long standing commercial houses were created in Jetty Road and remain to service Glenelg residents today. Other village centres, particularly the South Glenelg focused on Broadway, also provided neighbourhood services for local residents.

Jetty Road's retail status has been overtaken by regional retail centres particularly Marion, but it is still significant in local and State terms, as an example of a village-type shopping centre which has survived for reasons other than retail drawing power.

The attraction of Glenelg as a seaside resort meant that hotels, guesthouses and other places of accommodation were essential, particularly along the seafront and associated side streets. Many of the businesses along Jetty Road which provided food and meals profited greatly from the summer influx. Provision of theatres and later cinemas, providing entertainment for holiday

makers, were also important in developing facilities and businesses in Glenelg. Over time commercial premises have displaced the residential and accommodation structures in Jetty Road.

5.8 Events

The most significant event in Glenelg's history which is celebrated each year, is the commemoration of the declaration of the colony at Glenelg by the first Governor, Sir John Hindmarsh, on 28 December 1836. The proclamation was read close to, or possibly under, the Old Gum Tree which is located in McFarlane Street, Glenelg North. This commemoration has been, since 1857, repeated annually and is a major date in the history of South Australia. Associated with this commemoration each year is the Bay-Sheffield foot race and a large seaside carnival on Colley Reserve attended by thousands of South Australians.

6.0 HISTORIC CONSERVATION ZONES

6.1 Delineation of Historic Conservation Zones

Within the Council area, the Development Plan may identify precincts, known as Historic Conservation Zones, which delineate and highlight the distinctive historic, architectural and other characteristics of the particular area considered to be of heritage value. Places and elements, such as buildings, street patterns, street planting and kerbing, which contribute to this historic character may be included in the description of the Zone, scheduled and mapped. Individually documented state and local heritage places may be located within an Historic Conservation Zone and included in the schedule.

These areas should reflect important themes in the development of Glenelg and should provide context for the understanding of the history of the suburb. Boundaries of Historic Conservation Zones should be clearly defined and all places of heritage value within the Zone marked clearly. The following areas exhibit distinctive historic character and are clearly identifiable within the built environment of Glenelg. They have been assessed both historically and physically to determine their suitability for delineation as specific Historic Conservation Zones, within a Heritage PAR, or whether other planning controls are more appropriate.

The Historic Conservation Zones delineated here may not necessarily accord with current zoning, and consideration needs to be given to the appropriate method of integrating conservation principles into the existing zoning framework.

6.2 Historic Conservation Zones or Character Areas Assessed

6.2.1 Early Village Development of Glenelg

An Historic Conservation Zone based on Torrens Square, incorporating the early streets of Lights plan, clearly represents the early residential development of the initial subdivision around St Peters Anglican Church, and the village of Glenelg. It could be named Central Glenelg Village Historic Conservation Zone.

History and Description

The first survey of Glenelg Township included the rectangular section bounded by Colley Terrace, Jetty Road, Gordon Street and Anzac Highway, as well as a less regular section to the north along the edge of the Patawalonga. Typically for subdivision undertaken by Colonel William Light, the focal point of the southern section of the village was the central square, named Torrens Square, to be occupied by the church. Each small section of street had a different name on the original plan, although for practical reasons the one name was continued the full length of each street before too long. This plan was lodged at the General Records Office as G.P 24/1855 but was actually drawn up in 1839.

This section of Glenelg still contains some examples of buildings constructed in the earliest period of settlement, and these are distinguishable by their low scale, relatively small dimensions, and basic building details. Unfortunately, houses of this period, unless extremely well maintained, are often in poor structural condition. Many, such as the row at 40 Nile Street, have recently been demolished.

As the original large allotments were subdivided, more residences were constructed during the 1870s and 1880s. There are a large number of houses of the mid-Victorian period within this precinct which exhibit typical design characteristics of stone walls with elaborate render detailing, particularly around windows and doors, verandahs with decorative cast iron trim, and corrugated iron roofs.

There are also some houses constructed in the 1920s, which are also indicative of a significant period of residential growth in Glenelg. More recent buildings were often constructed on the site of demolished early structures.

The road pattern has been retained and the central square, containing St Peters Anglican Church (State Heritage Register) and two mature figs on the northern side, forms an important focus of the area. The main detracting element in the proposed zone is the vacant land/car park to the south east of the square.

The following places contribute to the historic character of this zone:

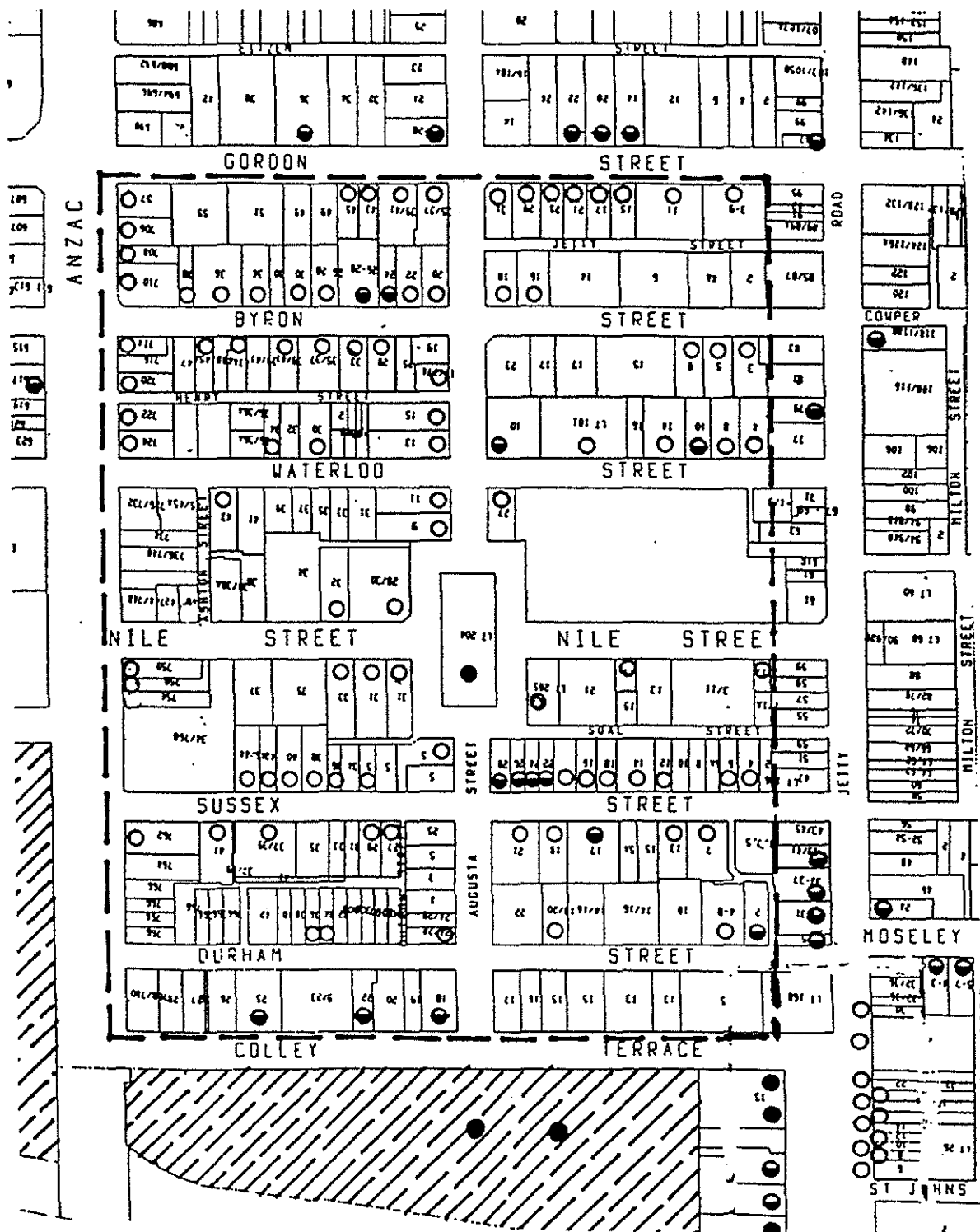
- 704, 706, 708, 710, 714, 720, 722, 724, 746, 750, 752, 762 **Anzac Highway** (south side)
- 7 (early and changed, corner Sussex Street), 9, 10 (The Rectory), 11, 13, 15, 17 **Augusta Street**
- 1, 3, 5, 7, 9, 16, 18, 20, 22, 24, 25, 26, 27, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 41, 43, 45 **Byron Street**
- 18 (former Theatre), 22, 25 **Colley Terrace**
- 2, 4, 6, 8, 18, 20, 24, (very early), 34, 36 **Durham Street**
- 4, 6, 9, 11, 14, 16, 18, 20, 35, 36, 37, 41, 43, 44, 45 **Gordon Street**
- 1, 3, 5, 7, 9, 11, 19, 29-33 (corner Torrens Square) **Nile Street**
- 4, 6, 9, 11, 12 (very early), 13, 14, 17, 18, 19, 20, 21, 22, 24, 26, 27, 28, 32, 36, 37, 38, 39, 40, 41, 42, 44 **Sussex Street**
- 1 - 4 **Torrens Square** (1920s flats)
- 2, 4, 6, 8, 14, 18-20 (St Peters School), 30, 34, 43 **Waterloo Street**

Recommendations

An Historic Conservation Zone which delineates the early subdivision of Glenelg village should be created. It may be necessary to exclude the commercial strip along Jetty Road, due to current commercial zoning.

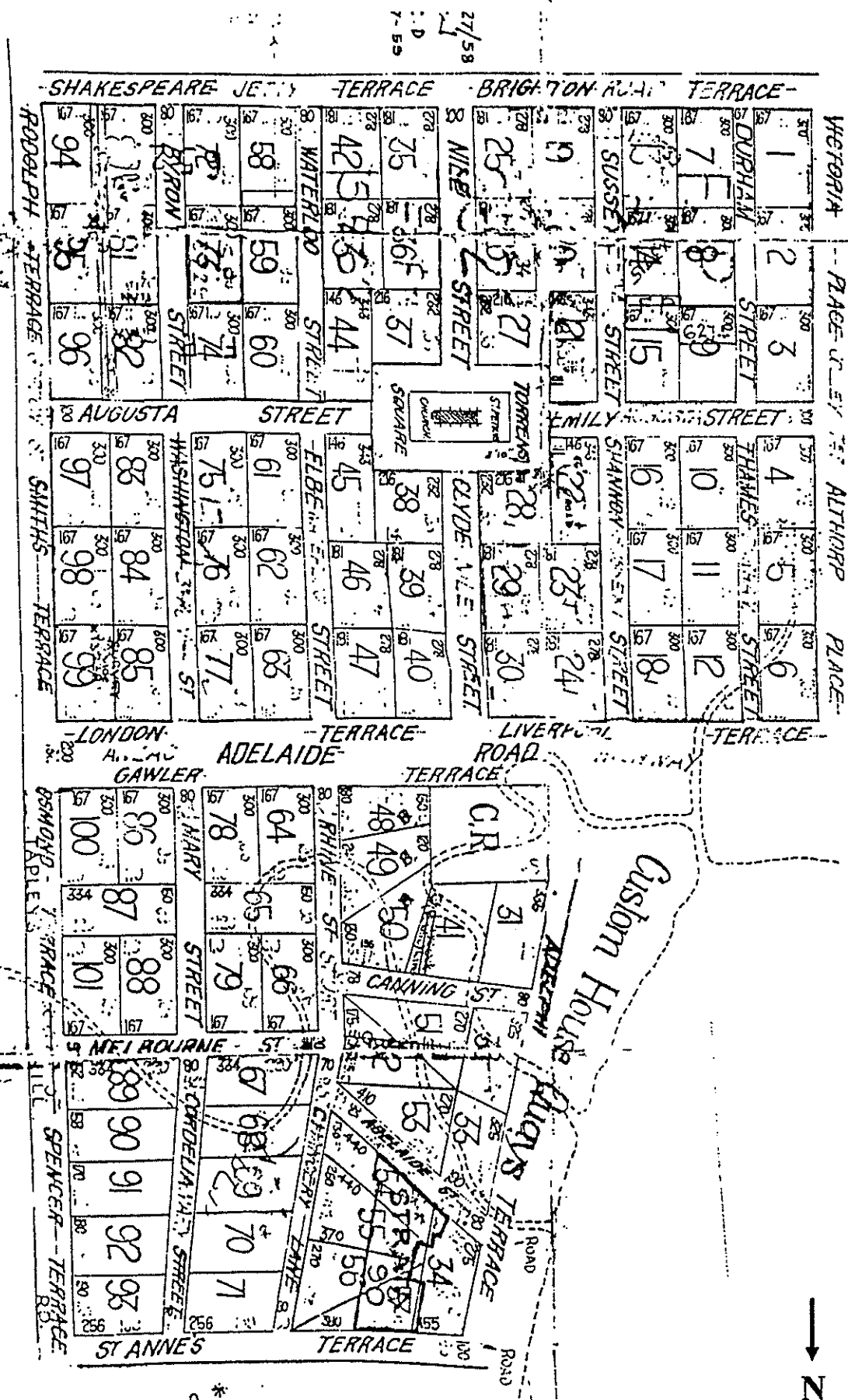
Objectives and principles of development control should be prepared which will ensure the retention of the historic character of the zone.

Planting should occur around the Car Park to screen this detracting element.

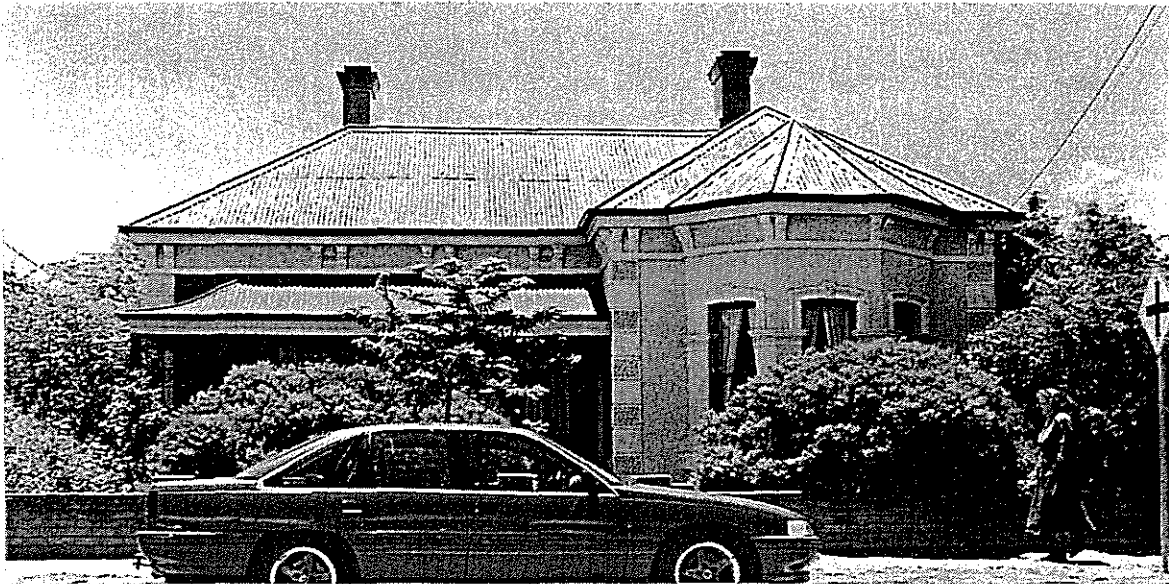
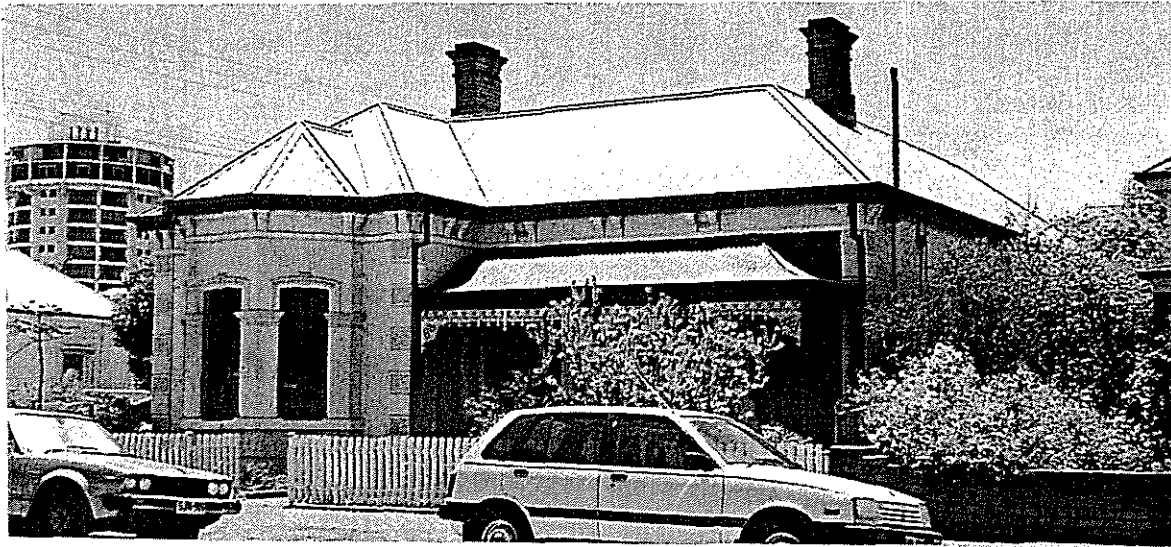


- State Heritage Place
- Local Heritage Place
- Contributory Place

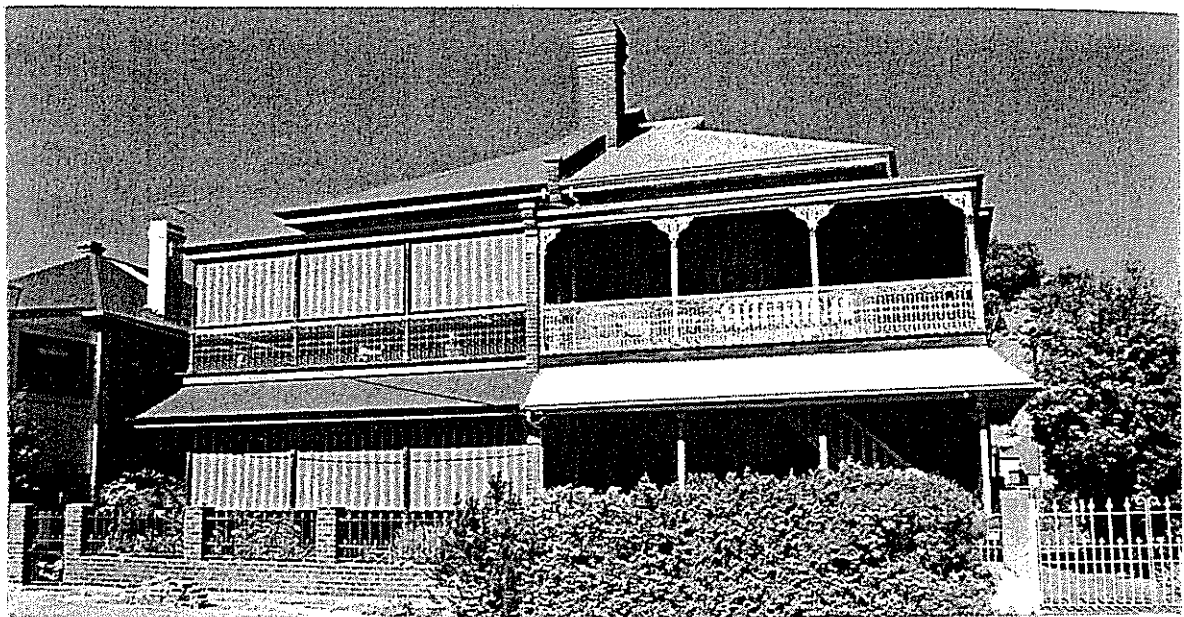
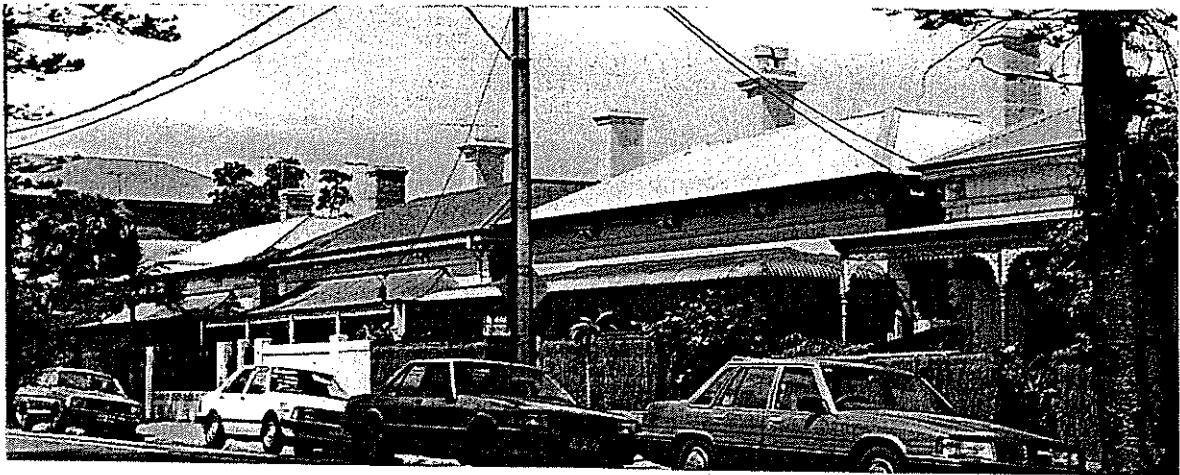
Central Glenelg Village
Recommended Boundary of Historic Conservation Zone



Original Subdivision of Area
(Source: LTO-GP 24/1855)



Typical Victorian Housing in Zone



Typical Victorian Housing in Zone

6.2.2 Victorian Residential Development in Glenelg

The area first subdivided as New Glenelg on the Partridge Street/Broadway nexus, which includes Penzance, Hastings, Ramsgate Alma, Morley, Bath and Robert Streets, contains a concentrated example of late Victorian and early Twentieth Century residential development within an early subdivided section.

History and Description

This area of Section 205 was subdivided by John Bentham Neales soon after he purchased it in 1850 and PRO Plan No. 212/1854 indicates the initial laying out of streets within this section. The area, which was bounded by Pier Street to the north, Brighton Road to the east, Bath Street to the south, and the Esplanade, was subdivided into large allotments on the western, or sea, side of the Section with smaller narrow regularly-spaced allotments in the eastern section from Hastings Street to Brighton Road. Presumably, Neales intention was to provide land to suit all pockets and the subdivision is a physical statement in microcosm of the social principles on which the colony of South Australia was founded. However, over time many of the larger allotments were resubdivided into smaller allotment sizes. The period of most intense residential development within this area was during the 1870s and 1880s and then again during the 1920s when some vacant allotments were infilled with houses. While not totally consistent in housing period and style, this area nevertheless represents typical residential development in Glenelg based on an early subdivision. There are excellent examples of all domestic architectural types, styles, and periods, from the largest of seaside mansions (Glenara), to the humblest of workers cottages (2 John St).

The rows of Norfolk Island Pines, planted as street trees, also contribute to the character and are a notable element in the area. Vistas along the Broadway and Partridge Street particularly are enhanced by this planting.

The following places contribute to the historic character of the zone:

- 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 21, 22, 23 **Alma Street**
- 1 **Baker Street**
- 1, 3, 5, 7, 8, 9, 10, 12, 13, 14, 16, 18, 20, 21, 22, 24, 26, 36, 38, 40 (former chapel), 48, 50, 68, 70, 72 **Bath Street**
- Broadway Hotel (corner Pier Street), 101, 103, 105, 107, 109, 111, 115, 117, 119, 121, 123, 125, 127 **Brighton Road**
- 8, 10, 12, 14 **Bristol Street**
- 2, 4, 5, 11, 18a, 19, 20, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 (Blanche Villa), 35, 36, 38, 40, 42, 47, 49, 52, 57, 59 (Broadway Hotel), 64 (shop), 65, 66, 67, 68, 70, 73, 76, 77, 80, 81, 82, 83, 85, 86, 87, 88, 90, 91 **Broadway**
- 4 **Church Street**
- 5 (Glenelg Community Hospital), 6, 9, 10, 13, 14, 15, 17, 18, 19, 20, 21, 23, 25 **Farrell Street**
- 2, 4, 5, 6, 9, 10, 11, 13, 14, 15, 18, 20, 21, 23, 27, 32, 34, 36, 37, 40, 42, 44, 45 (St Martins Anglican Church), 46, 47, 48, 49, 51, 54, 56, 58, 60, 62, 64, 72 **Hastings Street**
- 2 (early and small), 5 **John Street**
- 1, 3, 6, 8, 9, 10, 11, 12, 13, 14, 16, 18 **Morley Street**

- 44, 46, 48, 50, 52, 54, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 68, 70, 71 (corner shop), 72, 74, 76, 78, 82, 83, 84, 85, 86, 86a, 92, 93, 95, 97, 99, 101, 116 **Moseley Street**
- 47, 53, 55, 56, 57, 58, 59, 60, 61, 64, 65, 66, 67, 70, 72, 74, 76, 78, 80, 84, 85, 88 (shops), 89, 91, 93, 94, 96, 98, 100, 104, 106, 110, 112 **Partridge Street**
- 35, 37, 38, 39, 40, 41, 43, 44, 45, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 73, 74, 75, 76, 78, 79, 80, 82, 84, 85, 86, 87, 90 **Penzance Street**
- 22, 36, 40, 44, 46, 48, 54 **Pier Street**
- 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 (Wilson Learning & Resource Centre), 26, 27, 28, 30, 34, 36, 40, 42, 44 **Ramsgate Street**
- 1, 4, 6, 15 (Restormel) **Robert Street**
- 27,28,29,36 **South Esplanade**
- 1, 2, 6 **Union Street**
- 2, 4, 5, 6, 7 **Victoria Street**

Recommendations

An Historic Conservation Zone with boundaries which enclose the early subdivision of New Glenelg should be delineated. Objectives and principles of development control should be prepared which will ensure the retention of the historic character of the zone.



● State Heritage Place

◐ Local Heritage Place

○ Contributory Place

New Glenelg

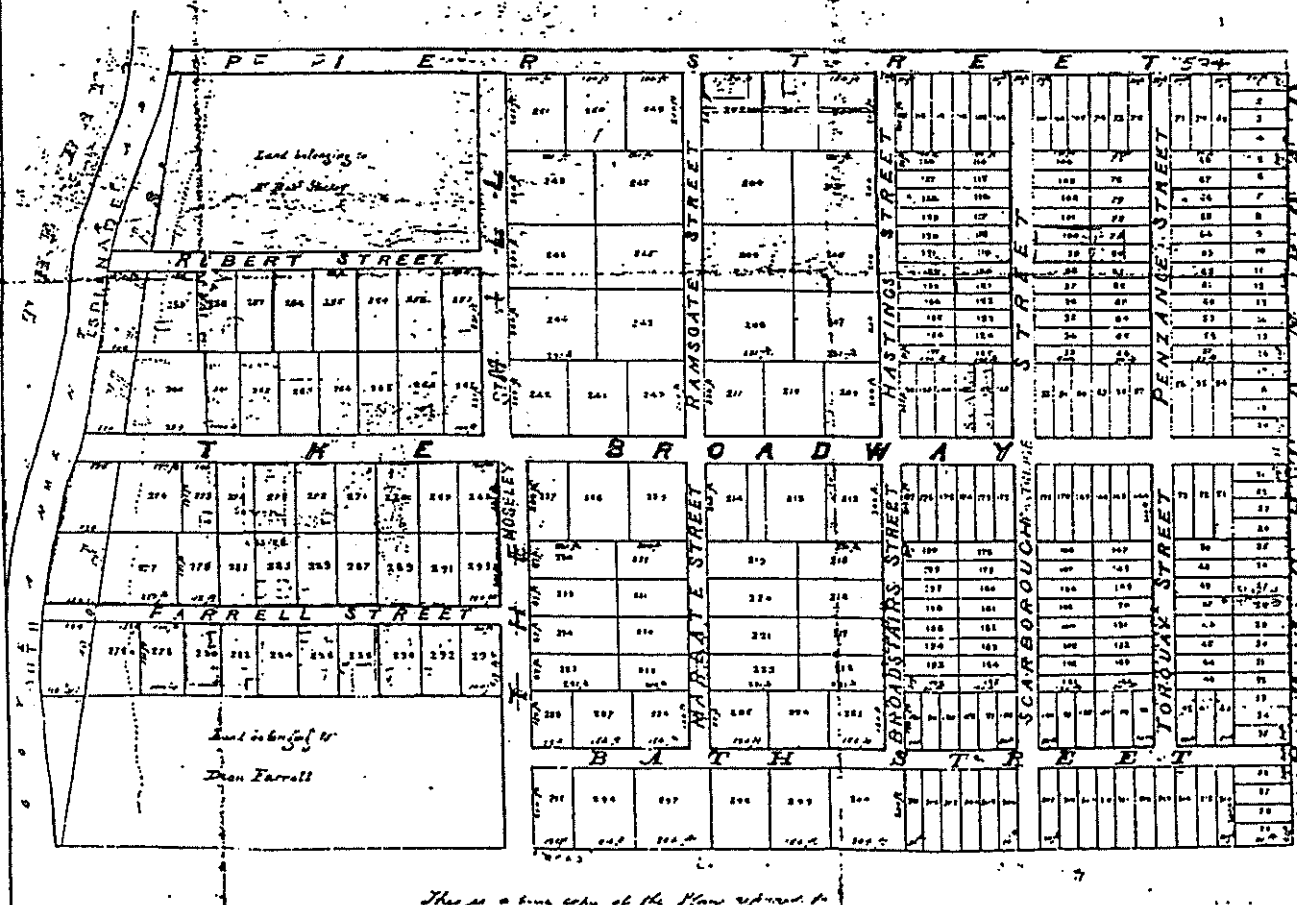
Recommended Boundary of Historic Conservation Zone

G.P. 2 1 2 / 185 4

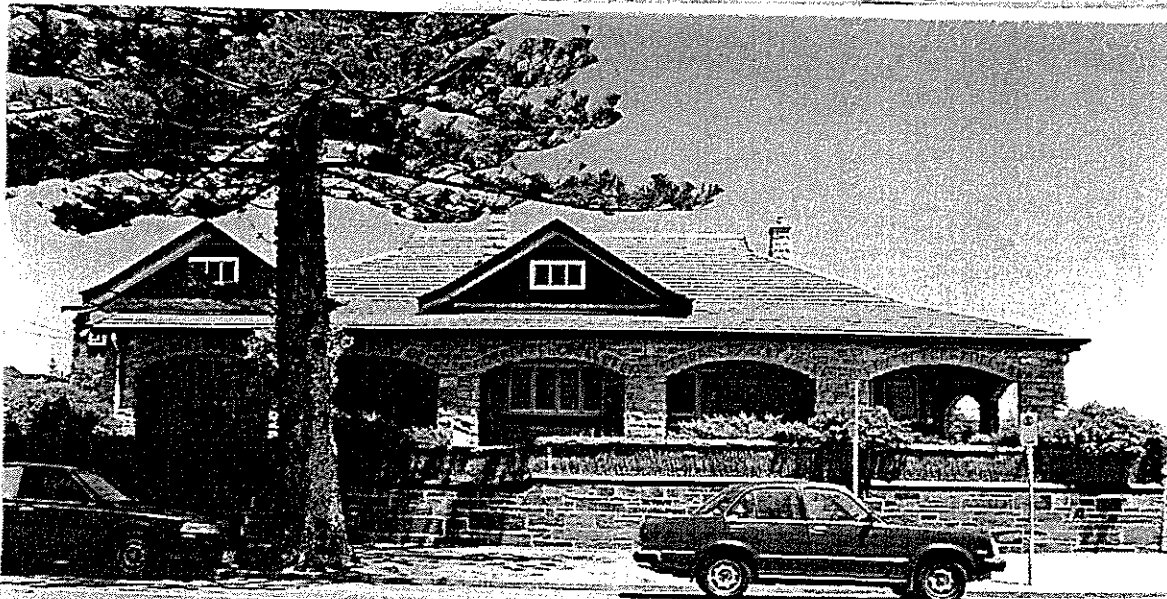
MAP OF
TOWNSHIP
OF
NEW GLENELG

There is a new crop of the common form of the disease of New Jersey, and we are again making it of July 1854 —

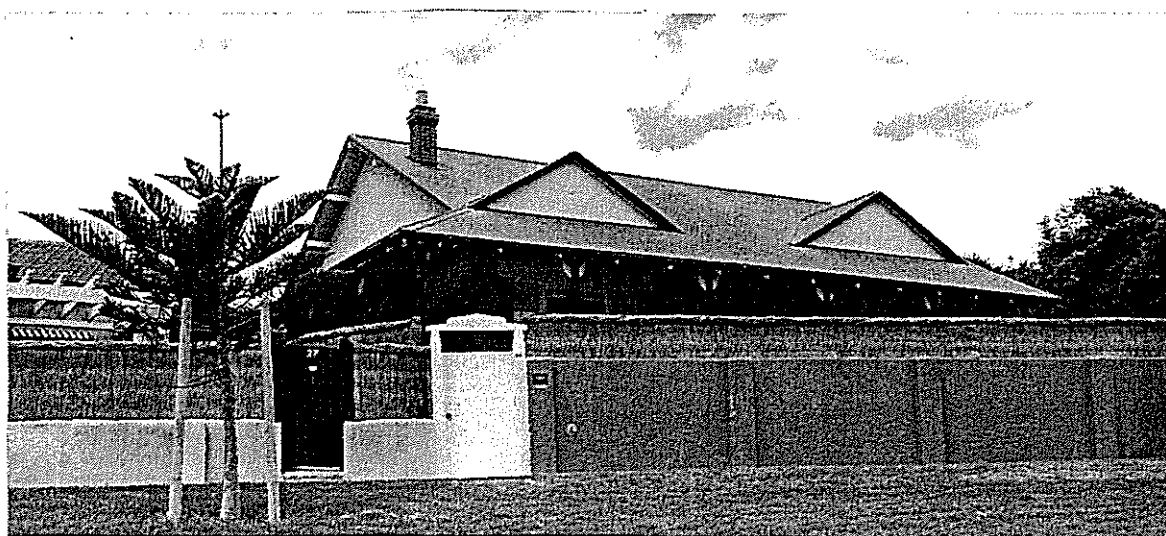
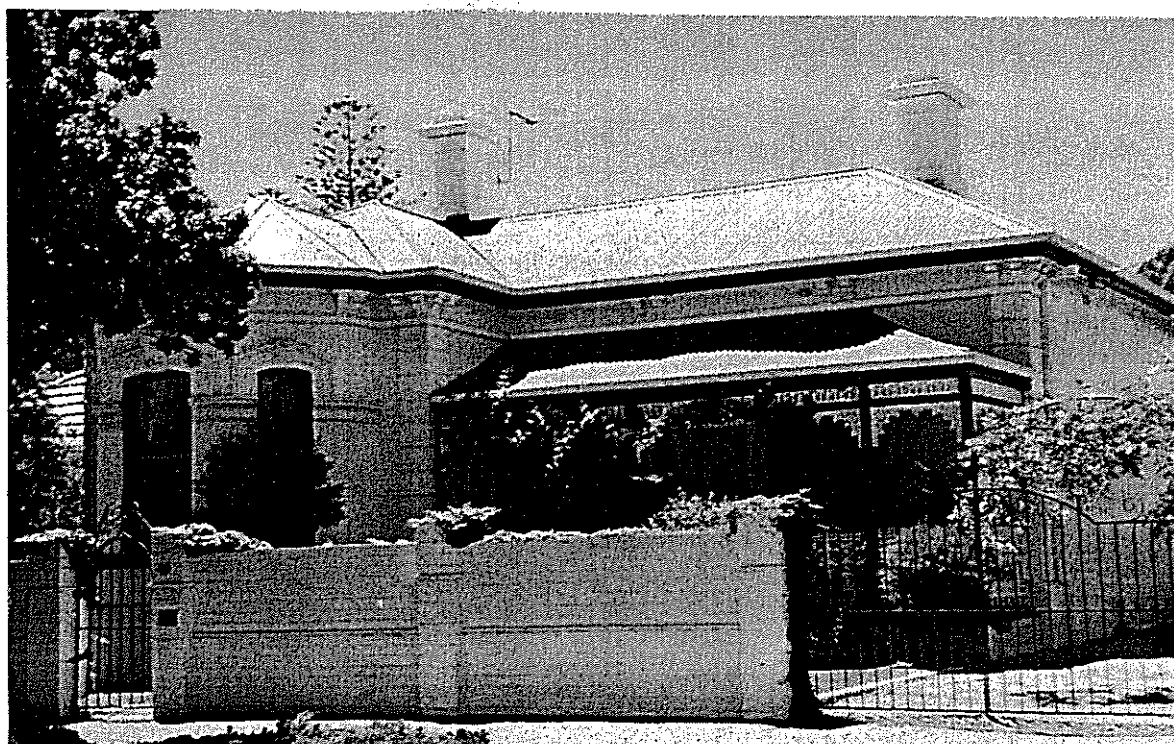
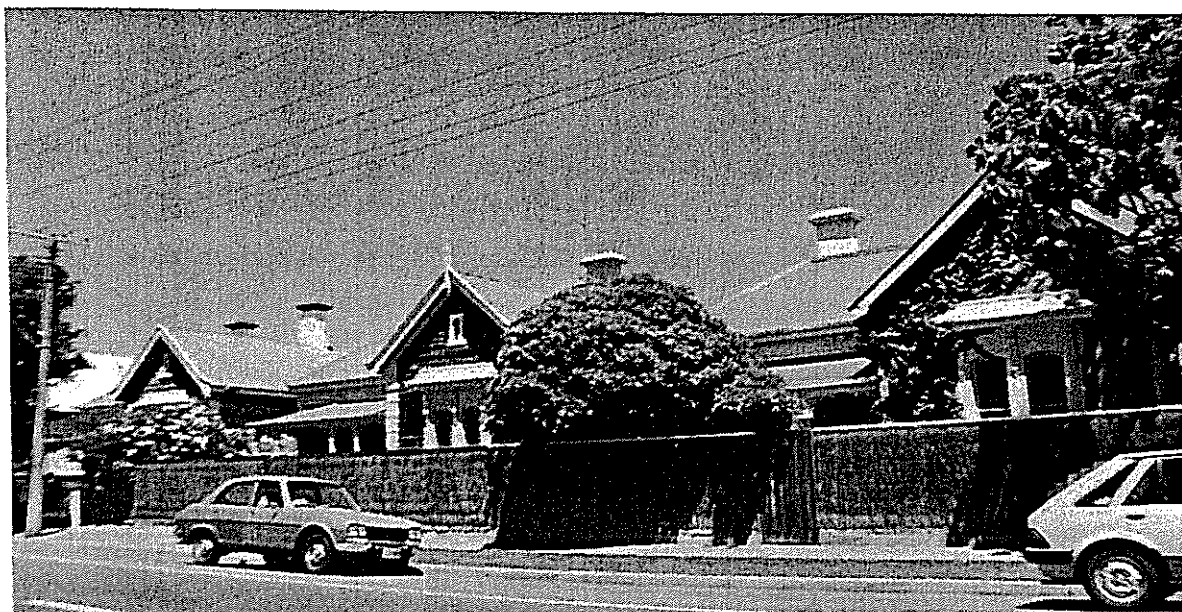
Wm. B. B. B. B.



Original Subdivision of Area (LTO: GP212/1854)



Current Views of Glenelg South



Current Views of Glenelg South

6.2.3 Seafront Development

The South Esplanade was originally an area of construction of 1860s and 1870s seaside mansions through to the early twentieth century, and is representative of development of Glenelg as a significant marine resort.

History and Description

The South Esplanade was particularly favoured as a place for Adelaide's wealthy to establish a seaside residence for retreat during the summer months. Part of Section 204, it had the advantage of being surveyed close to the seafront and was developed during the mid 1870s after being subdivided into large allotments. Seafield Tower for example, was built in 1876 as a seaside home of Sir Henry Ayers and Sir Thomas Elder.

Sea walls were built along this southern section of foreshore as early as the 1860s to control the sand drifts across the dunes which continued to be a problem until the beach front was levelled and grassed in 1913. This landscaping work necessitated the closing of the Esplanade and the Broadway to vehicular traffic, and this created a legal battle with the residents of the time. Further beachfront works were carried out in 1929 (with Tamarisks and Norfolk Island Pines planted in 1931). More recently a grassed section of pedestrianised foreshore was created, contrasting the residential section of the Esplanade with the paved foreshore to the north of the Town Hall.

Representative examples of houses from the 1870s include:

- 3-4 Esplanade South (note number 5 demolished)
- "Seafield Towers", 6-7 Esplanade South (State Heritage registered)
- Houses, 10-11 Esplanade South
- "Stormont", 14 Esplanade South (State Heritage registered)
- "The Oriental", 16 Esplanade South (State Heritage registered)
- "Seawall Apartments", 21-25 Esplanade South

Recommendations

It is not recommended that the South Esplanade be delineated as an Historic Residential Conservation Zone. It may be more appropriate to separately delineate the landscaped foreshore as a natural conservation reserve.

Due to the current zoning of the South Esplanade as a high rise residential area, the physical character of this stretch of foreshore has been changed greatly by the construction of residential apartment blocks in the last twenty years. Very few original 1860s-1880s seafront mansions remain and those that do are included on the State Heritage Register with attendant conservation constraints. Remnants of early mansions remain in the form of original cast iron and masonry fences to the Esplanade frontage, but the early residences have either been demolished or altered out of recognition of the original character. Some 1920s residences remain, but again these are now set between later multi-storey apartment blocks

The Norfolk Island pines and tamarisk trees which were planted in the 1930s still edge the seaside walk along the South Esplanade. These should be carefully maintained to ensure their longevity and new trees planted of the same species when existing trees die.

6.2.4 Civic Centre

Moseley Square precinct has government and institutional buildings on the north side and commercial and accommodation buildings to the east and south side of the square. These, with the focus on the jetty to the north and the access of the railway/tramway into the Square are indicative of the development of all facets of the municipal character of Glenelg.

History and Description

The area designated now as Moseley Square developed from an area of Crown land at the end of Jetty Road between Colley Terrace and the boundary of Section 204. It was not initially designed as a Town Square, but developed as open public space as Government buildings were constructed along the northern edge of the area. Henry Moseley, who had purchased the north western corner of Section 204 from the South Australian Company built the Pier Hotel in 1855, and the Jetty was completed in line with Jetty Road in 1859. The Mail Steamers which called at Glenelg Jetty necessitated the construction of the Post Office and Telegraph Station, which were built on Government land and thus delineated the northern corner of Moseley Square. A Police Station was constructed in Moseley Square in 1865. The Jetty Hotel (now St Vincent's Hotel) was opened on the south east side of the Square in 1869. The next major construction within the Square was the Railway Station, opened in 1873, as the Railway from the City to Glenelg along Jetty Road terminated in Moseley Square. The southern edge of Moseley Square was built up with commercial premises on private land purchased from the South Australian Company as the section was subdivided. Then in 1875 the Crown Land Reserve area was conveyed Glenelg Council, and the Institute which later became the Town Hall, was constructed.

With the celebration of Commemoration Day each year, hundreds of visitors to Glenelg congregated in Moseley Square and Colley Reserve and the Jetty was the focal point for many of the festivities. A major building on the eastern edge of the Square was the Grand Residential Hotel, constructed in 1906. However, this has been demolished.

Public and institutional buildings which contribute to the character of the zone include:

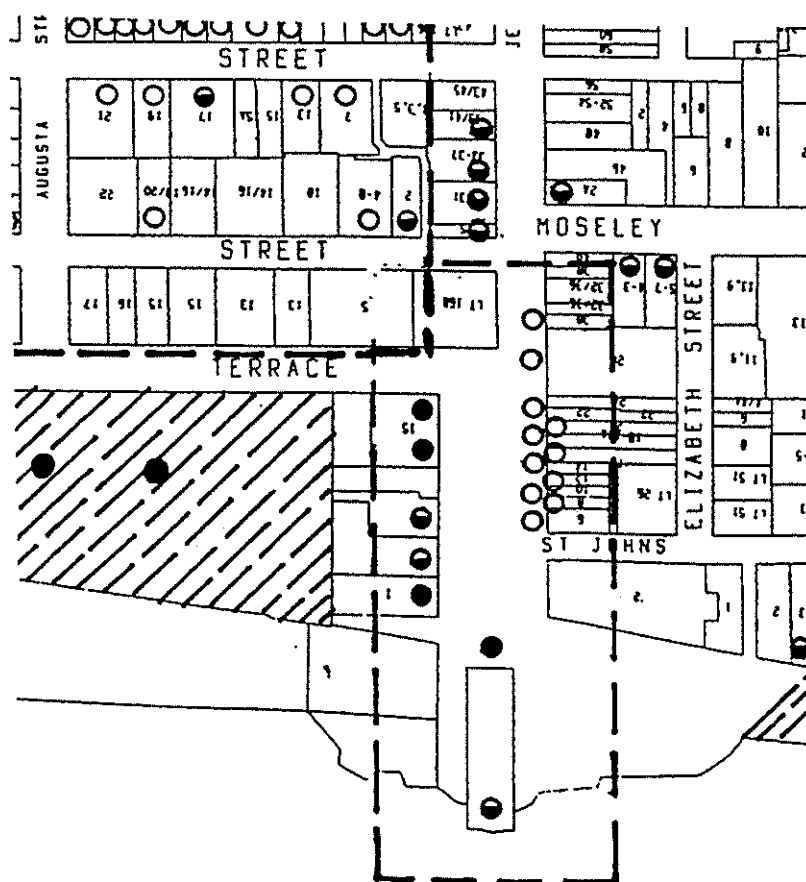
- Post Office (State Heritage registered)
- The Post Office residence (State Heritage registered)
- The Police Station
- The Court House
- Town Hall (State Heritage registered)
- Pioneer's Memorial (State Heritage registered)
- Glenelg Jetty

Private commercial buildings which contribute to the character of the zone include:

- 4-6 Jetty Road
- 8 Jetty Road
- 10 Jetty Road
- 12 Jetty Road
- 14 Jetty Road
- 16, 18, 20 Jetty Road
- 22 Jetty Road
- St Vincent's Hotel, 24-30 Jetty Road

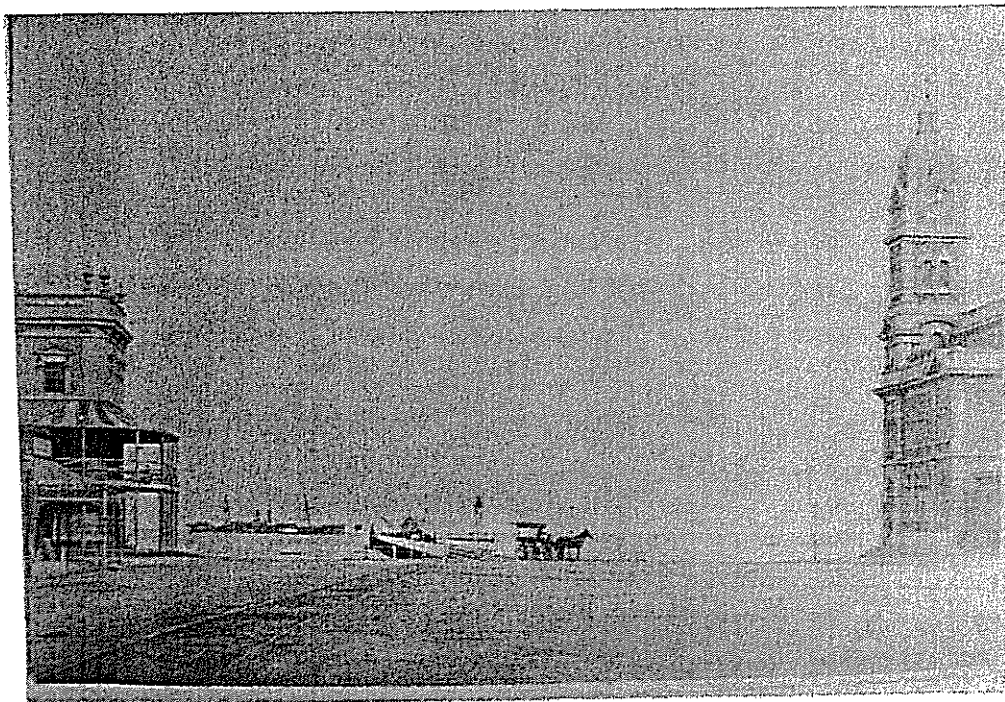
Recommendations

It is recommended that an Historic Conservation Zone which delineates Moseley Square be created, and objectives and principles of development control be prepared which ensure appropriate development while protecting the historic character of the zone.



- State Heritage Place
- ◐ Local Heritage Place
- Contributory Place

Moseley Square
Recommended Boundary of Historic Conservation Zone



*1880s (Source:
MLSA B11370)*

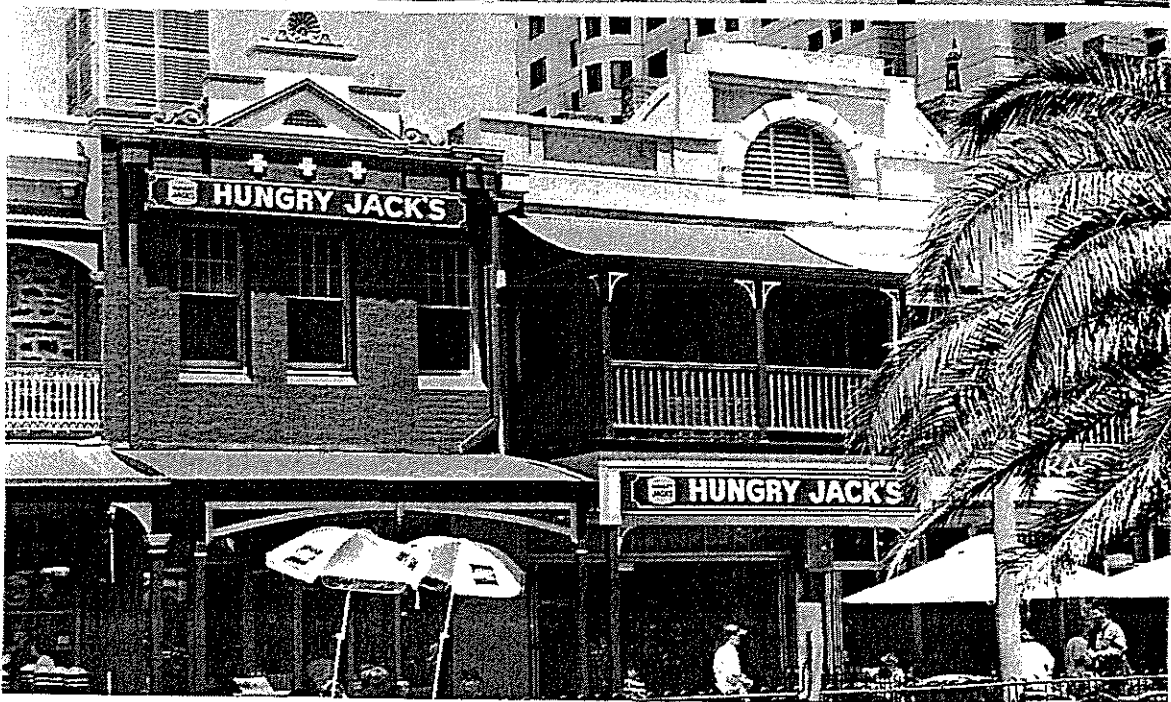
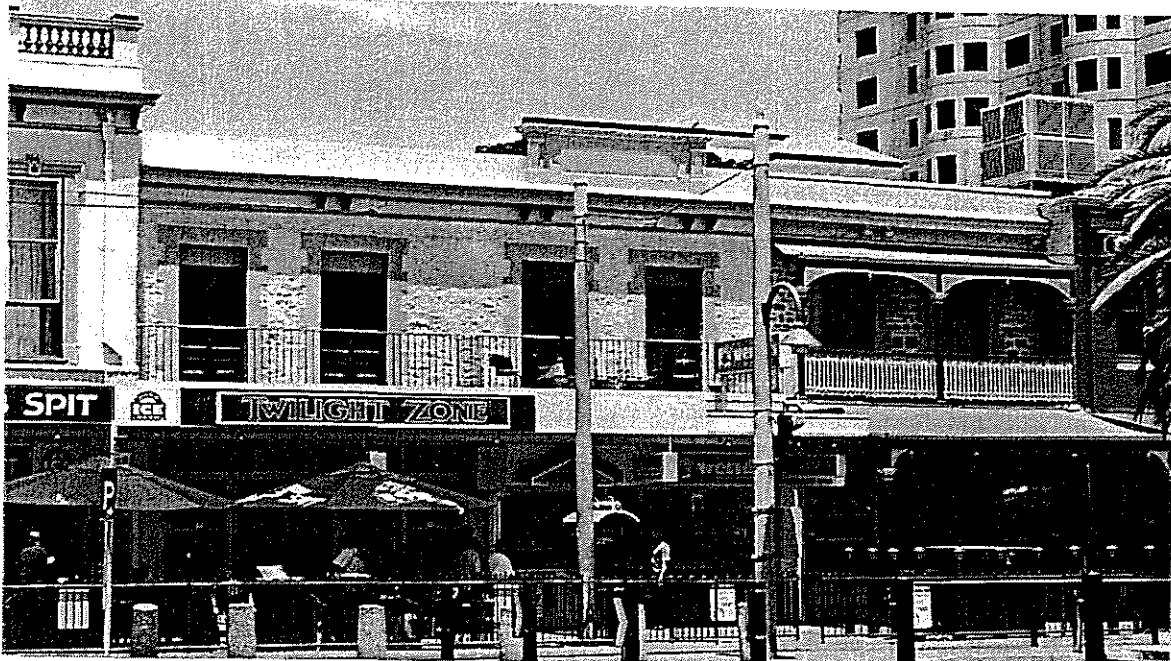


*1914 (Source:
Glenelg Council
Archives)*



*1955 (Source:
Glenelg Council
Archives).*

Early Views of Moseley Square



Current Views of Moseley Square

6.2.5 Early Twentieth Century Residential Development

Maturin Road is an excellent example of a range of houses constructed in the late 1890s to early twentieth century and contains a large number of consistently contributory residences.

History and Description

Maturin Road allotments resulted from subdivision of two formerly large properties around the turn of the century. The drainage of the low swampy areas east of Moseley Street was completed and the development of these areas for more intensive subdivision was possible. The allotments on the north of the street originally formed part of the land around The Olives, Edward A Wright's home. Those on the south-east end of the street were part of "Bromley" owned by Colonel Maturin ("Bromley" has since been demolished). The allotments in the south-west end of Maturin Road were part of an earlier subdivision in 1886 by W & T Giles, which was reactivated in 1912.

Maturin Road itself is quite narrow compared to adjacent major residential streets but allotments have substantial garden planting, to compensate for the lack of street planting. All houses which have been identified in the street date from post 1910. Some earlier buildings which predated this subdivision were demolished during the 1960s and 1970s for redevelopment, although behind number 18 is a Coach House dating from the 1880s.

Murray Mudge House which is not included in the zone at number 5 was constructed in 1899 for Charles Irwin to the design of architect Thomas English, and has been separately assessed as a local heritage place.

Early twentieth century residences in Maturin Road which contribute to the character of the zone include:

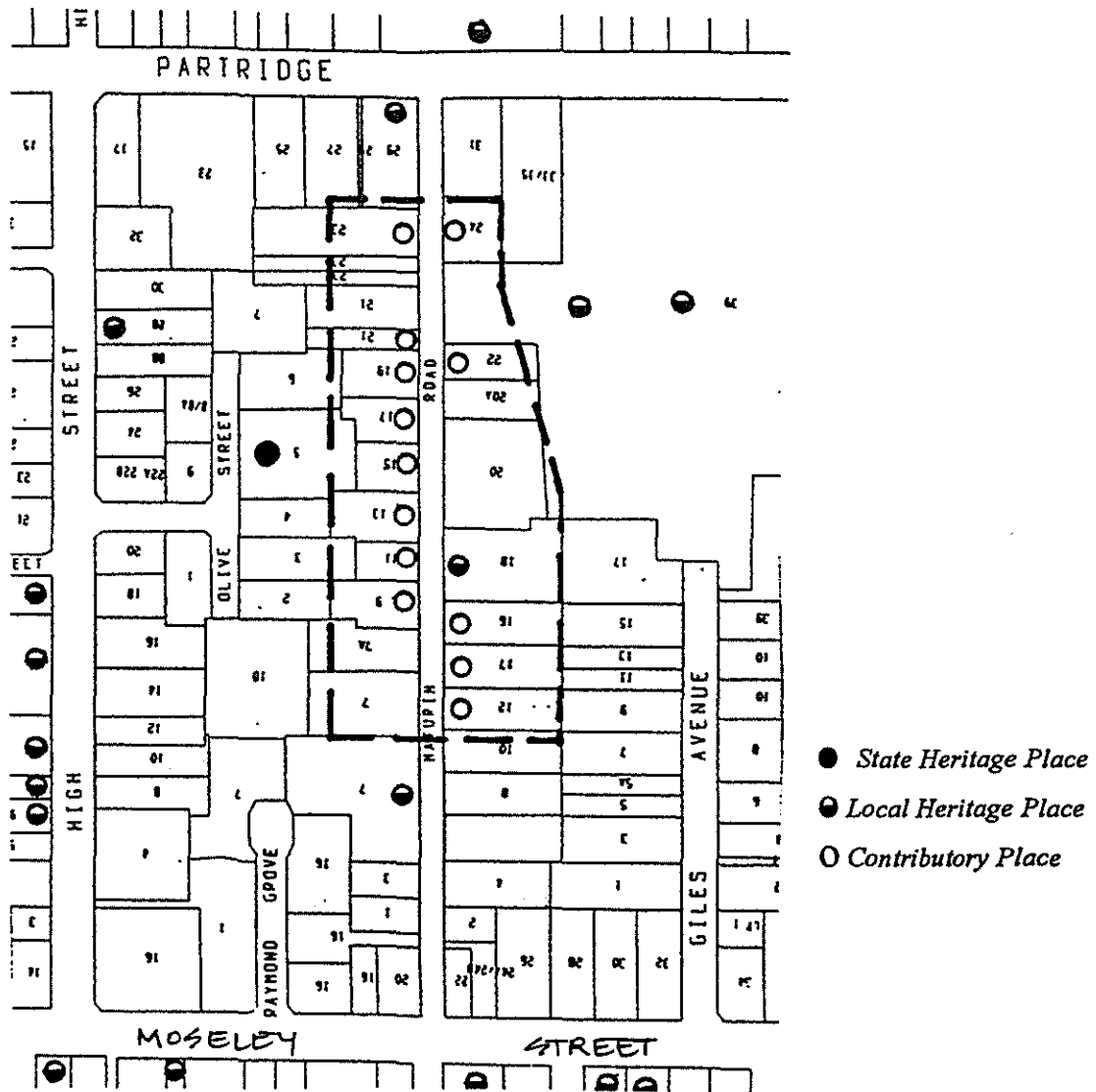
- North Side - numbers 9, 11, 12, 15, 17, 19, 21 and 23
- South Side - numbers 12, 14, 16, 18, 22 and 24

Recommendations

It is recommended that an Historic Conservation Zone which delineates early twentieth century housing in Maturin Road be created. Objectives and Principles of Development Control which will ensure the retention of the historic character of the zone should be formulated



Current View of Maturin Road Residences



Maturin Road

Recommended Boundary of Historic Conservation Zone



Current View of Maturin Road Residences

6.2.6 1920s Town Planning

The Da Costa Park Subdivision, which was created in 1923, is indicative of 1920s Town Planning practise with the creation of angled, diagonal streets and a central park/reserve focus.

History and Description

The subdivision of this part of Section 214 was undertaken in 1923 by the St Peters College board of governors and over 200 generous allotments of 50' frontage created around the Da Costa Reserve and west to the Glenelg Oval Reserve. The subdivision was surveyed by Louis Bailey and named by the school. A major school benefactor, Mr Da Costa, was commemorated in the naming of the subdivision, and the school association recalled in the naming of St Peters Street and College Road (later changed to Buttrose Street). The subdivision is now part of East Glenelg and the reserve is known as Da Costa Park.

The reserve forms a landscaped area within the subdivision and is a focal area for a significant subdivision of 1920s houses displaying a range of design elements typical of that period. It is triangular in shape and edged with a double row of mature trees, the outer row being Ash and the inner row Canary Island Date Palms. It is transversed from the hypotenuse to the apex by a path lined with Ash trees. At the northern end the park contains a recent children's playground. The subdivision is typical of the period incorporating elements of the garden city town planning theories which include areas of recreational space for residents amongst new subdivisions, and streets linked at the diagonal.

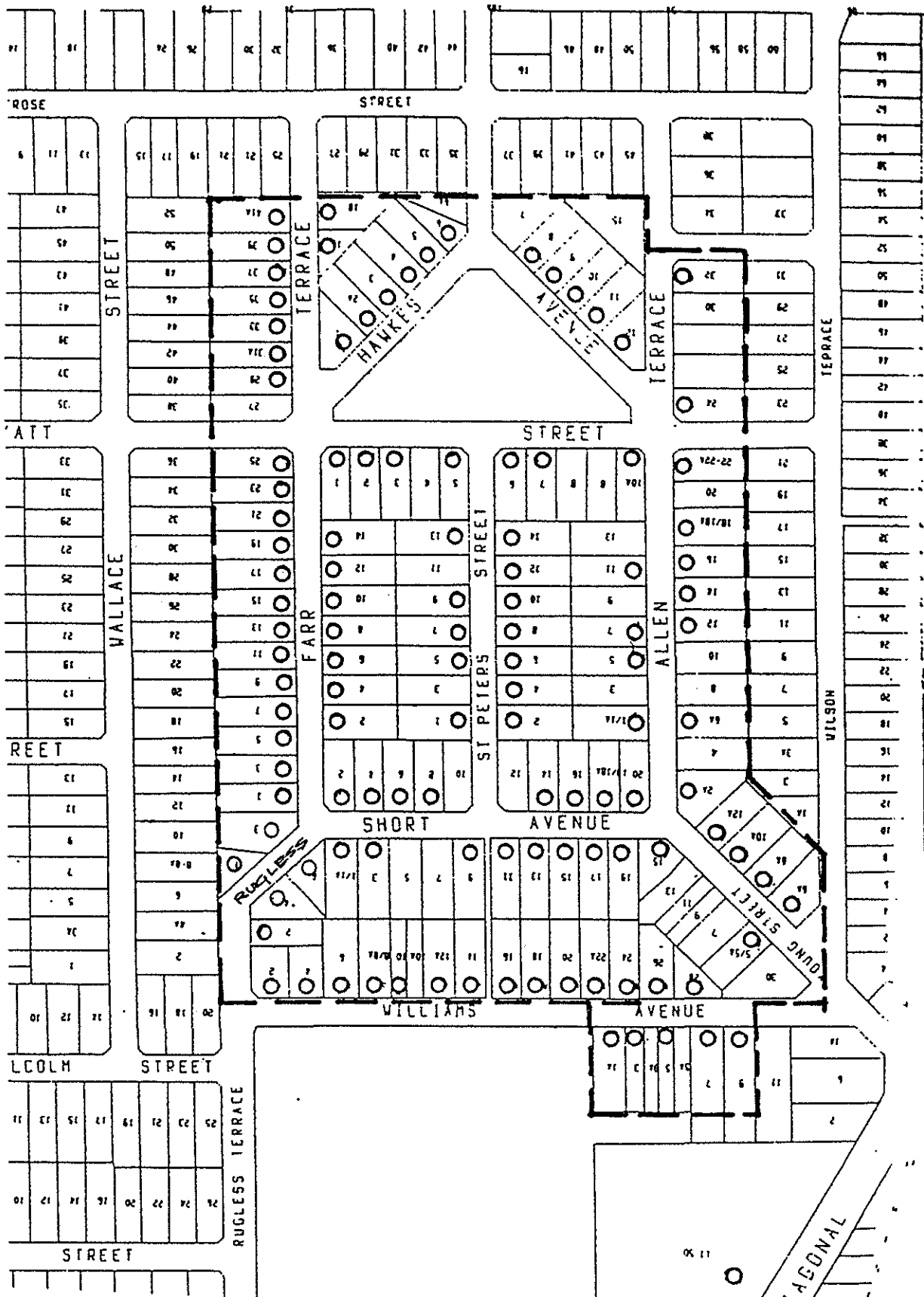
Typical housing styles within this subdivision include Tudor Revival and Californian Bungalow with strong masonry walling and terra cotta tiled roofs in the case of the bungalows, and usually corrugated iron on the steep pitches of the Tudor style houses. Many of these houses also retain original fences, constructed at the same time as the house.

The following places contribute to the character of this zone:

- 1, 2, 5, 6, 7, 11, 12, 14, 16, 18, 22, 24, 32 **Allen Terrace**
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 23, 25, 29, 31, 33, 35, 37, 39, 41 **Farr Terrace**
- 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12 **Hawkes Avenue**
- 1, 2, 3, 4, 6 **Rugless Terrace**
- 1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 **St Peters Street**
- 1, 2, 3, 4, 6, 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20 **Short Avenue**
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 **Williams Avenue**
- 1, 2, 3, 5, 6, 7, 10, **Wyatt Street**
- 5, 6, 8, 10, 12, 15 **Young Street**

Recommendations

It is recommended that an Historic Conservation Zone be delineated which will enclose the subdivision of Da Costa Park. This should ensure the retention of all 1920s dwellings. Reconsider fences when new fences are proposed. Use masonry which reflects the materials of the house or alternatively timber and woven wire. Continue to maintain Da Costa Park, replacing any unhealthy trees with similar original species of planting, ie. Ashes, Canary Island date palms. There should be no new planting in the open areas of the park.

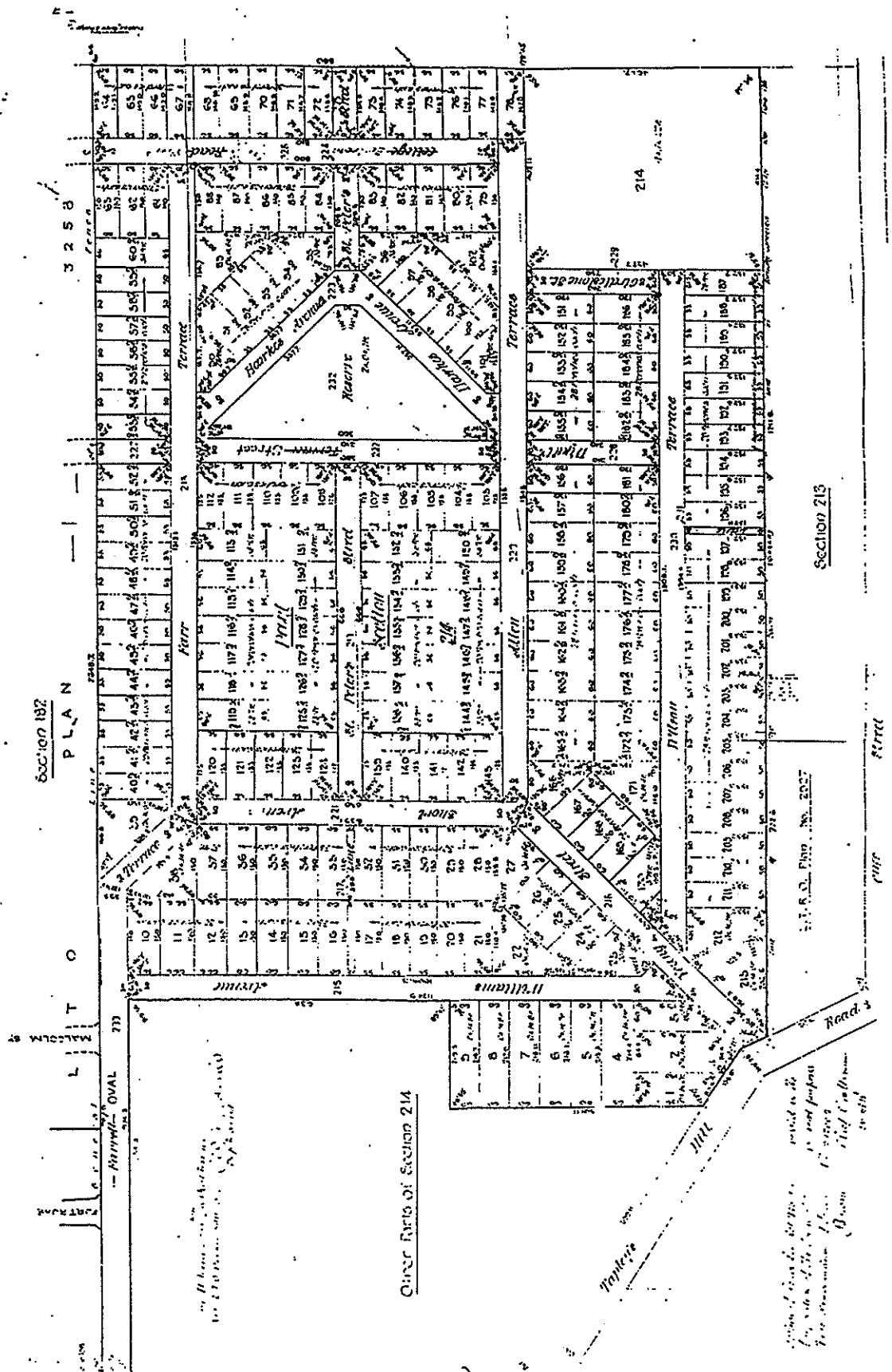


- State Heritage Place
- Local Heritage Place
- Contributory Place

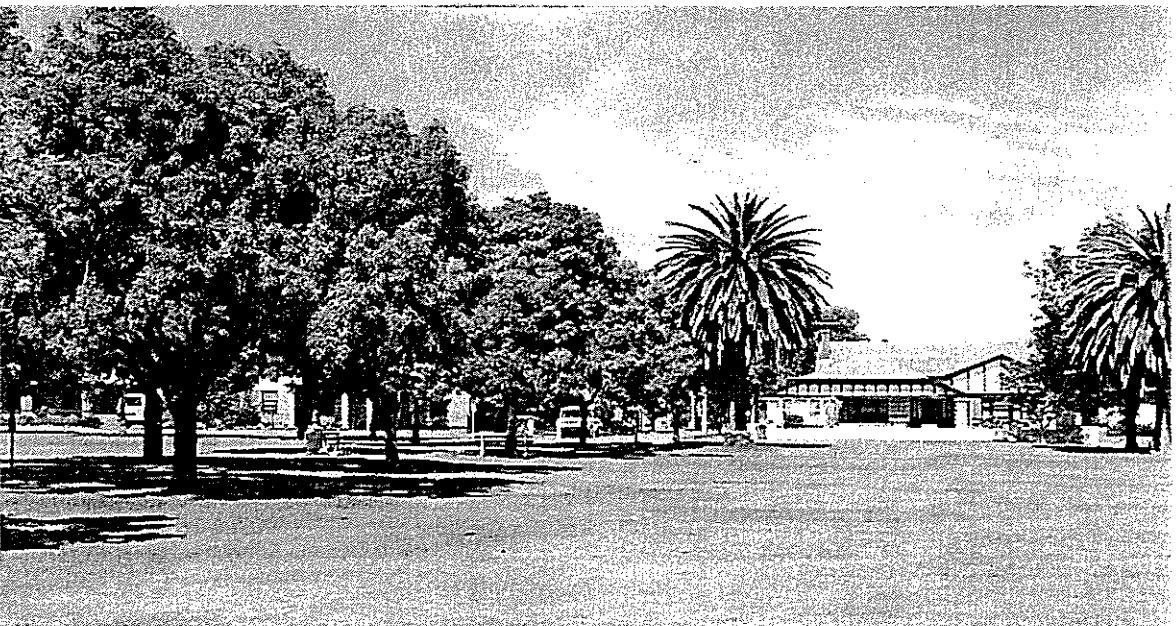
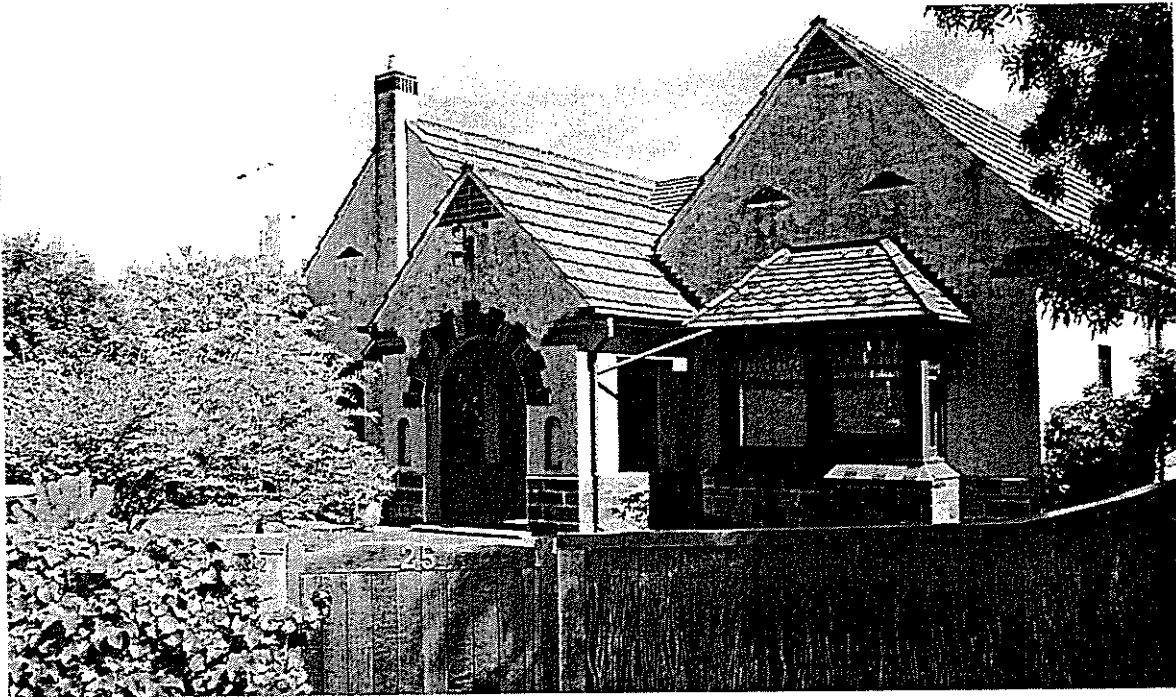
Da Costa Park
Recommended Boundary of Historic Conservation Zone

DA COSTA PARK

Subdivision of portion of Section 214
Rd of Norlungga.



Original Subdivision of Area (Source: LTO D.P.3010)



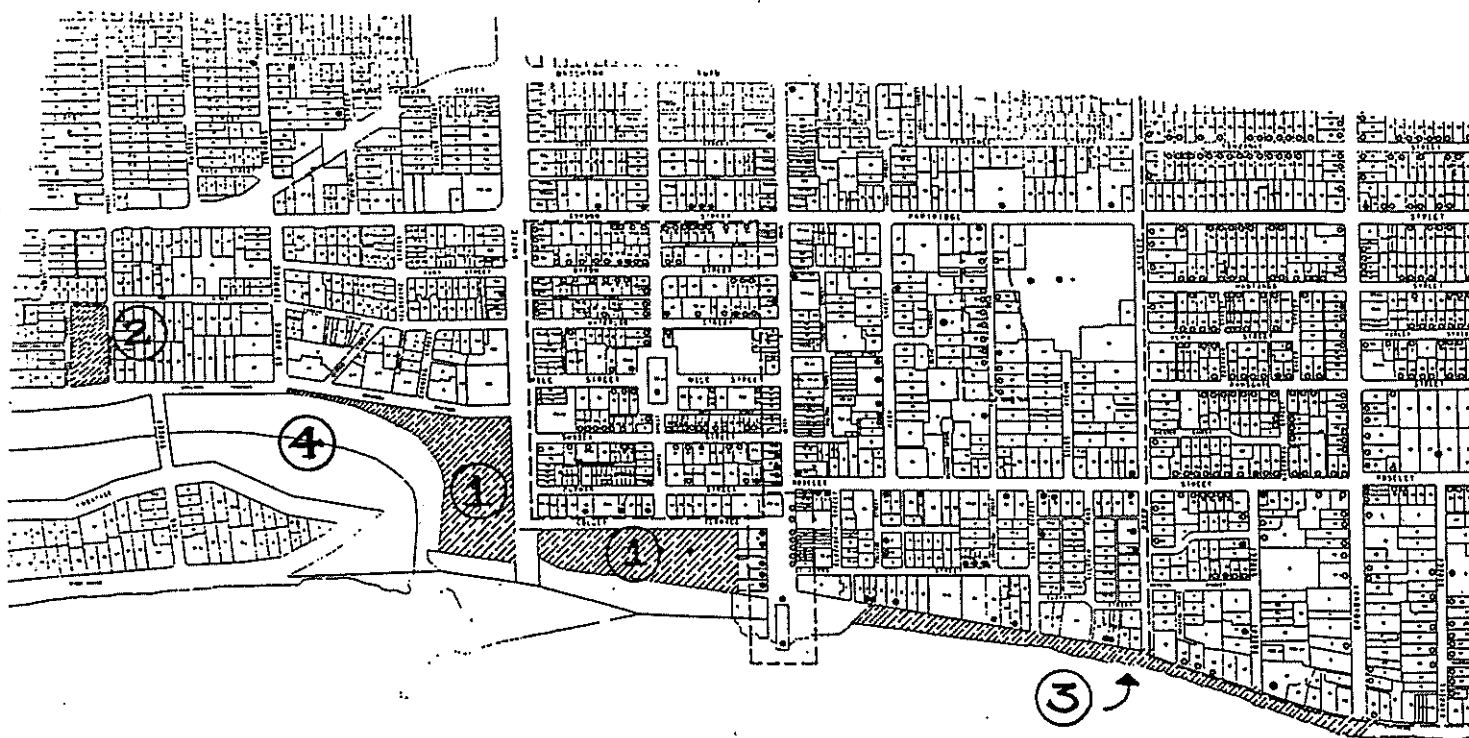
Da Costa Park - Current Views

6.2.7 Reserves

The following Reserves should be delineated as Conservation Areas with objectives and principles of development control which will ensure the appropriate development of the remaining natural and historic elements within each Reserve:

1. Colley Reserve and Wigley Reserve
2. Patawilya Reserve
3. South Esplanade Foreshore
4. Patawalonga Reserve

Each of these Reserves has been documented in Section 3.



Location of Reserves

7.0 STATE HERITAGE PLACES

7.1 Places within Glenelg on the State Heritage Register

These places are currently included on the State Heritage Register:

- Townsend Drinking Fountain, Colley Reserve
- Rotunda, Colley Reserve
- Pioneer Memorial, Moseley Square
- Town Hall, Moseley Square
- Post Office and Dwelling, 15 Moseley Square
- Dwelling, 62 Moseley Street
- The Olives, 5 Olive Street
- Waterworth Hospital (former Dwelling), 11 Pier Street
- Colonna, 5 Roberts Street
- Seafield Tower, 6-7 South Esplanade
- Stormont, 14 South Esplanade
- Albert Hall (former Dwelling), 16 South Esplanade
- St Peters Anglican Church, Torrens Square
- Old Gum Tree Site, MacFarlane Street
- Blanche Villa, 34 Broadway
- Glenara, 32 South Esplanade

Note: Due to an unresolved State Heritage Branch policy regarding the registration of religious buildings, the registration of the Uniting Church, 92 Jetty Road was deferred in 1992. However, the complex is managed as though it is listed. This is to be commended and it is hoped this will continue.

7.2 Places Recommended for the State Heritage Register

No further places have been recommended for inclusion on the State Heritage Register at this stage. Further detailed research may indicate the need to upgrade the local listing of some places to State listing, although this appears unlikely.

8.0 INDIVIDUAL LOCAL HERITAGE PLACES

8.1 List of Places Assessed

The following buildings have been assessed as Local Heritage Places within Glenelg. These places have been identified through field work and the collation of information on places identified in previous surveys and assessments of Glenelg's heritage:

- Pumping Station, Adelphi Terrace
- Railway Cottages, 1-3, 5-7, 9-11, 13-15-17 Alison Street
- Dwelling, 44 Alison Street
- Grayleigh, 77 Alison Street
- Attached residences, 585-587, 589-591 Anzac Highway
- Houses (former shop and house) 619, 621 Anzac Highway
- Berkshire Court, 617 Anzac Highway
- St Peters Rectory, 10 Augusta Street
- Primitive Methodist Church, 40 Bath Street
- Telephone Exchange, 33 Brighton Road (cnr Jetty Road)
- Holdfast Hotel, 83 Brighton Road
- Dwelling, 104 Brighton Road
- Glenelg Oval, Brighton Road
- Dwelling, 10 Bristol Street
- Dwellings, 30-32 Broadway
- Broadway Hotel, 61 Broadway
- Dwelling, 24 Byron Street
- Dwelling, 26 Byron Street
- Dwelling, 2 College Street
- Coach House (Offices), 2A College Street
- Bowling Alley, 18 Colley Terrace
- Motel (Former residence), 22 Colley Terrace
- Dwelling, 25 Colley Terrace
- Dwelling, 2 Darwin Street
- Glenelg Primary School, Diagonal Road
- Shops, (Former Residences), 2 Durham Street
- Dwelling, 1 Edison Street
- Glenelg Community Hospital, 5 Farrell Street
- Dwelling, 15 Fulton Street
- Dwelling 14-16 Gordon Street
- Dwelling, 18-20 Gordon Street
- Former Rechabite Meeting Hall, 22 Gordon Street
- Former Fire Station, 26 Gordon Street
- Garage, 28 Gordon Street
- Dwelling, 36 Gordon Street
- MacDonnell Lodge Hall, 9 High Street
- Murphy House, 11 High Street
- Our Lady of Victories, 15 High Street
- St Dominic's Community Centre, 17 High Street
- St Mary's Hall, 19 High Street
- Dwelling, 28 High Street
- St Leonards School, 158-168 Jervois Street
- Shops, 25-39 Jetty Road
- Shop, 42 Jetty Road
- Office/Shops, 79 Jetty Road
- Uniting Church & Hall, 92 Jetty Road
- Office/Shops, 97 Jetty Road
- Office/Shops, 118 Jetty Road
- Cinema, 119 Jetty Road
- Dwelling, 4 Kent Street
- Murray Mudge House, 5 Maturin Road
- Dwelling and Stables, 18 Maturin Road
- Glenelg Jetty, Moseley Square
- Court House, Moseley Square
- Police Station, Moseley Square
- Alexandra Terrace, 1-7 Moseley Street
- Art Gallery, 15 Moseley Street
- Trinity Church, 21 Moseley Street
- Dwelling, 33 Moseley Street
- Dwelling, 37 Moseley Street
- Dwelling, 39 Moseley Street
- Dwelling, 42 Moseley Street
- Dwelling, 51 Moseley Street
- Shop, 71 Moseley Street
- Kapara Nursing Home, 80 Moseley Street
- Dwelling, 29 Partridge Street
- Community Centre, 38 Partridge Street
- Woodlands School, 39 Partridge Street
- St Margaret of Scotland Church, Woodlands School, 39 Partridge Street
- Dwelling, 50 Partridge Street

- Shop, 88 Partridge Street
- Attached residences, 1-3, 5-7 Pasquin Street
- Dwelling, 9 Pier Street
- Dwelling, 16 Ramsgate Street
- Restormel, 15 Robert Street
- Dwellings, 14-15 St Johns Row
- Dwellings, 16-17 St Johns Row
- Dwelling, 18 St Johns Row
- Dwellings, 3-4 South Esplanade
- Seawall Apartments, 22-23 South Esplanade
- Rothesay, 17 Sussex Street
- Terrace Houses, 22-28 Sussex Street
- St Peters School - 10,12 Waterloo Street

NATURAL RESERVES

- Colley Reserve & Wigley Reserve
- Patawilya Reserve
- Patawalonga Reserve
- South Esplanade Foreshore Reserve

8.2 Individual Building Assessment Sheets

NOTE:

The criteria for assessment noted on each assessment sheet are those included in the Development Act 1993 for places of local heritage value.

The criteria for places of local heritage are as follows:

- a) it displays historical, economic or social themes that are of importance to the local area; or
- b) it represents customs or ways of life that are characteristic of the local area; or
- c) it has played an important part in the lives of local residents; or
- d) it displays aesthetic merit design characteristics or construction techniques of significance to the local area; or
- e) it is associated with a notable personality or event; or
- f) it is a notable landmark in the area.

Places identified as having **local heritage value** fulfil one or more of these criteria.

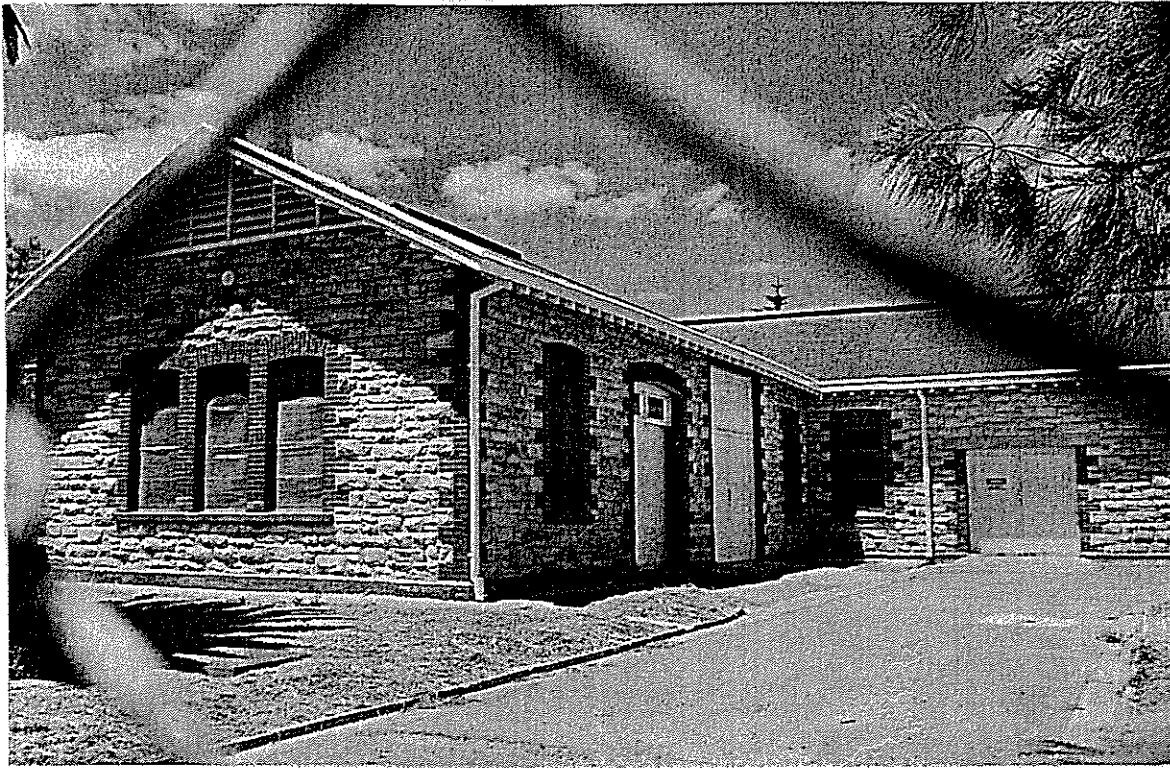
**PUMPING STATION
ADELPHI TERRACE**

cnr Anderson Avenue
Adelphi Crescent

Allot:

Sect: 184

C.T.:



ANALYSIS: The Pumping Station at Adelphi Terrace was constructed as part of the sewage drainage system for Glenelg and District in 1909. It was designed to elevate sewage to the septic tanks in the sandhills.

The building is built of randomly coursed face sandstone with brick dressings to windows and quoining to corners of the building. It is a simple structure of rectangular elements combined in a pleasing industrial form. A later red brick garage has been constructed to the south-western corner of the building and a chimney installed at an unknown date.

The pumping station is indicative of the provision of urban services to the Glenelg area. It is a strong architectural element along the Paternalonga foreshore.

RELEVANT CRITERIA: The Pumping Station fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

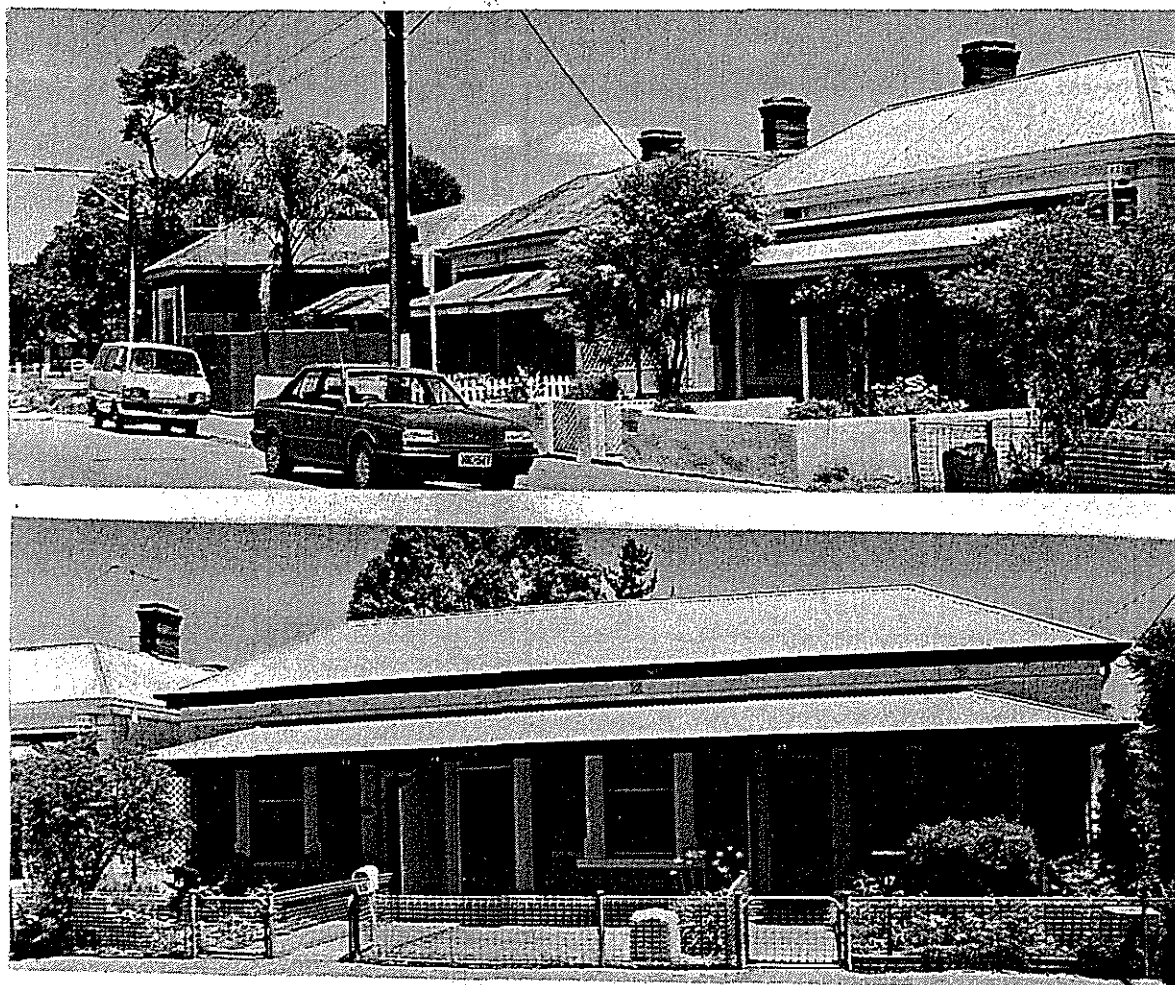
EXTENT OF LISTING: The external form, materials and detailing of the Pumping Station should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained. Regular painting of joinery will ensure longevity of the timberwork to the building. Landscaping and fencing could be reviewed in the future.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

RAILWAY COTTAGES
1-3, 5-7, 9-11, 13-15-17 ALISON STREET

Allot: Sect: 184
 C.T.: 4219/485



ANALYSIS: These three pairs of attached small cottages are part of a long row of small attached residences dating from 1881. The cottages were constructed as residences for the workers at the Holdfast Bay Railway Company yards which were located where the current Glenelg Bowling Club is now. No.1, which is located on the corner of Alison Street and Caroline Street, was extended to create a corner shop in 1886 and still retains this form, although it has reverted to residential use.

The buildings are constructed of random bluestone with rendered dressings around the doors and windows and a concave verandah on a timber frame. Each cottage has a single brick chimney and very little change has occurred to the exterior of the three pairs, apart from the conversion of the shop to a residence.

These cottages are representative of the scale of residences provided for working men in Glenelg during the period of population growth of the 1880s.

RELEVANT CRITERIA: These Railway Cottages fulfil criteria a, c and d under Section 23(4) of the Development Act 1993, as places of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the cottages are included in the listing.

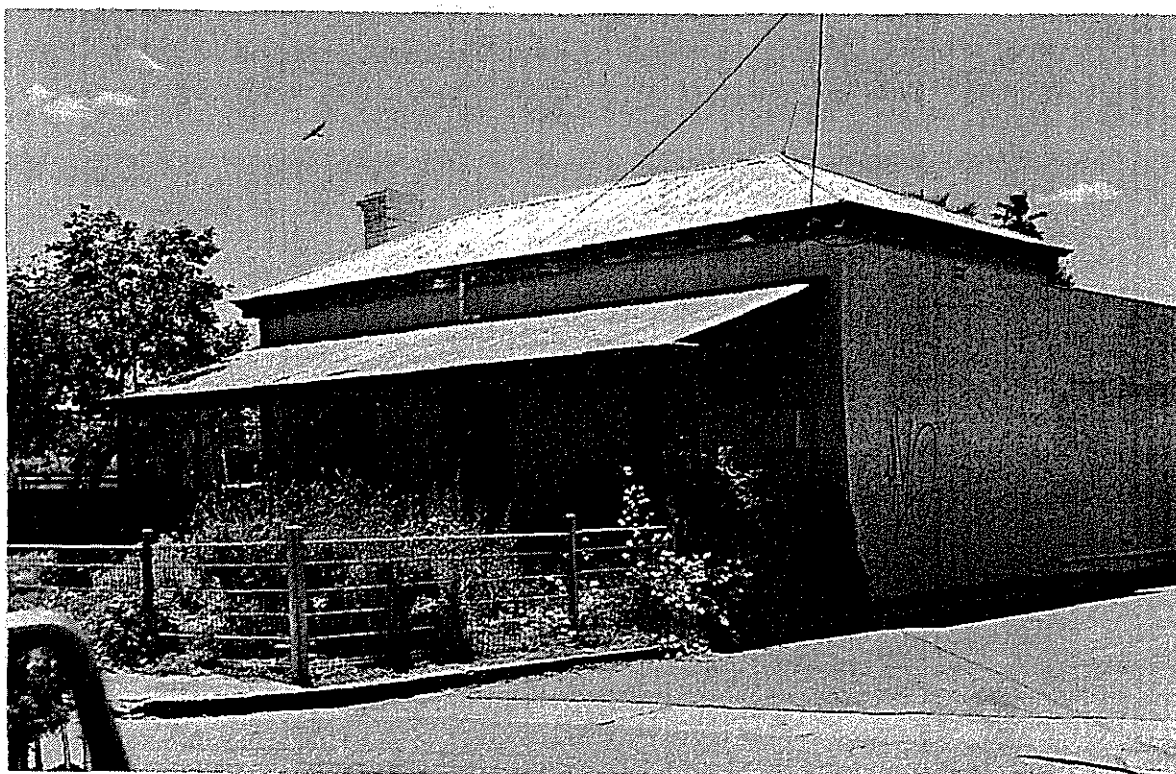
RAILWAY COTTAGES**1-3, 5-7, 9-11, 13-15-17 ALISON STREET (cont)**

CONSERVATION RECOMMENDATIONS: Any work to the exterior of the building should be in the nature of conservation works and reinstatement of original finishes and detailing. Reference to the Residential Conservation Guidelines for Glenelg will assist the owners in this process. Extensions to the cottages are acceptable and should be undertaken at the rear of the building and in appropriate form. The street frontage of the cottages is best retained in its original form.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

DWELLING
44 ALISON STREET

Allot: **Sect:** 184
C.T.: 4012/540



ANALYSIS: This is a small early workers cottage which has been rendered over and original wall detailing obscured. It has an extra allotment beside it which is used as the garden. The building was constructed in 1881 as a three roomed cottage for a plumber, Isaac Buckley, and is indicative of the scale of housing provided for working men at this time.

RELEVANT CRITERIA: This cottage fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

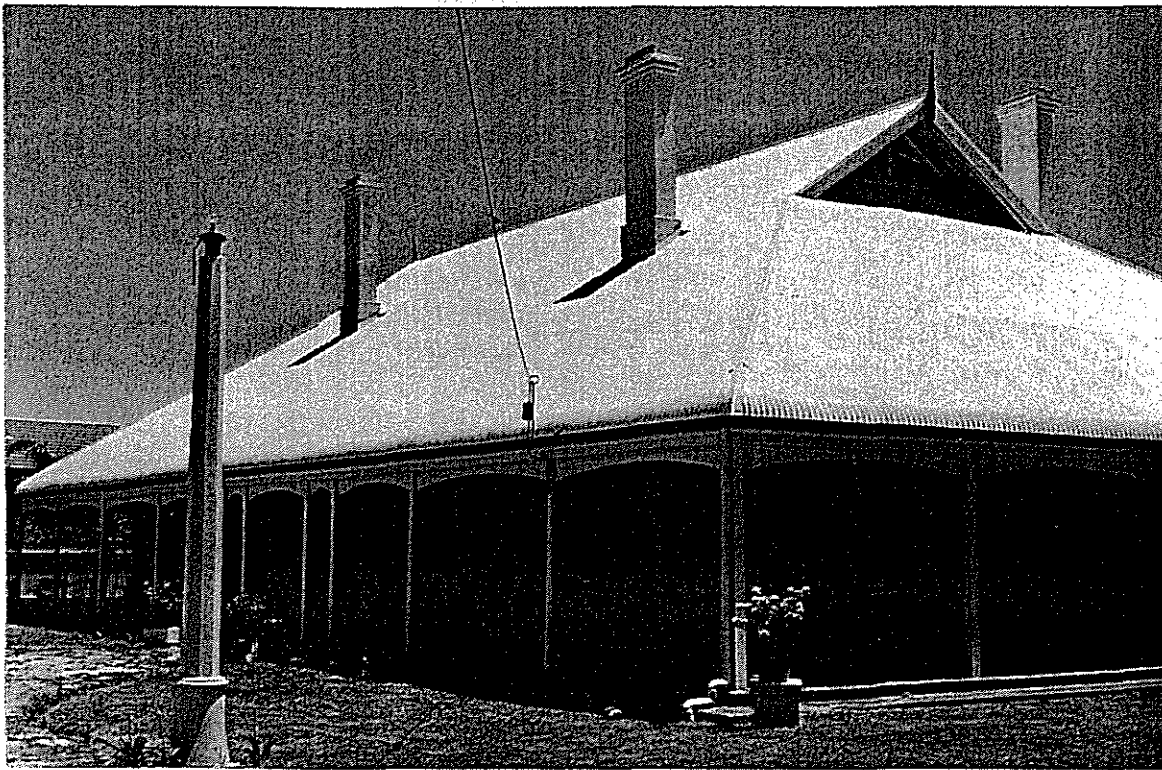
EXTENT OF LISTING: The external form of the cottage is included in the listing.

CONSERVATION RECOMMENDATIONS: Any work to the exterior of this cottage should be in the nature of conservation and, where possible, the reinstatement of original finishes and detailing. The inclusion of an appropriate fence of a design which suits the period of construction of the cottage would add to the appearance of the cottage. Care should be taken to monitor the condition of the walls under the later render, to ensure that rising damp does not continue to be a problem.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

GRAYLEIGH
77 ALISON STREET

Allot: Sect: 184
C.T.: 5314/958



ANALYSIS: Grayleigh is an excellent example of late nineteenth century/early twentieth century Federation period domestic architecture. It has a dominant single pitch roof with a deep gablet at each end of the main ridge and an encircling verandah with very simple arched timber fascia boards. The walls of the house are painted but would appear to be constructed of coursed sandstone blocks or possibly concrete blocks. It was constructed in 1915 for Herbert Gray as the residence on his mixed farm which took up much of the surrounding land. The Gray family were early settlers in Glenelg and W H Gray came to South Australia in 1837.

RELEVANT CRITERIA: Grayleigh fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

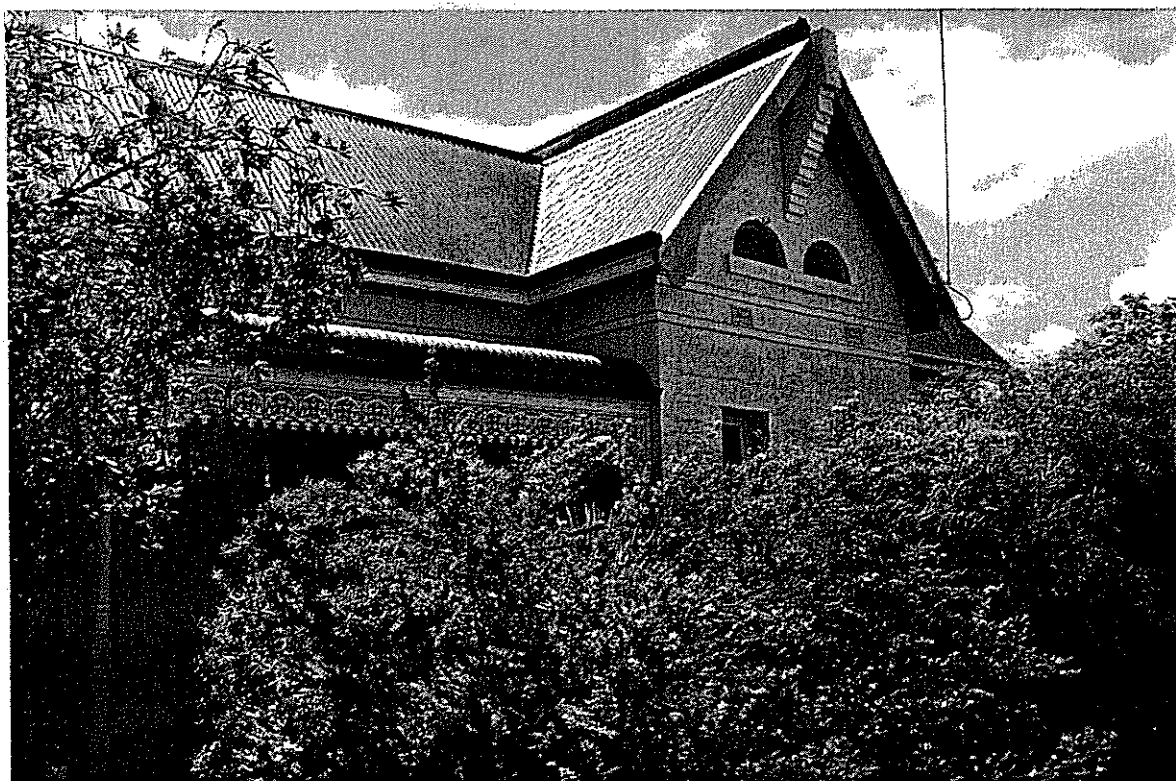
EXTENT OF LISTING: The external form, materials and detailing of the original house are included in the listing. Any further work should aim to retain the historic character of the house.

CONSERVATION RECOMMENDATIONS: The house is maintained in excellent condition.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

ATTACHED RESIDENCES
585-587, 589-591 ANZAC HIGHWAY

Allot: **Sect:** 184
C.T.: 4143/971, 5075/305, 4132/262, 5191/407



ANALYSIS: These two pairs of attached houses are part of a group of four pairs which also includes 1-3, 5-7 Pasquin Street. These pairs of houses are constructed in rockface sandstone with brick dressing, but over the years all have been painted or rendered so that the original materials have been covered. However, the high degree of elaboration and detailing is still clear on all of the pairs of houses and these elements create a distinctive residential form dating from 1911. In that year the land was bought by Frederick J Woods and construction began. The houses were completed by 1912 and rented out to separate tenants.

Each pair of houses is arranged so that it presents a symmetrical facade with a projecting central bay and a recessed verandah on either side. The entrance halls located within the front projection are divided by a projecting parapet party wall supported on a strong corbelled masonry element on the front elevation. Other notable details include barge boards with elaborated pendant ends and some degree of panning or timber fretwork to gable ends. The main degree of difference, apart from later alterations which have occurred to the houses such as the replacement of verandahs and re-roofing, is the treatment of the roof ends of the cross ridge at the front of each of the houses. While they typically have extended eaves over a gabled wall, the pair at 5-7 Pasquin Street has a hipped roof end in a more traditional form.

The houses have all had later fences constructed and none of them retain fencing which is contemporary with the construction of the houses.

The location of this set of houses on this prominent entry corner to Glenelg adds a level of environmental contribution which is significant.

This group of houses is representative of speculative residential development at the turn of the century in a period of substantial growth in Glenelg.

ATTACHED RESIDENCES**585-587, 589-591 ANZAC HIGHWAY (cont)**

RELEVANT CRITERIA: These houses fulfil criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of these dwellings, particularly those elements facing Anzac Highway and Pasquin Street are included in the listing. Any later additions or alterations already undertaken are not considered significant.

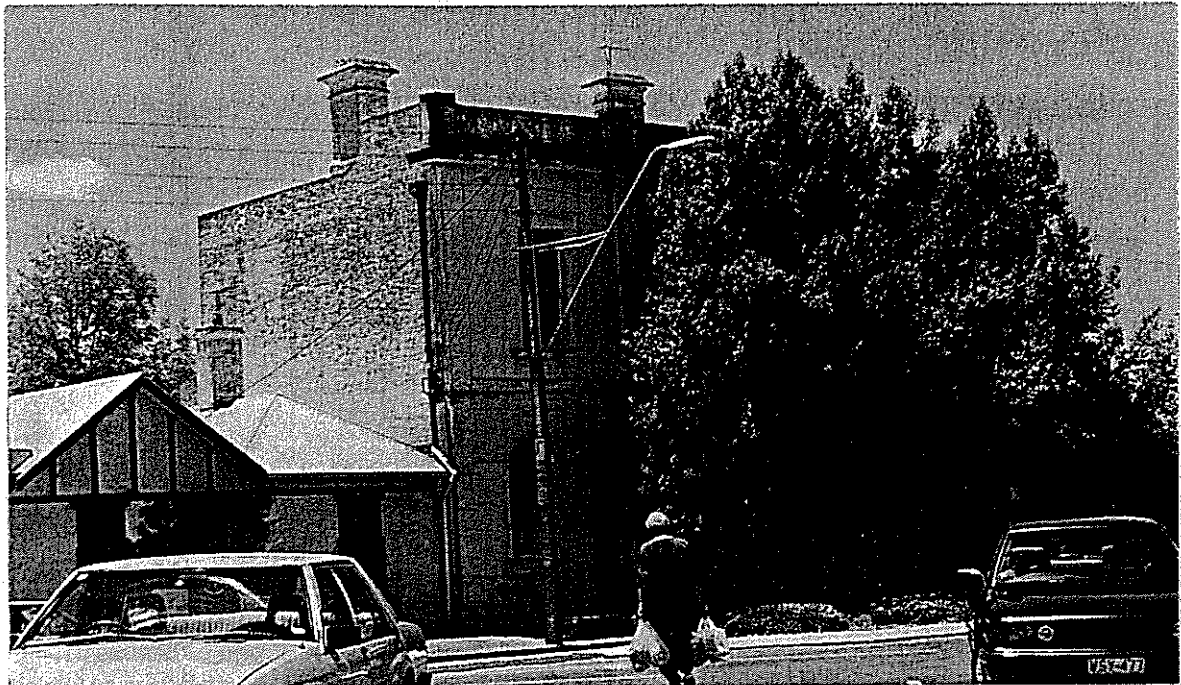
CONSERVATION RECOMMENDATIONS: Generally the houses are maintained in good condition. Any extensions to these houses should be undertaken to the rear and be in an appropriate form for the interesting design of these buildings. Any further work to the publicly visible sections of the houses should be carefully considered and be in the nature of conservation or reinstatement of original detailing where this is known. In the long term it would be appropriate if each pair of houses could be treated as a single unit in terms of colour scheme and finishes although this will depend on the individual owners of the properties.

SOURCES OF INFORMATION: Site visit, March 1997
External assessment



**BERKSHIRE COURT
617 ANZAC HIGHWAY**

Allot: Sect: 184
C.T.: 4161/118



ANALYSIS: The first Berkshire Hotel was constructed in 1855 and the smaller structures in the rear of the hotel would appear to date from this earlier time of construction. It was used as a hotel until 1910. The front section, dating from c.1880, is constructed of brick with rendered front elevation with moulded dressings to the windowheads and a projecting moulded cornice (refer early photo). It is divided into three flats currently with many extensions to the rear to extend the living space. The rear building is also of brick and retains many early details including twelve pane sash windows.

As well as providing a social and recreational focus for residents and visitors to Glenelg, the Berkshire Hotel is associated with the railway services to Glenelg during the 1880s as the Holdfast Bay Company used the hotel as their ticket office during 1881.

The whole complex is not in good condition and is showing signs of rising damp and deterioration of timber joinery due to lack of maintenance. It would appear that an earlier balcony to the front elevation has been removed and this has been replaced by a simple wrought iron rail.

The front of the building is obscured from Anzac Highway by a stand of four native hibiscus trees.

RELEVANT CRITERIA: Berkshire Court and its earlier rear sections fulfil criteria a, c, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of Berkshire Court and the earlier rear brick structures are included in the listing. It may be appropriate to remove some of the central additions during adaptation as these are of lesser significance.

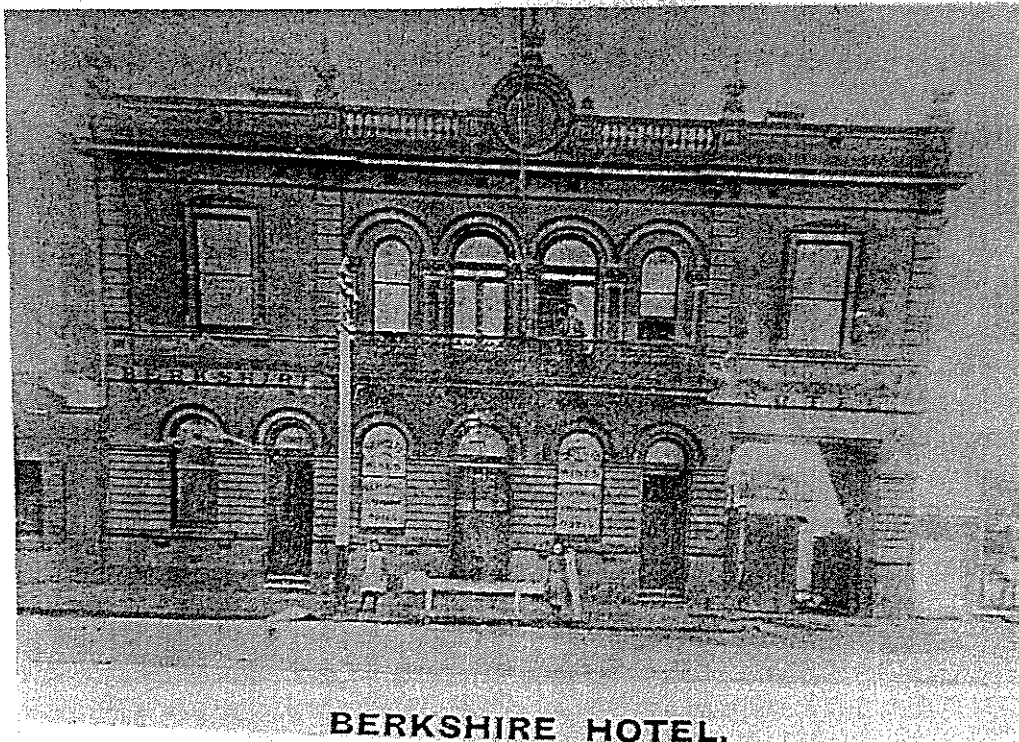
BERKSHIRE COURT 617 ANZAC HIGHWAY (cont)

CONSERVATION RECOMMENDATIONS: It will be necessary to carefully assess the condition of the building and determine appropriate conservation treatments, particularly for the render to the front wall and the damp proofing of other sections of the structure. The careful rehabilitation of this building will result in an attractive and useful structure.

SOURCES OF INFORMATION: *Glenelg Heritage Study*, 1983; Glenelg Council Archives



Early Rear Building (c.1860s)

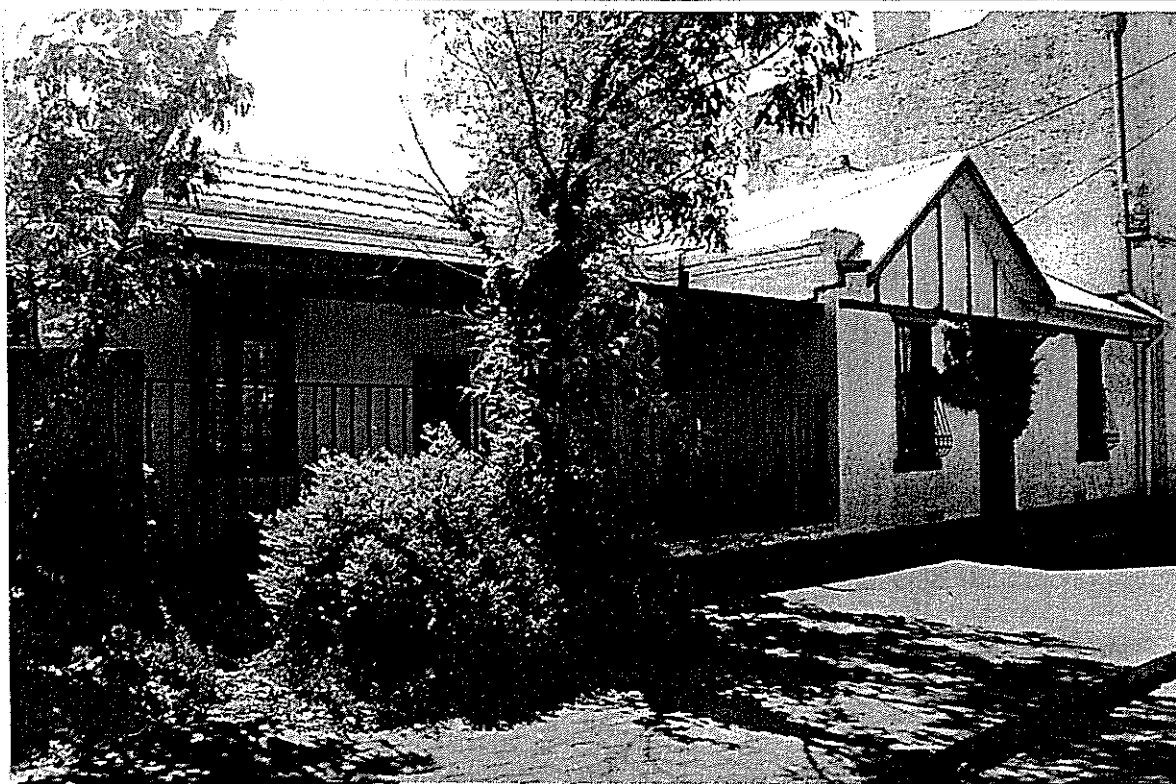


BERKSHIRE HOTEL.

The Berkshire Hotel (Critic, August 1, 1906)

**HOUSES (FORMER SHOP AND HOUSE)
619, 621 ANZAC HIGHWAY**

Allot: Sect: 184
C.T.: 4079/902, 5083/33



ANALYSIS: These small structures date from the 1850s although alterations have occurred since then to their street frontages. Number 619 which is immediately adjacent to the Berkshire Hotel probably contains the small bakery built and occupied by Samuel Nelson during the early 1850s. A small portion of this early building is visible in the photograph of the Berkshire Hotel taken in 1900, where a tall chimney associated with the bakery can be seen.

The attached residence is also of an early date and forms part of this significant group. The former shop has had its roofline reconstructed during the 1920s. These buildings were part of the early Glenelg township's first shopping area which developed along each side of Adelaide Road (later Anzac Highway), the main road to the city. These commercial premises were established prior to the creation of Glenelg as a corporation and provided for the basic needs of the early residents of the village.

RELEVANT CRITERIA: These four residences fulfil criteria a, c, and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

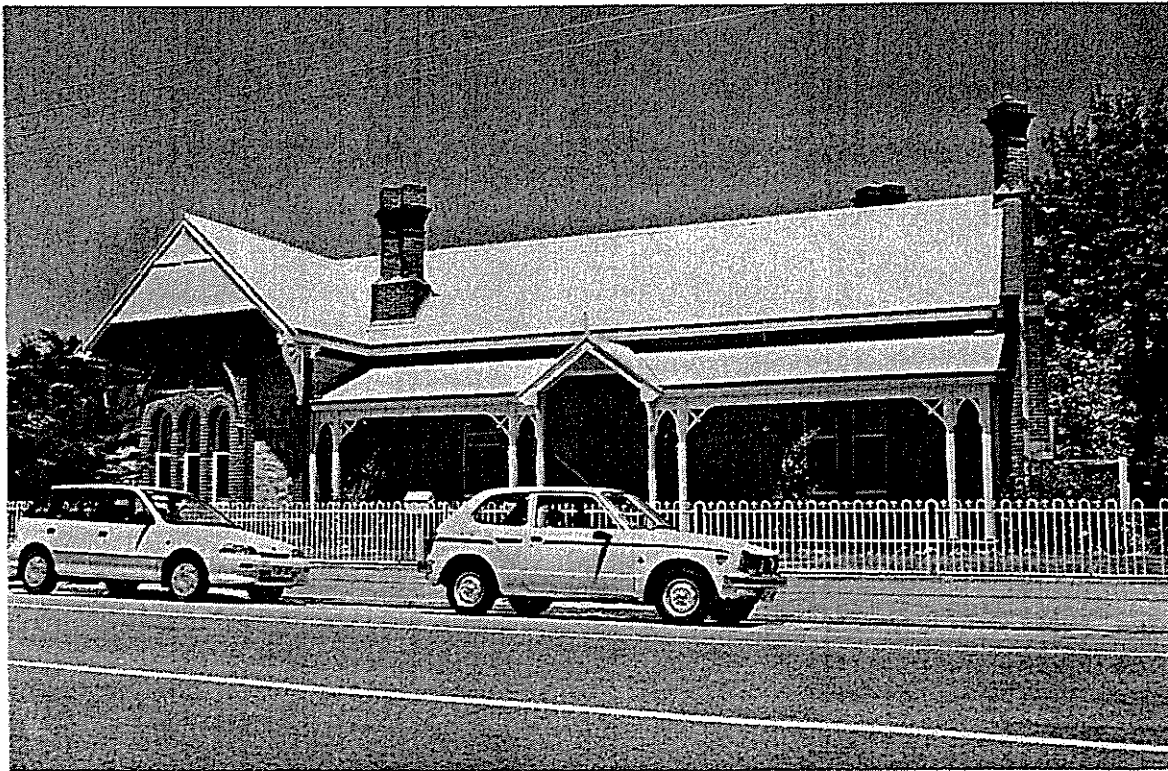
EXTENT OF LISTING: The external form, materials and detailing of the earliest parts of the buildings are included in the listing, particularly the scale of the structures facing Anzac Highway. Any later alterations or additions are not considered significant.

CONSERVATION RECOMMENDATIONS: Any work on these structures should respect their early date of construction and be in the nature of conservation where possible. Any further extensions or additions should be undertaken in appropriate scale to the rear of the structures.

SOURCES OF INFORMATION: D.M.Perry, *The Place of Waters*, 1985

ST PETERS RECTORY
10 AUGUSTA STREET

Allot: Sect: 1495
 C.T.: 4258/903



ANALYSIS: St Peters Rectory is an important adjunct to St Peters Church which is included on the State Heritage Register. The Rectory itself was constructed in 1889 of random coursed sandstone with brick dressings and particularly fine pointed arch paired windows detailed in brick. It is designed in a simple Gothic Revival style and includes tall brick chimneys, red brick gable copings and projecting gables with simply detailed timber bracketing. The timber verandah structure is also notable. The Rectory was designed by George K Soward a notable South Australian architect and Mayor of Glenelg from 1895 to 1898.

The building has been reroofed in cream colourbond. It was original covered in galvanised iron. A new fence has been installed. The Rectory is surrounded by fine residences of various styles and opposite on Augusta Street, no.13 and 15, are carefully detailed Italianate Villas.

St Peters Rectory is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: St Peters Rectory fulfils criteria a, c, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

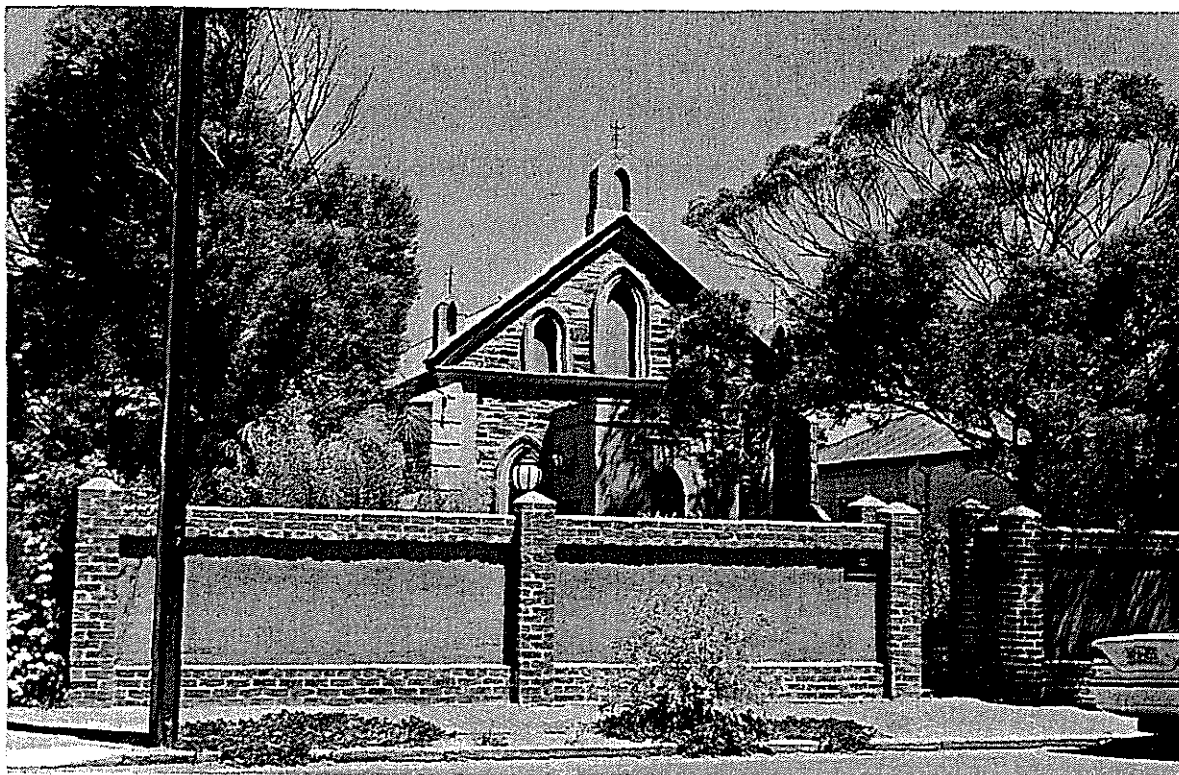
EXTENT OF LISTING: The external form, original materials and detailing are included in the listing. The brick skillion addition to the rear is not original and therefore not included.

CONSERVATION RECOMMENDATIONS: The Rectory should retain its fine stone and brick walls and other original detailing. It is currently maintained in excellent condition.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

PRIMITIVE METHODIST CHURCH
40 BATH STREET

Allot: Sect: 205
 C.T.: 5151/360



ANALYSIS: This small chapel was constructed in around 1856 as the Methodist Church for the small village of South Glenelg. It was deconsecrated and has recently been converted to a charming dwelling which received the Glenelg Council's Character Restoration Award in 1995. The building has been extended to the rear in an appropriate form, but the original chapel appearance has been retained on the street frontage. A high masonry fence has been constructed to Bath Street.

This small chapel is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: The former Methodist Chapel fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The original form and detailing of the Chapel is included in the listing. Later extensions, while appropriate, have not been included.

CONSERVATION RECOMMENDATIONS: The chapel is currently maintained in excellent condition and has been well conserved in the process of adaptation to a residence.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

TELEPHONE EXCHANGE
33 BRIGHTON ROAD (CNR JETTY ROAD)

Allot: Sect: 204

C.T.: 4211/984



ANALYSIS: The Glenelg Telephone Exchange was constructed in 1925 and replaced an earlier Exchange first established in 1891, when telephone services were first introduced to Glenelg. It occupies a prominent position at the beginning of Jetty Road with its intersection with Brighton Road and has recently been repainted externally, although face bricks have been retained as is appropriate. It is a utilitarian purpose built structure but provides some architectural reference for other buildings on the opposite corner.

This Telephone Exchange is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: The Glenelg Telephone Exchange fulfils criteria a and c under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original 1925 section of the Telephone Exchange should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained and continued repainting of painted elements will ensure its contribution to the streetscape of this significant corner.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

**HOLDFAST HOTEL
83 BRIGHTON ROAD**

Allot: Sect: 205
C.T.: 5392/355, 6, 8



ANALYSIS: This hotel was constructed in 1881 as the Globe Hotel and the first licensee for the hotel was William Prowse. The hotel had fifteen rooms when it was first constructed and is typical in design of hotels in the 1880s, particularly being located on a corner site with a chamfered entrance door at the intersection. The hotel is constructed of bluestone with rendered quoins and window and door dressings, and it also retains an excellent example of a cantilevered first floor verandah around both frontages. The original character of the hotel is clearly intact and very little has been changed to the earlier section of the building externally. However, over time extensions have been made to both the Pier Street and Brighton Road elevations. In 1952, the hotel was acquired by Holdfast Hotel Ltd and the name was changed to the Holdfast Hotel. The extension to Brighton Road is indicative of development undertaken after this change of ownership and more recent work has been carried out along the Pier Street frontage.

The Holdfast Hotel is indicative of the provision of recreational and community facilities during the 1880s, particularly due to the expansion of residential development in Glenelg into the South Glenelg area. The hotel is located on the significant intersection of Pier Street, Brighton Road and Diagonal Road and is a strong architectural element at that junction.

RELEVANT CRITERIA: The Holdfast Hotel fulfils criteria a, c, d and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original 1881 section of the hotel should be retained and are included in the listing.

HOLDFAST HOTEL

83 BRIGHTON ROAD (cont)

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained and any work undertaken to the earliest section of the hotel should be in the nature of conservation and the reinstatement of original elements and appearance. Any development to the Pier Street or Brighton Road frontages should be undertaken in a manner which respects the original character of the hotel and allows the early form of the hotel to be clearly distinguished.

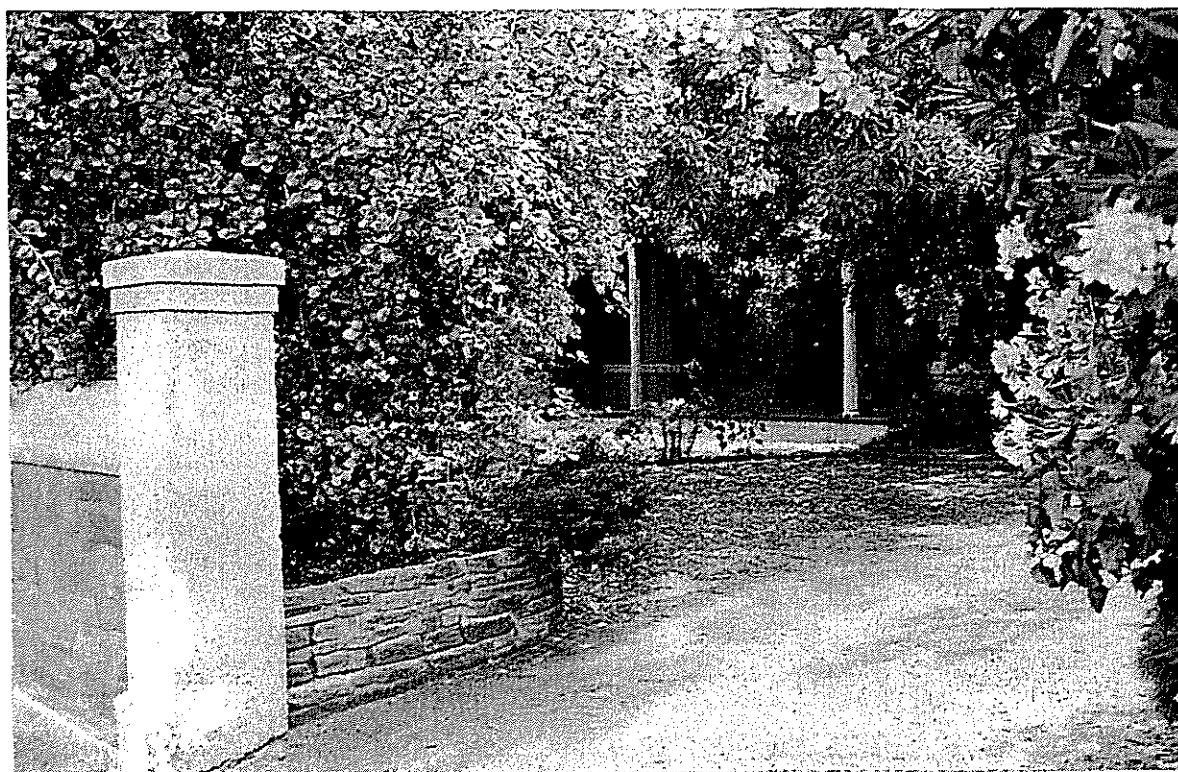
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*



Holdfast Bay Hotel in 1930 (Source: MLSA B:31780)

DWELLING
104 BRIGHTON ROAD

Allot: 532 Sect: 213
C.T.: 4352/537



ANALYSIS: This is a typical mid-Victorian house in Glenelg which was originally constructed in 1869 as a four roomed house for Henry Cole (or Coward), a labourer. At the turn of the century it was the property of the Harris family and rate assessments indicate that by 1913/14 it had grown to seven rooms.

It is typical in that it is indicative of the development of early cottages into larger residences with the growth of Glenelg. The house itself retains some early elements but has been altered by extensions to the front and side.

The house has an interesting stone and rendered fence to the Brighton Road frontage. The date of construction of the fence is not known precisely.

RELEVANT CRITERIA: This dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

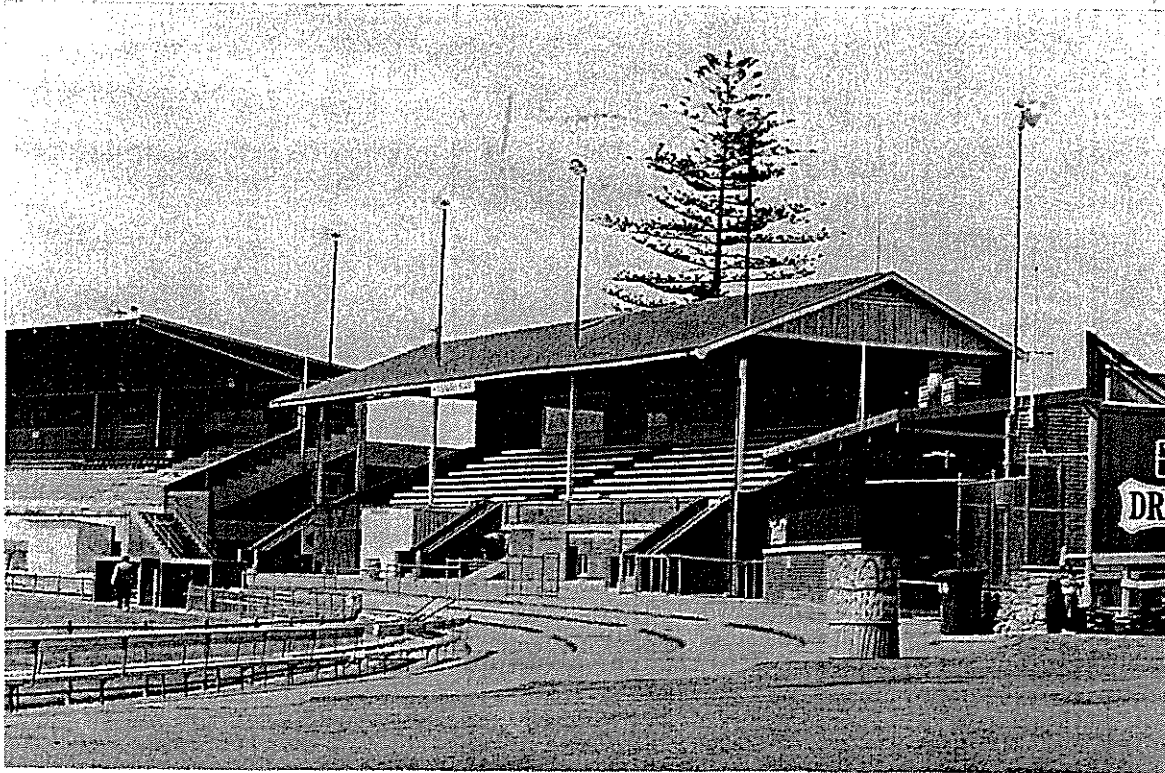
EXTENT OF LISTING: The external form, materials and detailing of the earliest sections of the house, up to around 1900, should be retained and are included in the listing. Any later extensions such as the addition to the front of the house are not included in the listing.

CONSERVATION RECOMMENDATIONS: The building should be maintained and work on the early sections of the house should be in the nature of conservation and the reinstatement of original appearance.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*
Council Assessment Books
LTO Records

GLENELG OVAL BRIGHTON ROAD

Allot: Sect: 214
C.T.: 4214/954



ANALYSIS: This large sporting complex has been used as a site for sporting activities since 1898 when the area was first leased from St Peters College. Henry Sparks, a notable local resident, and Mayor in 1898-9, provided, at his own expense, the finance for the lease and a grandstand with seating for 150 people and the oval was declared formally open on 8 October 1898. In 1917, the land was purchased by Council and the area became attached to the Glenelg Council area from the Marion District Council area. More facilities were added to the oval over time, including grandstands, which were erected in 1921, 1937 and 1961. The original grandstand no longer exists and may possibly be under the site of the southern stand. The 1921 northern stand is a particularly handsome structure which is indicative of the form of early grandstands as sporting facilities. The oval itself is surrounded by other sporting activities, including bowling club, tennis club, croquet club and cricket club. The entrance gates off Rugless Terrace consist of masonry pillars with carefully designed wrought iron gates.

One interesting building included within the oval precinct is the Air Raid Shelter which was constructed around 1942 during the Second World War. This has been recently refurbished under the direction of Mr Jim Huckstepp and is a significant heritage place within Glenelg.

The oval and all the associated sporting facilities are indicative of the provision of recreational facilities for the Glenelg residents, particularly from the 1920s onwards, as the popularity of sports such as football and cricket grew with the increase in the population of the suburb.

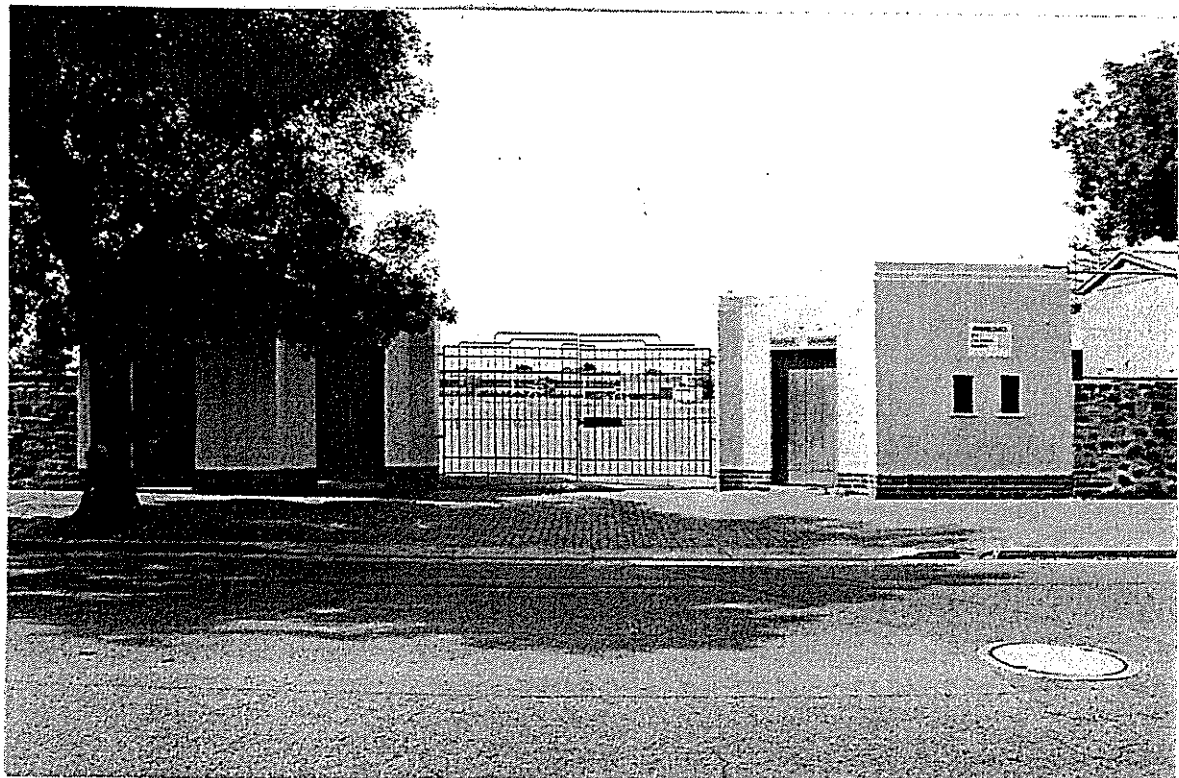
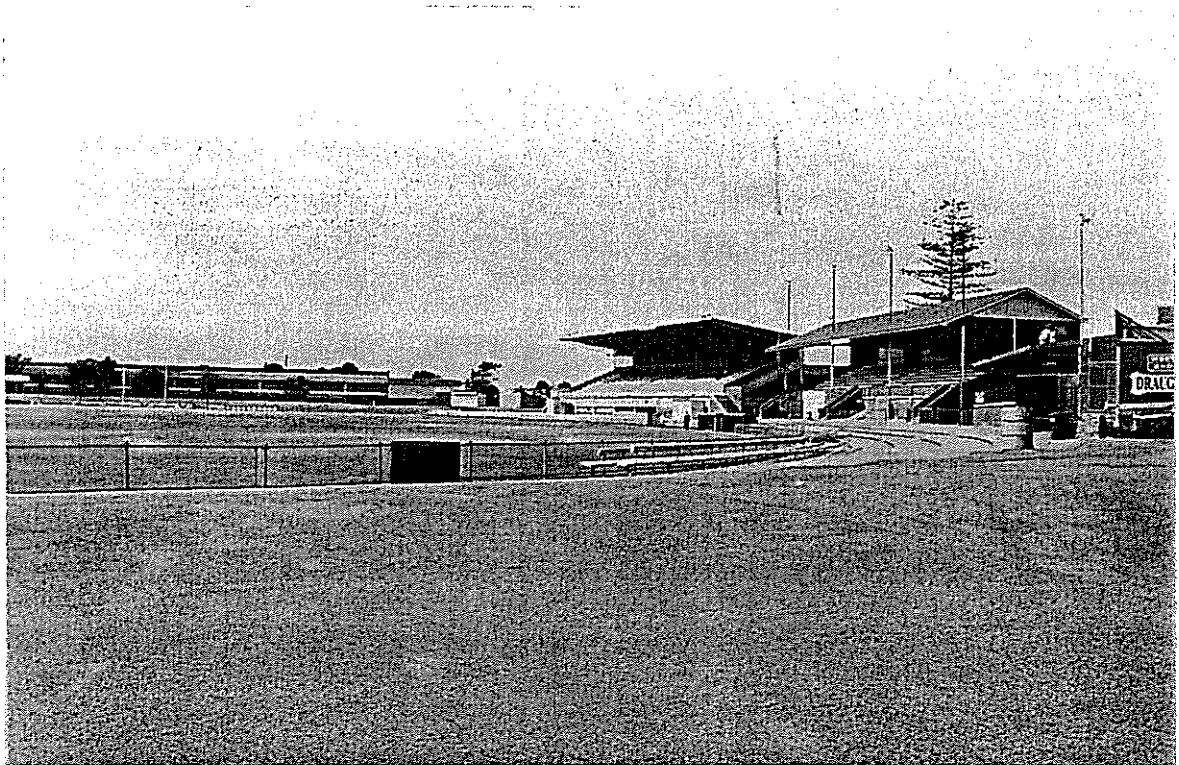
RELEVANT CRITERIA: The Glenelg Oval fulfils criteria a, b, c, d, e, and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The overall area of the oval and its associated sporting facilities, including entrance gates, 1921 grandstand and the Air Raid Shelter particularly should be included in the listing.

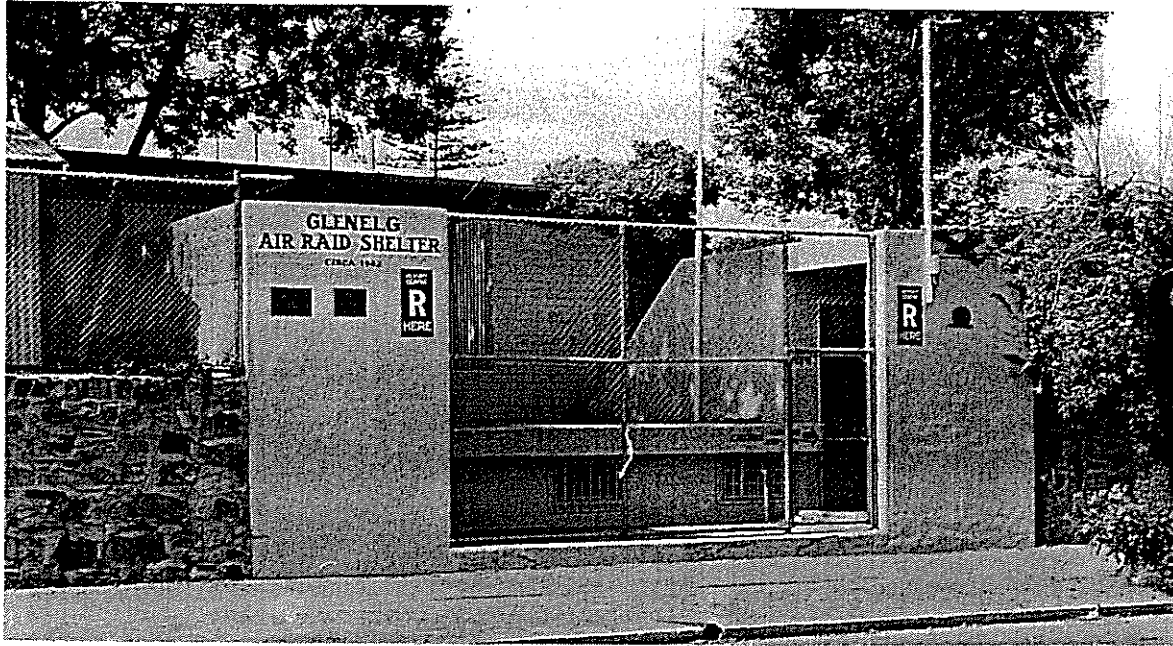
GLENELG OVAL BRIGHTON ROAD (cont)

CONSERVATION RECOMMENDATIONS: All work undertaken to elements within the Glenelg Oval complex should be in the nature of conservation and any new facilities which are provided should carefully consider the heritage value of the existing parts of the complex.

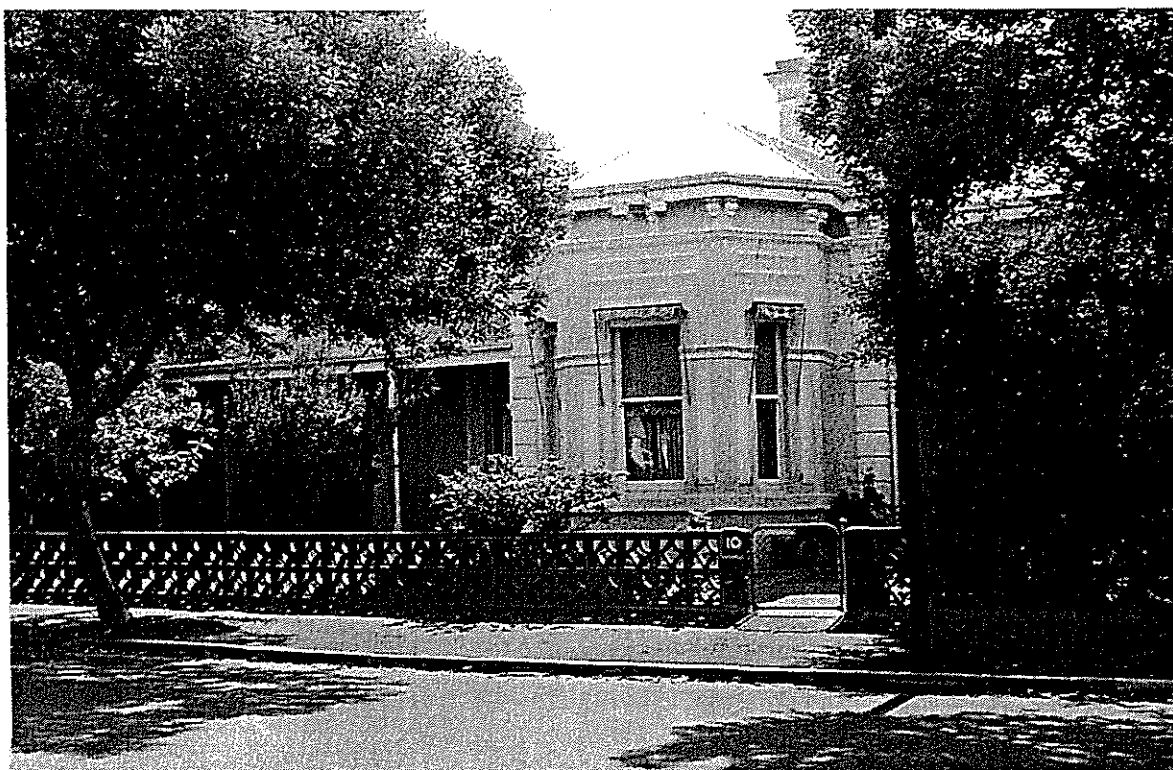
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*



**GLENELG OVAL
BRIGHTON ROAD (cont)**



Glenelg Air Raid Shelter

DWELLING
10 BRISTOL STREETAllot: Sect: 205
C.T.: 4253/980

ANALYSIS: This dwelling, while now a domestic building, was constructed in 1881 and the six roomed house next door at 12 Bristol Street was constructed in 1883. In 1892 the two houses were linked by a classroom, which is still visible, and Mrs Kingston established the Kingston Girls School at that time. The houses have since reverted to residential use, but they are indicative of the provision of private educational facilities during the 1880s, particularly for girls in small educational establishments. The increase in population in Glenelg during the 1880s and 1890s provided the demand for these private schools. 10 Bristol Street is a typical Italianate villa of the period with a projecting faceted bay window and typical verandah and other details. It retains much of its original architectural character, although its use as a school is no longer discernible.

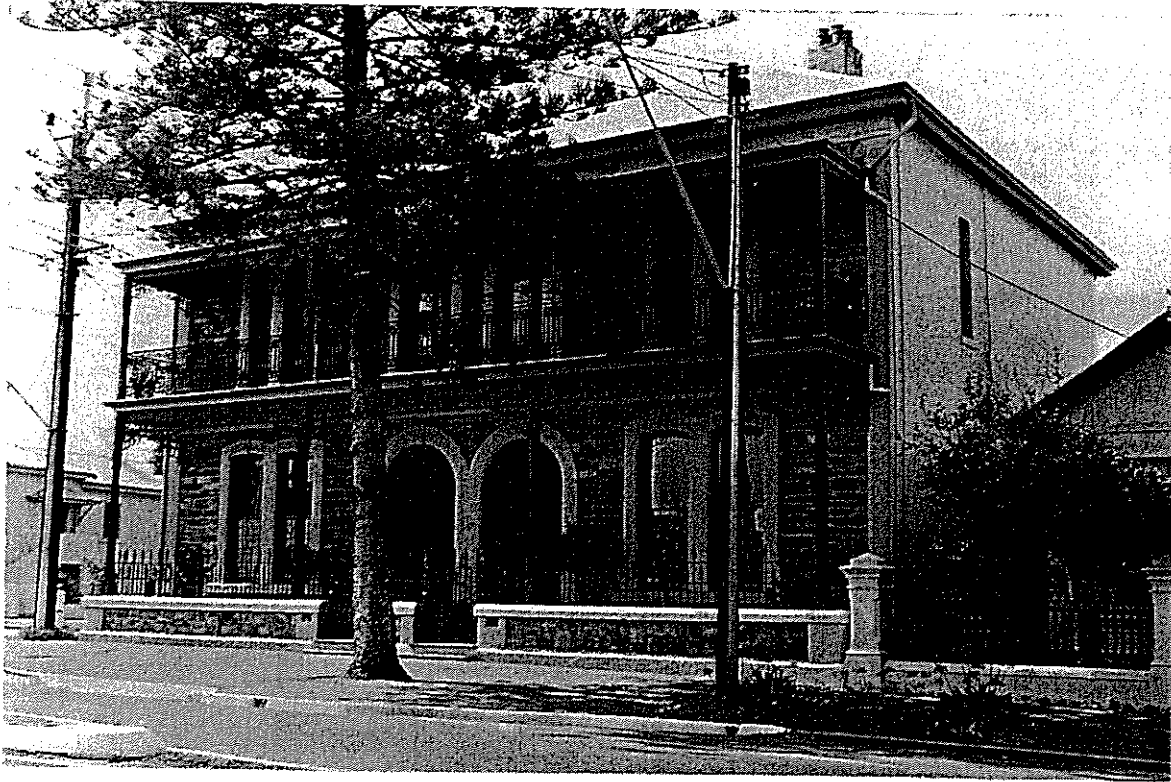
This dwelling is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: This former School fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the 1880s dwelling should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The residence should continue to be well maintained and any work undertaken on the house should be in the nature of conservation and the reinstatement of original detailing, particularly to the verandah.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*

DWELLINGS
30-32 BROADWAY**Allot:** Sect: 205
C.T.: 4253/986

ANALYSIS: This pair of bluestone terraces is located at the end of Moseley Street, on the corner of Broadway, and serves as an important landmark in that location. The houses have been carefully restored, as their appearance was altered by built-in verandahs and painting the stone during the 1940s. In their current form, this elegant pair of dwellings is indicative of housing in the 1880s in this notable residential zone of New Glenelg.

These dwellings are within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: This pair of dwellings fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the 1880s pair should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The houses should continue to be well maintained and to be treated as a single building with the same colours and finishes used across the full frontage of the pair.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988.*

BROADWAY HOTEL
61 BROADWAY

Allot: Sect: 205
 C.T.:4296/11; 2198/122,25



ANALYSIS: The Broadway Hotel was established in 1878 when an earlier nine roomed house was converted to a fifteen room hotel. The first licensee was Griffith G Jones and the hotel is one of many local hotels built on corner sites with the typical chamfered corner entrance. Early photographs indicate that there was formerly a narrow cantilevered verandah to the first floor along the original section to the Broadway frontage.

William Allen was the licensee of this hotel from 1923 to 1948. Allen was Mayor of Glenelg in 1948. The hotel has been substantially extended along Broadway, although its original form is intact to the Hasting Street elevation. Initially, the building was constructed of random bluestone with brick quoining and detailing, but the building has been rendered over (possibly during the 1950s) and the early cantilevered balcony/verandah removed.

The hotel is typical of the recreational and community facilities provided for local residents, particularly in this area known as New Glenelg, which developed during the 1870s and 1880s when the subdivided section (205) was increasingly developed as a residential area.

The Broadway Hotel is within the proposed New Glenelg Historic Conservation Zone.

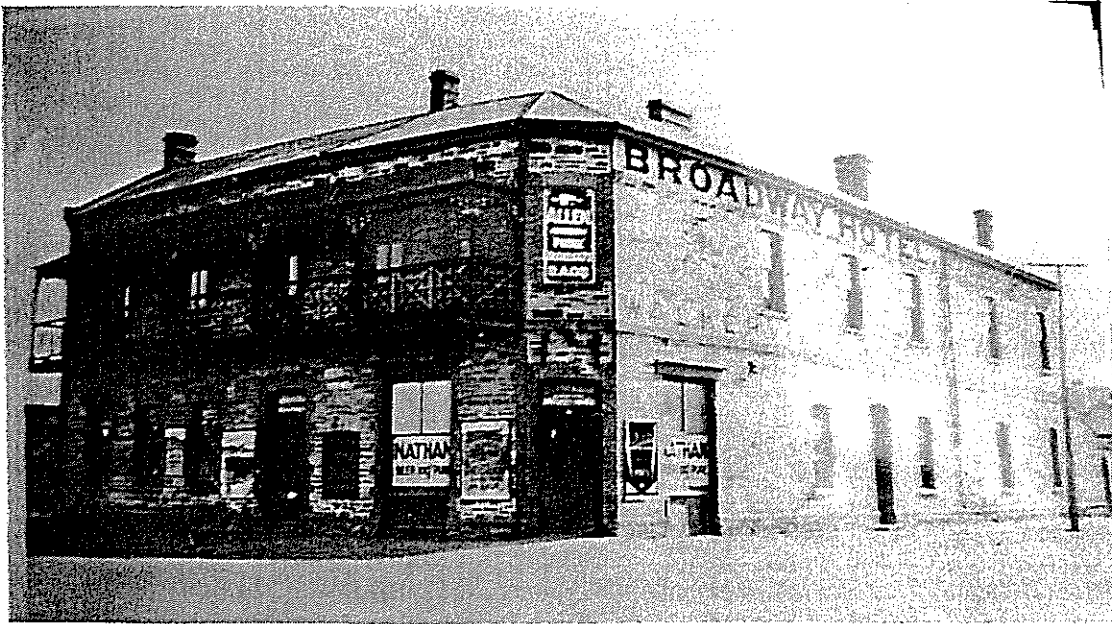
RELEVANT CRITERIA: The Broadway Hotel fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the earliest part of the Hotel, dating from 1878, should be retained and is included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained but it is unlikely that the later render to the walls will be removed, so care should be taken to monitor the damp level in the walls to ensure that the render is not causing rising damp. Regular painting of the hotel will ensure its pleasant appearance.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988.

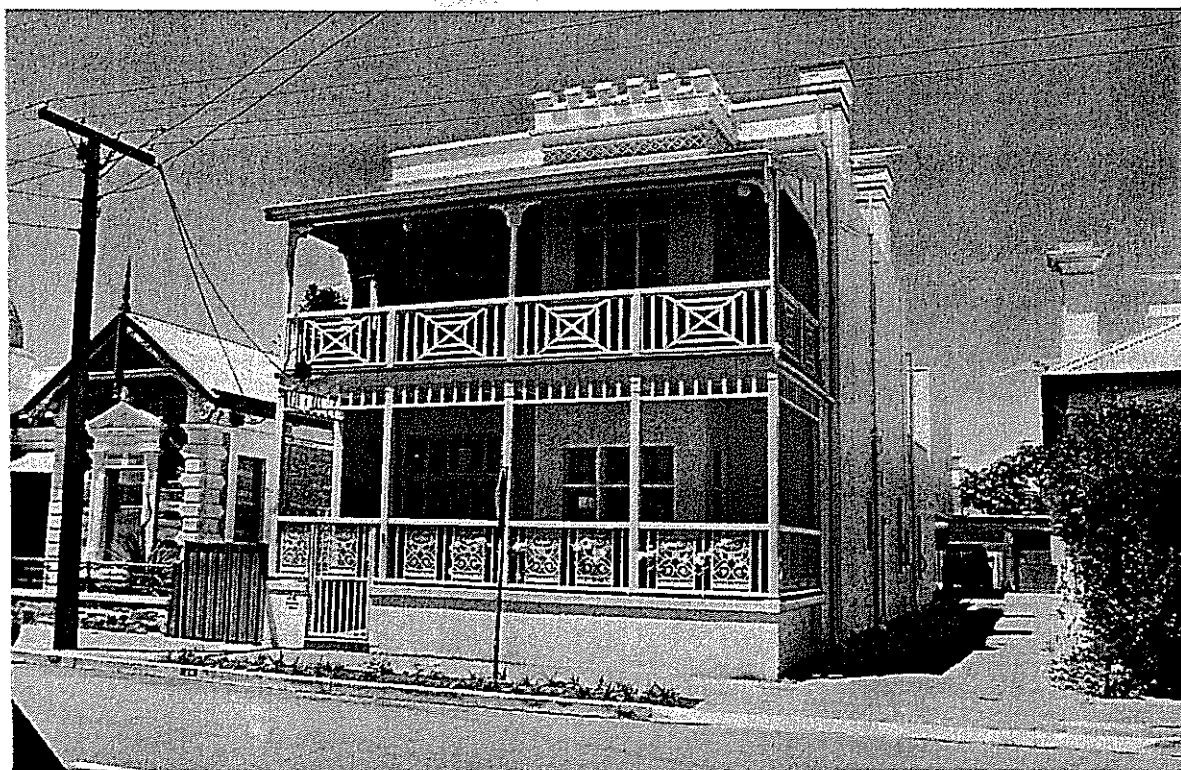
BROADWAY HOTEL
61 BROADWAY (cont)



The Broadway Hotel in 1939 (Source: MLA B31776)

DWELLING
24 BYRON STREET

Allot: **Sect:** 1495
C.T.: 5305/79, 5027/784, 4008/229



ANALYSIS: This house is an excellent example of a two storey house, similar to such as are included in rows of terrace houses. It has an unusual projecting castellated front bay which creates a degree of individuality for its design. It was built in c.1890 and is representative of the type of houses constructed by wealthy residents of Glenelg close to the seafront.

This dwelling is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

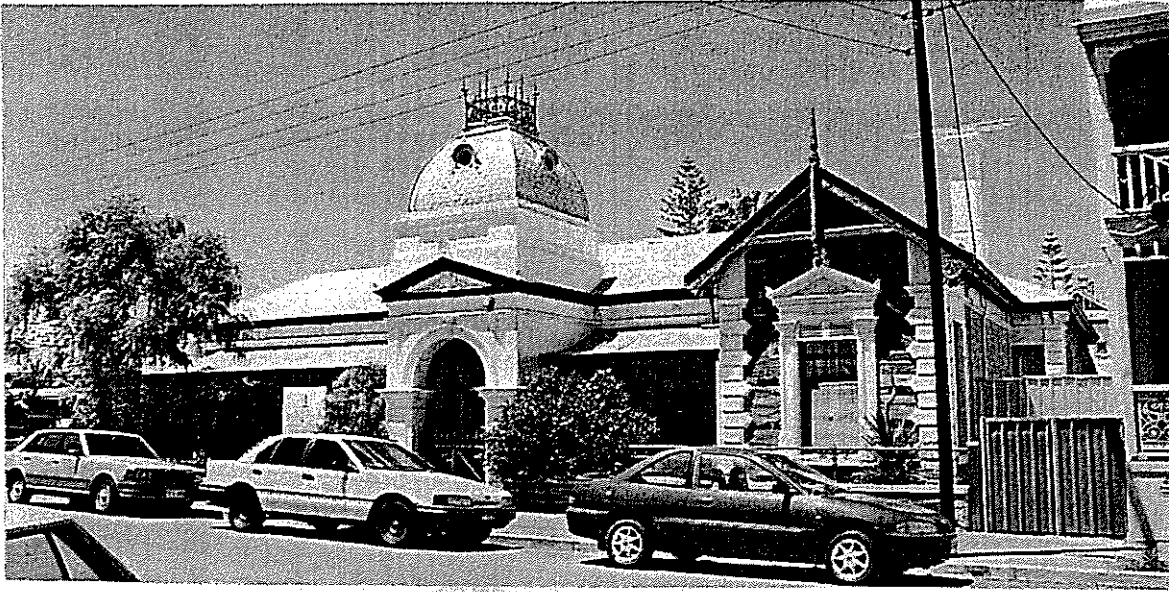
EXTENT OF LISTING: The external form, materials and original detailing of the dwelling, particularly that section fronting Byron Street, are included in the listing. Any later additions or alterations already undertaken are not considered significant.

CONSERVATION RECOMMENDATIONS: The house is currently maintained in excellent condition and any further work to the building should be carefully considered and be in the nature of conservation. Any extensions to the house should be undertaken at the rear and in an appropriate form.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988.

DWELLING (REST HOME)
26 BYRON STREET

Allot: Sect: 1495
 C.T.: 4185/859, 5178/731



ANALYSIS: Its an important example of a large single-storey residence which has been embellished by extra detailing in the form of a tower above the entrance portico. Two earlier residences were combined in 1888 to form a larger and much more imposing residence. The house also retains its original fence and cast iron work, although alterations have been made to the verandah posts and detailing. The later concrete Corinthian column at the northern end should actually be in the form of a moulded timber column, similar in detail to the verandah bracket on the wall. However, the building retains its face bluestone to the front elevation and rendered mouldings to the entrance portico and over the main projecting southern gable wing. The timber detailing to the gable end is also significant and appears to be retained in full.

The residence was owned in 1888 by the Town and Country Bank and is currently used as the Glenelg Rest Home for Elderly Citizens.

This dwelling is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This residence fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

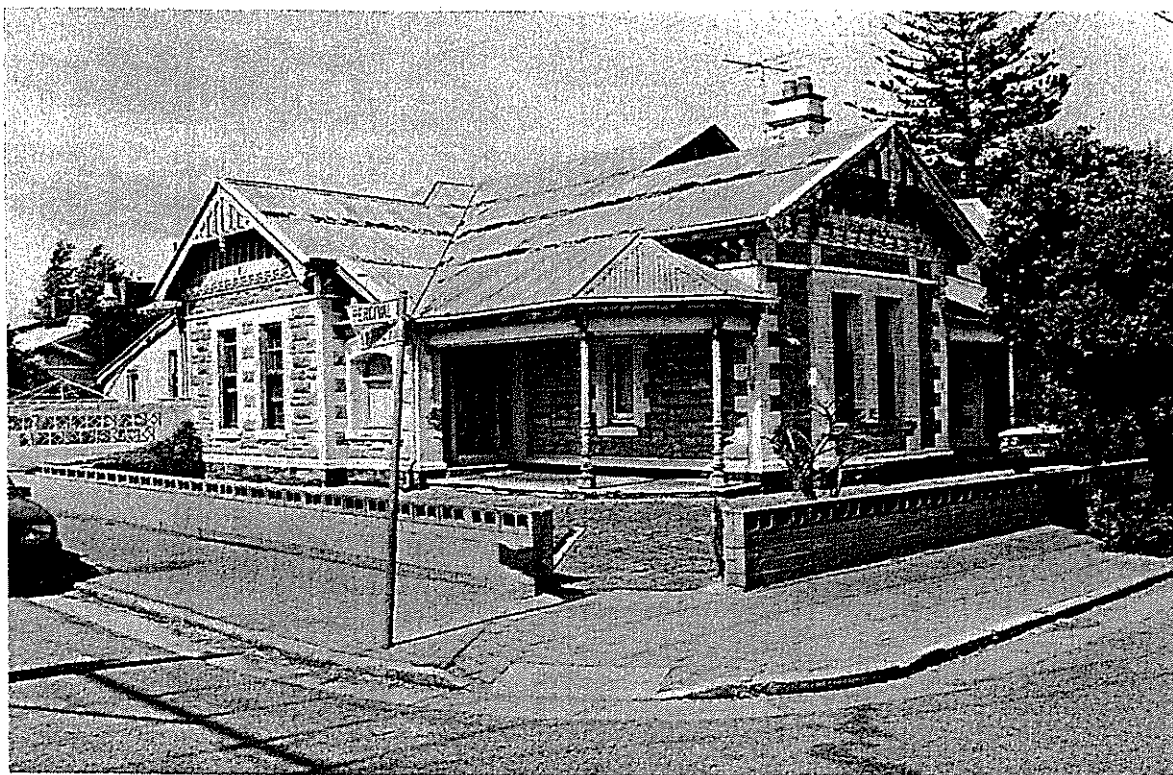
EXTENT OF LISTING: The external form, materials and detailing of the front section of the house, including the verandah and tower, is included in the listing. Any additional rear elements which have been added are not considered to have equal significance and are not included.

CONSERVATION RECOMMENDATIONS: All the original detailing which is retained should be carefully conserved and reinstated where the form is known. The fence is also particularly significant and should be retained and carefully maintained. Any further extensions to the house at the rear should be undertaken in an appropriate form. This could include two storey sections if these were not overly dominant and did not distract from the original elevation of the house.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983

DWELLING
2 COLLEGE STREET

Allot: Sect: 204
 C.T.: 2485/177



ANALYSIS: This house is an excellent example of turn-of-the-century architecture of the Federation Period in Glenelg. It is constructed in rock face sandstone with brick dressings, which have now been painted. The most notable feature of the house is the intricate half-timbered gable work to both the College Street and Percival Street elevations. Much of the original detailing to the verandah is missing, but the posts and wall brackets remain. The house is currently in a state of neglect and its original fence has been replaced with a low besser block wall. The short lap corrugated iron roof is in a state of deterioration and reroofing would be appropriate. The house is indicative of the residential boom in Glenelg at the turn of the century and is an excellent example of this style of domestic architecture of this period.

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the house should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The building must receive some maintenance and conservation care in the near future to avoid serious deterioration of elements which will then need to be replaced. The reinstatement of the building to its original appearance is strongly recommended, as this is an important example of domestic architecture within Glenelg. Landscaping and fencing will need to be considered as part of the overall conservation works to the building.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*
Glenelg Central Area ... Heritage Analysis, 1988.

COACH HOUSE (OFFICES)
2A COLLEGE STREET

Allot: Sect: 204
 C.T.: 4149/924



ANALYSIS: This Coach House has been converted to professional rooms and offices quite successfully, but it is a relic of larger mansions which once fronted Moseley Street. This Coach House served William Shierlaw's house which was demolished in the 1970s, although the estate had been subdivided some time before.

The Coach House has been successfully adapted to new use while retaining its original form and detailing and an extremely pleasant working environment has been created. It serves as a model for adaptation and conservation of early buildings within Glenelg which retain their local heritage value.

RELEVANT CRITERIA: The former Coach House fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the former Coach House should be retained and are included in the listing. Later extensions and additions are not part of the listing of the place.

CONSERVATION RECOMMENDATIONS: The former Coach House should continue to be well maintained and used as an indication of how early buildings can be successfully adapted to new uses.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988.*

BOWLING ALLEY (FORMER CINEMA)
18 COLLEY TERRACE

Allot: Sect: 1495
 C.T.: 3233/198



ANALYSIS: The Glenelg Theatre was constructed in 1917 and was the first picture theatre in the suburb. It was designed by R R G Assheton and was apparently furnished by Harper Reed, a notable furniture store in Rundle Street in Adelaide. It was one of the early theatres in Adelaide, as theatres were first constructed specifically for showing films in the city from 1915 onwards. Assheton also designed the Star Picture Theatre on Henley Beach Road, Mile End, for the Star Theatre chain of Coffey and Powell, later owned by Daniel Clifford. It was located close to Colley Reserve where most of the recreational activities along the foreshore were found and is a typical stripped classical frontage, although this has been severely altered by its conversion to a ten pin bowling rink in the 1960s. It is reputed to be the first ten pin bowling rink in the Southern Hemisphere.

The former theatre is indicative of the provision of recreational facilities for the Glenelg population in the early years of the twentieth century, particularly with the change to films rather than live theatre and the development of the moving picture film industry.

This former Cinema is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: The former Theatre fulfils criteria a, c and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

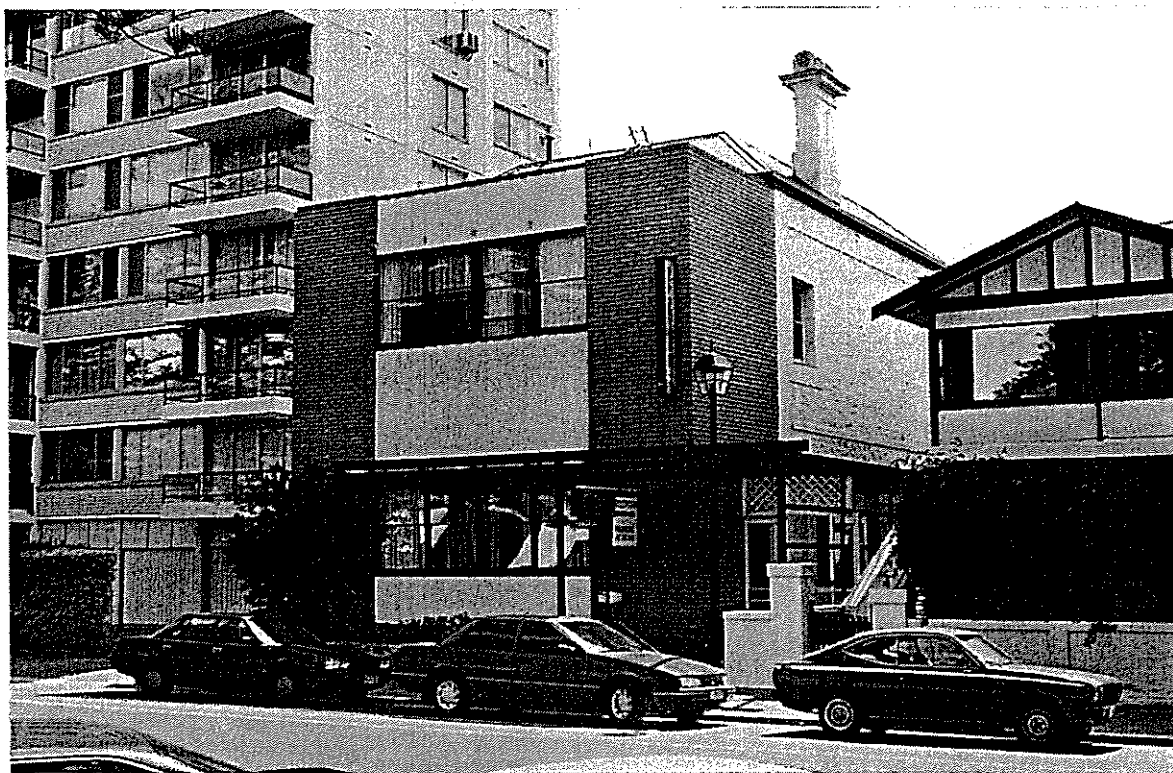
EXTENT OF LISTING: The external form and detailing which remains of the original 1917 theatre should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The front elevation of the building should be reinstated to its original appearance where this is possible and other elements of the structure which are retained from 1917, particularly on the front elevation, should be conserved.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*

**MOTEL, FORMER RESIDENCE
22 COLLEY TERRACE**

Allot: Sect: 1495
C.T.: 5192/649



ANALYSIS: This motel has been created from a residence which was constructed in 1886 for James Simpson Scott. Scott was Mayor of Glenelg from 1887 to 1889 and built this substantial eleven room mansion on Colley Terrace to take advantage of sea views. The original form of the dwelling can be seen behind the later unsympathetic alterations which were undertaken to create the motel. Colley Terrace was originally a substantial residential streetfront and housing along Colley Terrace was similar in size and style to that along South Esplanade.

This motel is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This former residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: Although substantially altered at the front, the external form of the original 1886 dwelling, where this still exists, should be retained and is included in the listing. Any later adaptation or extensions and additions are not included.

CONSERVATION RECOMMENDATIONS: In the long term, it would be appropriate if the building was reinstated to its original residential use and the front elevation of the house restored to its 1886 design.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988.*

DWELLING
25 COLLEY TERRACE**Allot:** **Sect:** 1495
C.T.: 4164/901

ANALYSIS: This house has been adapted for multiple residential use from an earlier 1880s large stone mansion constructed on Colley Terrace to take advantage of the sea views. It was one of a row of similar houses which extended along Colley Terrace and which are visible in early photographs, indicating the similar residential qualities of Colley Terrace and South Esplanade.

This dwelling is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This former residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

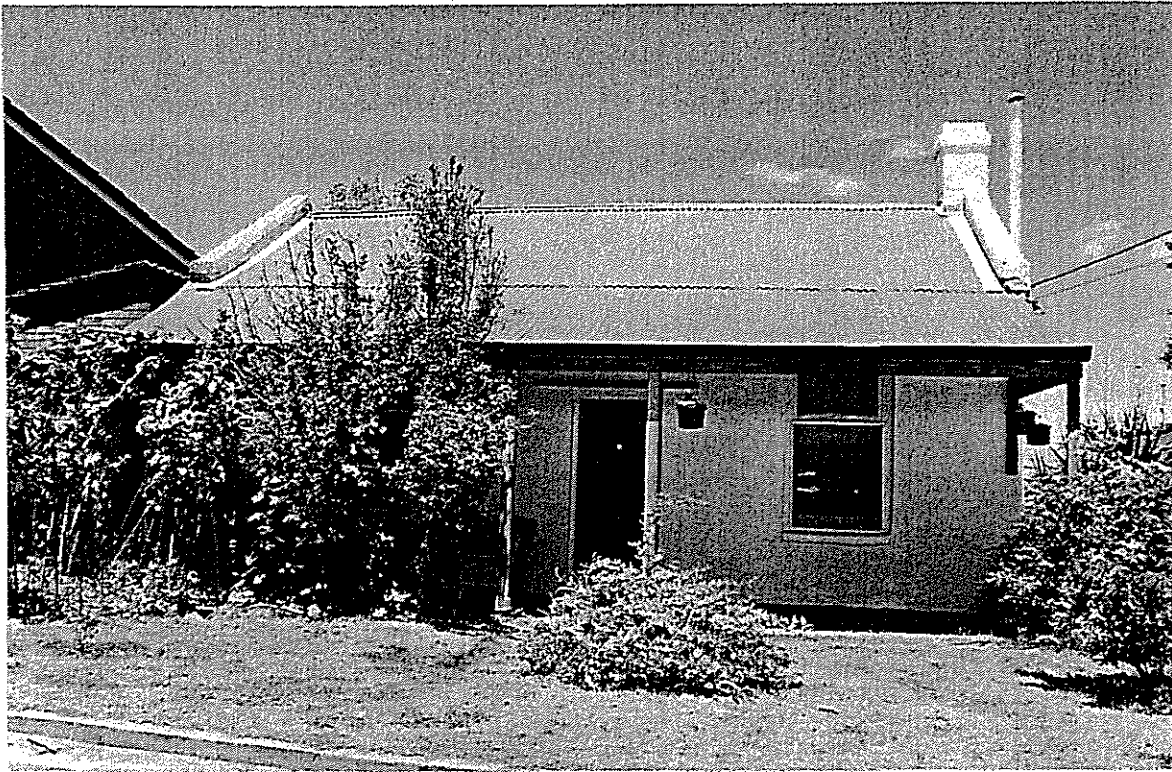
EXTENT OF LISTING: Although substantially altered at the front, the external form of the original 1886 dwelling, where this still exists, should be retained and is included in the listing. Any later adaptation or extensions and additions are not included.

CONSERVATION RECOMMENDATIONS: In the long term, it would be appropriate if the building were reinstated to its original residential use and the front elevation of the house restored to its 1886 design.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988.*

DWELLING
2 DARWIN STREET

Allot: **Sect: 184**
C.T.: 4341/722



ANALYSIS: This small cottage is an example of very early residential construction in Glenelg and is associated with the development of the St Leonard's Village, now North Glenelg. The house was once occupied by the Yeates family who were fishermen.

It is constructed of random stone which has been thickly rendered over time. It has a simple pitched roof with projecting gables at either end and a chimney to the western gable. Its low height and small scale are indicative of the age of the structure.

RELEVANT CRITERIA: The cottage fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

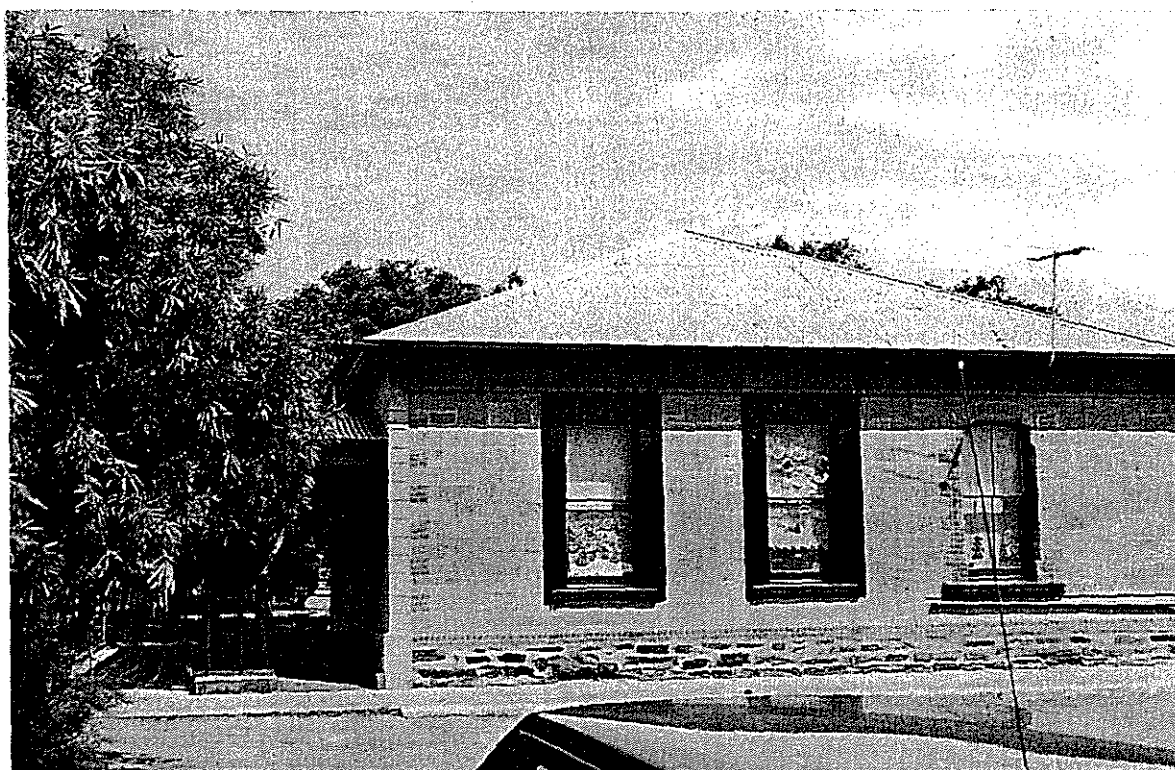
EXTENT OF LISTING: The external form of the cottage and its later extensions are included in the listing.

CONSERVATION RECOMMENDATIONS: Its probably not practical to remove the later thick render from the walls of the structure. However, investigation into the dampness of the walls would be beneficial and could determine the appropriate conservation treatment to ensure the longevity of the structure itself.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

GLENELG PRIMARY SCHOOL DIAGONAL ROAD

Allot: Sect: 214
C.T.: 5271/726



ANALYSIS: The Glenelg State School was established on land purchased by the Council in 1878 and annexed from Marion in 1917. The School opened in 1881 under Alexander Kemp as the first headmaster and a small building of classrooms, cloakrooms was established along with this five room teacher's residence, which still retains much of its original appearance. The earlier school buildings were demolished in 1969 and replaced by the current two storey brick building. However, the 1929 infant school is still retained to the south-east of the headmaster's cottage. The provision of educational buildings within local government areas was part of the requirements of the 1875 Education Act and for some time the school operated in tandem with other licensed schools within Glenelg, as school attendance was compulsory. The provision of accommodation for the head teacher was also typical of the development of the state schools in their early years.

RELEVANT CRITERIA: The Glenelg State School fulfils criteria a, c and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original headmaster's residence and the 1929 infant school should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The buildings are currently extremely well maintained and this should continue. Any additions or extensions to these elements within the school complex should be carefully considered to ensure that the character of the original structures is not detracted from.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*

**SHOPS (FORMER RESIDENCES)
2 DURHAM STREET**

Allot: Sect: 1495
C.T.: 5079/219, 5085/911



ANALYSIS: This two storeyed pair is one of eleven houses which William Parkin built on the allotments (7 and part of 13) he had purchased in Glenelg township, including a row of three residences in Sussex Street. The building was constructed in 1881 of stone with a two storeyed timber and cast iron verandah to the front elevation. The building has been converted and carefully adapted to commercial use while retaining a large amount of its original detailing and character.

It is indicative of the second stage of development within Glenelg during the 1880s as a response to the economic prosperity of the time. Earlier building within the Glenelg township was of lower scale. However, this structure is of a typical 1880s design and finish.

These shops are within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This building fulfils criteria a d, and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

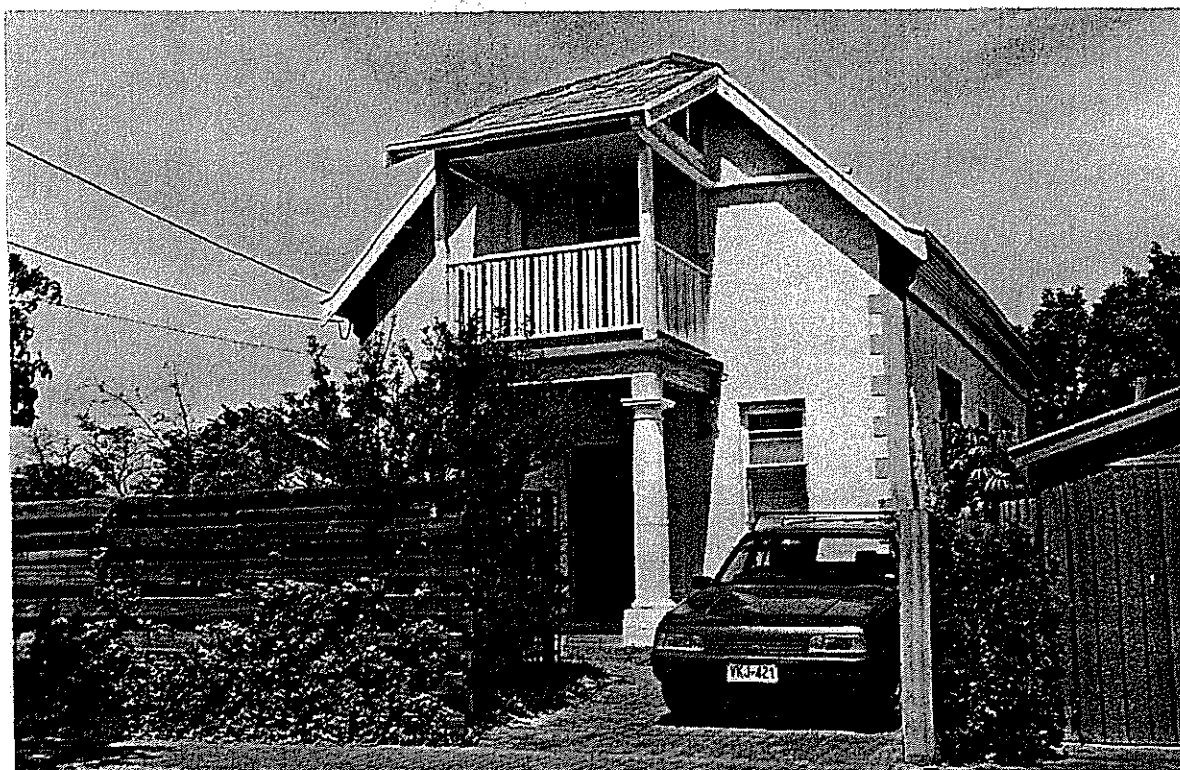
EXTENT OF LISTING: The external form, materials and original detailing of this building should be retained and are included on the listing.

CONSERVATION RECOMMENDATIONS: The building has already been adapted to commercial use in an appropriate way. Any further work on the building should be careful to respect its original structure and elements.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

DWELLING
1 EDISON STREET

Allot: **Sect:** 184
C.T.: 5271/726



ANALYSIS: This unusual residence functioned for many years as the St Andrews Mission run by the Church of England in Glenelg. In 1886 a school room was constructed on part of the previously vacant Lot 77, Section 184, and by 1889 the building was described in the Rate Assessments as a Mission School. This continued until after 1900 when the description changed to Mission Hall, under the Trustees of St Peter's Church, Glenelg. The Mission ran well into the 1920s, and more recently was sold and the building converted to residential use.

The building clearly exhibits its origins as a hall. While the rear section appears to be intact, a later portico surmounted by a verandah has been constructed at the entrance. The building is two storeys with the second storey inserted in the roof space and dormer windows added to the roof of the side elevation. It is an interesting example of adaptation of a former institutional building to domestic use.

RELEVANT CRITERIA: This former Mission fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

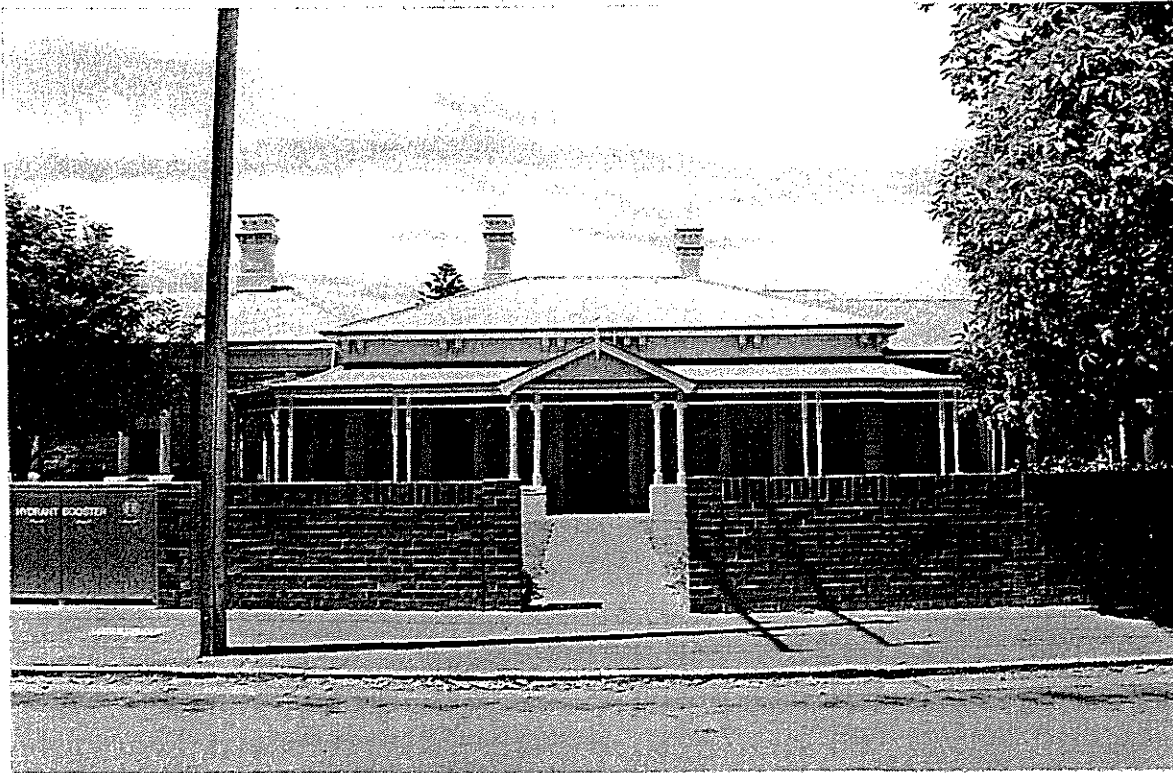
EXTENT OF LISTING: The external form, materials and detailing of the original section of the Mission should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained and any work undertaken on this structure should be in the nature of conservation of original elements.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*

**GLENELG COMMUNITY HOSPITAL
5 FARRELL STREET**

Allot: Sect: 205
C.T.: 4134/664



ANALYSIS: The Glenelg Community Hospital has operated in this location since 1950 when Council purchased this residence for conversion to a hospital. The former house was originally built as a private residence for William Moore in 1860 and was bought by Charles Rischbieth in 1874. Rischbieth extended the house to a mansion of fourteen rooms and since its use as a hospital it has been extended on both sides quite substantially. The form of the original residence is easily discernible due to the retention of its highly decorative cast iron verandah and the continuation of the use of the front door of the residence as the main door to the hospital. It was a common practice to convert large residences of the 1870s and 1880s into community facilities such as hospitals, particularly during the 1950s, and this Glenelg Community Hospital is an excellent example of that process.

The Glenelg Community Hospital is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: The Hospital fulfils criteria a, c, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original 1874 section of the house, particularly at the front elevation and roof form should be retained and these are included in the listing. Other extensions and additions to the hospital are not part of the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained and any further extensions or alterations be undertaken in the spirit of the previous work.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*

DWELLING
15 FULTON STREET

Allot: Sect: 184
 C.T.: 4055/939



ANALYSIS: This house was built in the early 1880s as a residence for J S Mullon, a builder, and shortly afterwards was acquired by Mrs Gliddon who ran a private school there from 1887 to 1892. The house itself is an interesting variation on the symmetrically fronted Victorian residence, as it has a projecting stone gable, centrally placed in the front elevation, as part of the front wall of the house, rather than as an elaboration on the verandah itself. The use of the residence as a private school during the late Victorian period is typical as the introduction of the Education Act in 1875 made attendance at School compulsory for all children, but many did not attend the Glenelg Public School, and many private schools were established by usually women to cater for those who did not wish to attend the public school.

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the house should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The building is currently extremely well maintained and this should continue. Any extensions to the house should be undertaken to the rear so that the original detailing and form of the house is not disturbed.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*

DWELLING
14-16 GORDON STREET

Allot: Sect: 1495
 C.T.: 5017/30



ANALYSIS: The houses and other buildings on the east side of Gordon Street are constructed on allotments subdivided from Lots 1 - 4 of Section 204. This part of the Section was originally owned by the South Australian Company until it disposed of it in the late 1870s. This pair of dwellings and the adjacent pair are an interesting form of residences constructed in the 1890s, where two small residences were combined to create the overall effect of one dwelling. This form was typical in the earlier Victorian period also, but these pairs display a prominent central gable bay which incorporates the entrance to each dwelling. The houses were originally constructed in face sandstone with red brick dressings, as is visible on Number 14, although the other parts of both pairs have been painted to some degree. Number 14 is indicative of the original finishes of these pairs and could be used as a model for further works to the other houses. This part of Section 204 extended around the eastern side of Light's original subdivision for the Town of Glenelg and was used as farmland by the South Australian Company until subdivided. These houses are indicative of provision of smaller residences for working people in Glenelg as it developed into a substantial residential settlement during the 1880s and 90s.

RELEVANT CRITERIA: This pair of dwellings fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and original materials and detailing of these residences is included. Later extensions are not a part of this listing.

CONSERVATION RECOMMENDATIONS: It is recommended that all works to these dwellings be in the nature of conservation and reinstatement of original detailing much of which remains and needs only to be returned to original finishes. Number 14 is an excellent model for this work.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988
 LTO Records

DWELLING
18-20 GORDON STREET

Allot: Sect: 1495
 C.T.: 5324/900,5324/899



ANALYSIS: The houses and other buildings on the east side of Gordon Street are constructed on allotments subdivided from Lots 1 - 4 of Section 204. This part of the Section was originally owned by the South Australian Company until it disposed of it in the late 1870s. This pair of dwellings and the adjacent pair are an interesting form of residences constructed in the 1890s, where two small residences were combined to create the overall effect of one dwelling. This form was typical in the earlier Victorian period also, but these pairs display a prominent central gable bay which incorporates the entrance to each dwelling. The houses were originally constructed in face sandstone with red brick dressings, as is visible on Number 14, although the other parts of both pairs have been painted to some degree. Number 14 is indicative of the original finishes of these pairs and could be used as a model for further works to the other houses. This part of Section 204 extended around the eastern side of Light's original subdivision for the Town of Glenelg and was used as farmland by the South Australian Company until subdivided. These houses are indicative of provision of smaller residences for working people in Glenelg as it developed into a substantial residential settlement during the 1880s and 90s.

RELEVANT CRITERIA: This pair of dwellings fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and original materials and detailing of these residences is included. Later extensions are not a part of this listing.

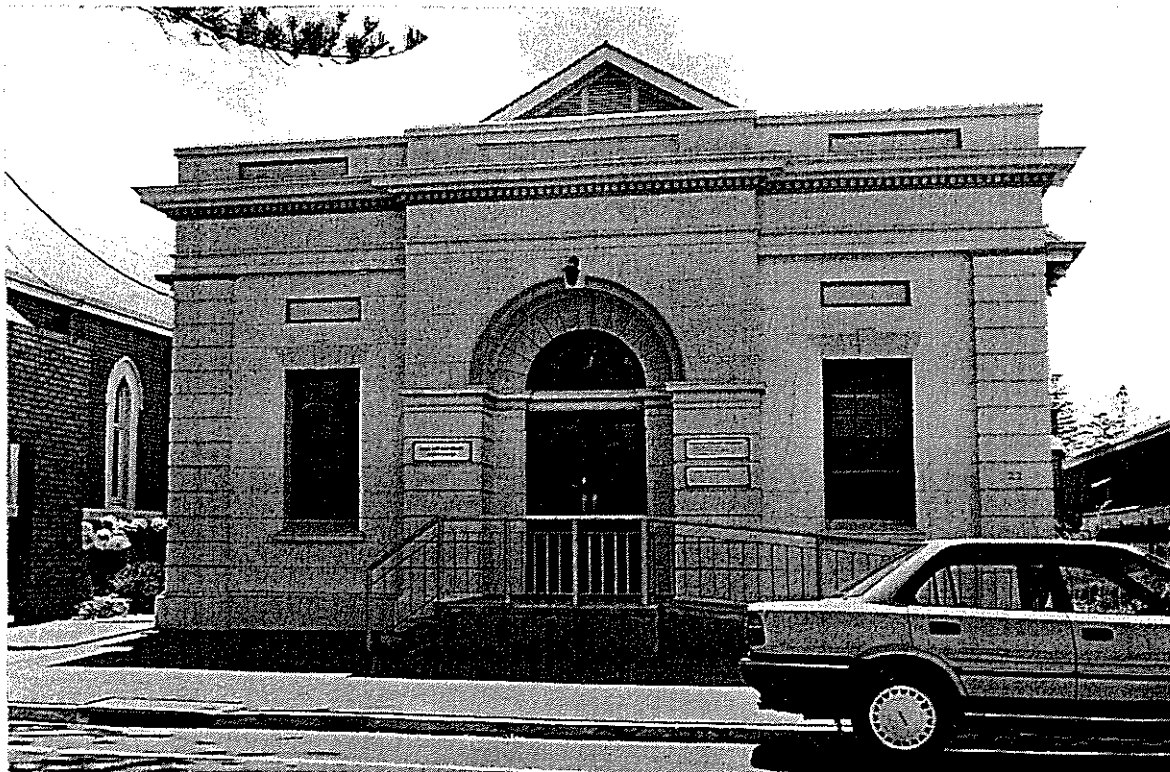
CONSERVATION RECOMMENDATIONS: It is recommended that all works to these dwellings be in the nature of conservation and reinstatement of original detailing much of which remains and needs only to be returned to original finishes. Number 14 is an excellent model for this work.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*
 LTO Records

**FORMER RECHABITE MEETING HALL
22 GORDON STREET**

Allot: Sect: 1495

C.T.: 4314/964



ANALYSIS: This early Lodge Hall and other buildings on the east side of Gordon Street are constructed on allotments subdivided from Lots 1-4 of Section 204. This part of the Section was originally owned by the South Australian Company until it disposed of it in the late 1870s. The land passed through various owners until transferred to the SA District No 81 Independent Order of Rechabites. This Lodge Rooms for the Rechabites was constructed in circa 1930(?) and is typical of similar buildings used as meeting halls in that it has a simple rectangular hall fronted by a more elaborate street elevation. The fine render detailing to the front of this former Rechabite Lodge has been highlighted by the current owners using contrasting paint colours to pick out specific architectural elements. This means the building is extremely well presented in the street. The building has been converted to offices and is now the headquarters of Aged Homes Incorporated.

As a Rechabite Lodge it is indicative of the provision of locations for various institutions which were important parts of the social fabric of the early suburb, particularly at the turn of the century.

RELEVANT CRITERIA: The former Rechabite Meeting Hall fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The rendered frontage to the Hall is the most significant part of the structure..

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained and any new development work to the rear should be carefully considered.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988
LTO Records

**FORMER FIRE STATION
26 GORDON STREET**

Allot: **Sect:** 1495
C.T.: 5137/121



ANALYSIS: This former Fire Station and other buildings along the eastern side of Gordon Street are constructed on allotments subdivided from Lots 1-4 of Section 204 which was originally owned by the South Australian Company. A volunteer Fire Brigade was formed at Glenelg in 1877 with headquarters here in Gordon Street and a Fire Station was erected in Sussex Street in 1892. The headquarters were expanded and this Fire Station erected in the 1930s? The building has recently been converted to shops and exhibition space but the 1930s design elements of the frontage have been retained. It is still possible to discern the words Glenelg Station on the main projecting section of the front elevation to Gordon Street. The building is indicative of the growth of services to the expanding Glenelg community over time and the provision of facilities for community safety such as Police Stations and Fire Stations.

RELEVANT CRITERIA: The former Fire Station fulfils criteria a, d and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The original external elements which remain from the Fire Station and which have been retained should continue to be conserved and should be included in the listing. Any later alterations or additions are not included.

CONSERVATION RECOMMENDATIONS: The building is currently extremely well cared for. Various alterations have been undertaken to adapt it to its current use. Any further work should be in the nature of conservation of the original building elements.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

GARAGE
28 GORDON STREET

Allot: **Sect: 1495**

C.T.: 4202/478



ANALYSIS: This early garage is a strong element at the Gordon Street/Augusta Street intersection and has recently been repainted and upgraded while retaining most of the early detailing of the structure. It has continued in use as a motor car garage since its date of construction in the early 1930s and is representative of the provision of support services for the burgeoning use of motor vehicles during the 1920s, 30s and 40s. The building itself exhibits detailing from that period and would originally have been face red brick with white dressings including the projecting pillars above the parapet line around both street frontages of the structure. The recent painting has included incorporation of signage within appropriate panels on the building elevations.

RELEVANT CRITERIA: Linton's Garage fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The frontages to Gordon Street and Augusta Street and the overall enclosing corrugated iron roof form are included the listing.

CONSERVATION RECOMMENDATIONS: The building is in excellent condition and should continue to be well maintained.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

DWELLING
36 GORDON STREET

Allot: **Sect:** 1495
C.T.: 822/186



ANALYSIS: This house and the other buildings on the east side of Gordon Street are constructed on allotments subdivided from Lots 1-4 of Section 204. This part of the Section was originally owned by the South Australian Company until it disposed of it in the late 1870s. This house is an excellent example of a turn of the century asymmetric villa and the form of the house remains substantially intact although certain detail elements, particularly to the verandah have been removed. The verandah has also been enclosed to the north with a brick wall structure. It exhibits typical design characteristics of the period of its construction including a complicated and picturesque roof form surmounting sections of roof which incorporates the roof of the encircling verandah to the house. There are also projecting faceted bay windows to the west and south-west corner of the house. The house was originally constructed in face sandstone, which remains, with brick dressings, although these have been later painted. The walls of the bays which project through the roof are coated in pebble-dash render and the gable ends have typical timber strapping and finial details. The house remains on its large original allotment and is an important example of Federation period architecture in Glenelg, it also makes a significant contribution to the early residential character of Gordon Street.

RELEVANT CRITERIA: The dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

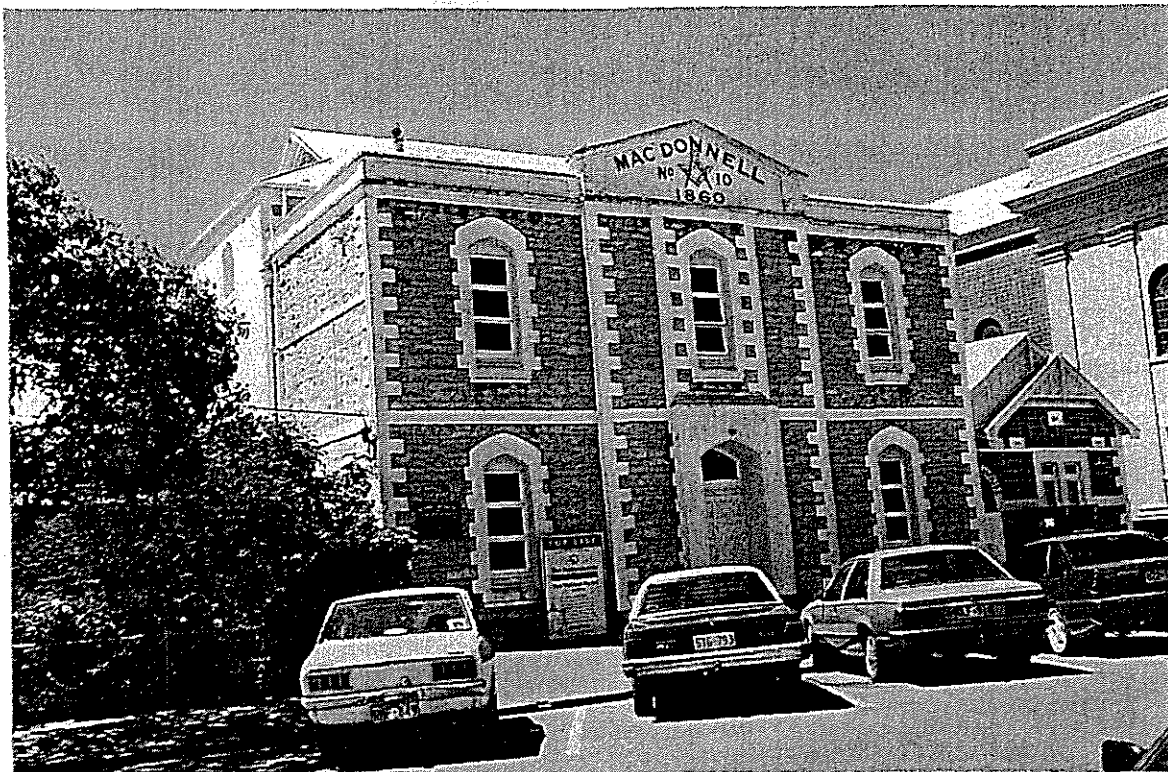
EXTENT OF LISTING: The overall form, detailing and materials form of the original residence is included in the listing.

CONSERVATION RECOMMENDATIONS: New work to the original section of this building should be in the nature of conservation and the reinstatement of appropriate verandah detailing is recommended. It is also recommended that later additions such as the enclosed verandah be removed if possible. Any extensions or additions to the house should be at the rear and preferably not visible from Gordon Street, or undertaken in a style which is complimentary to the original dwelling.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

**MACDONNELL LODGE HALL
9 HIGH STREET**

Allot: Sect: 204
C.T.: 4163/839



ANALYSIS: The MacDonnell Lodge of Freemasons was established in 1860 but this hall was constructed in 1903. Prior to that date, Masons held their meetings in the Institute building on Moseley Square. The building consists of a large hall to the rear fronted by two storey office section constructed of face sandstone with painted brick dressings. The building is a good example of provision of facilities for community organisations and MacDonnell Lodge has continued to meet in this structure until recently when the building was sold for residential conversion.

Internally, the former Lodge consisted of foyer and meeting rooms, with large communal rooms in the single storey rear section. The ground floor front section has had early timber floors replaced with terrazzo slab floors.

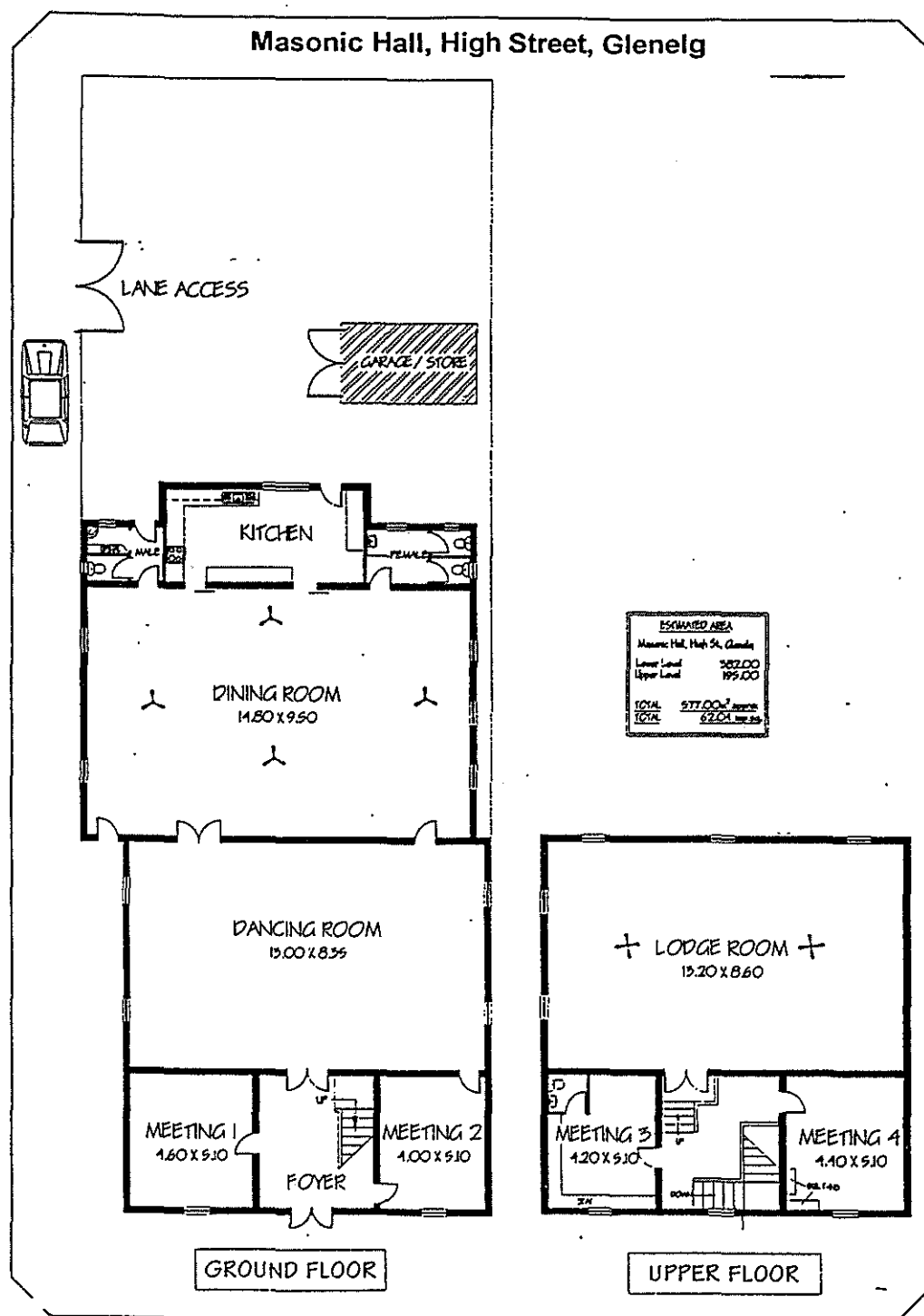
RELEVANT CRITERIA: The MacDonnell Lodge structure fulfils criteria a, c and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and materials of this Lodge building are included in the listing.

CONSERVATION RECOMMENDATIONS: As the building will change use with change of ownership, it is considered that interior adaptation could be easily undertaken and any external alteration should be carefully considered. There is ample opportunity for redevelopment, retaining the significant street frontage of the building. The reinstatement of sliding sash timber windows to the High Street elevation is recommended.

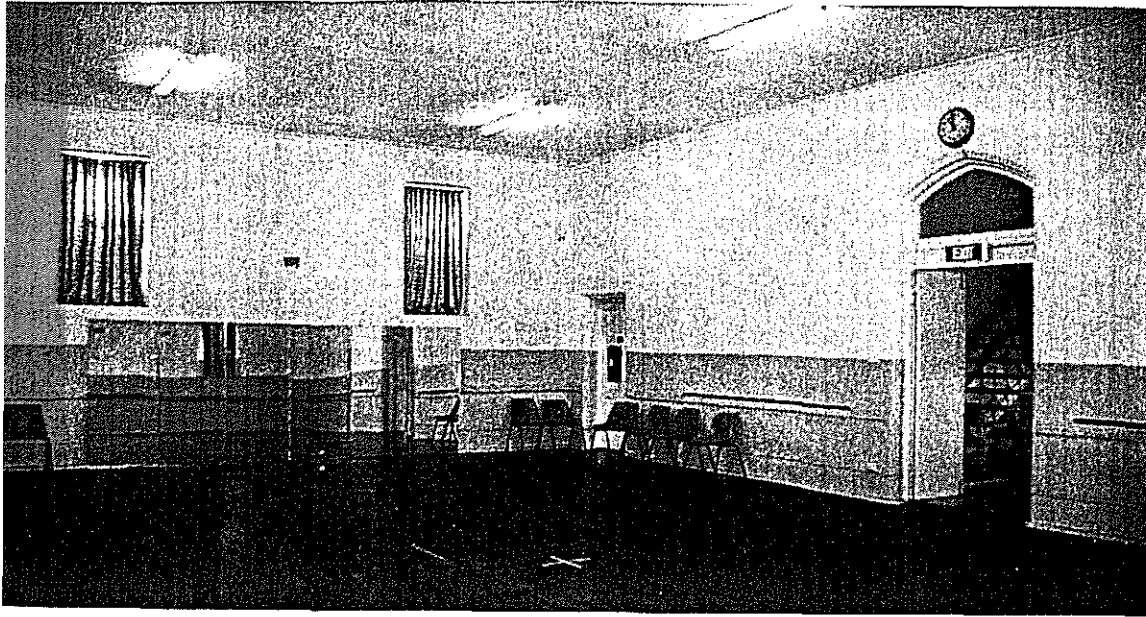
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983.*
Internal inspection, Dec 1996.

MACDONNELL LODGE HALL 9 HIGH STREET (cont)

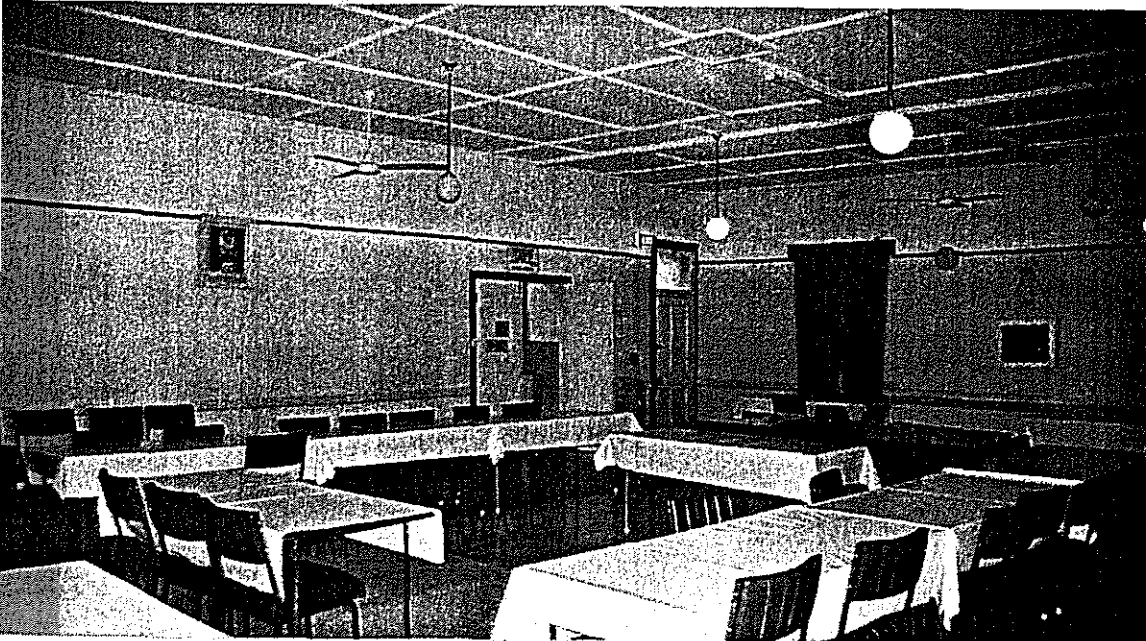


Real Estate Agent's Plan at Time of Sale

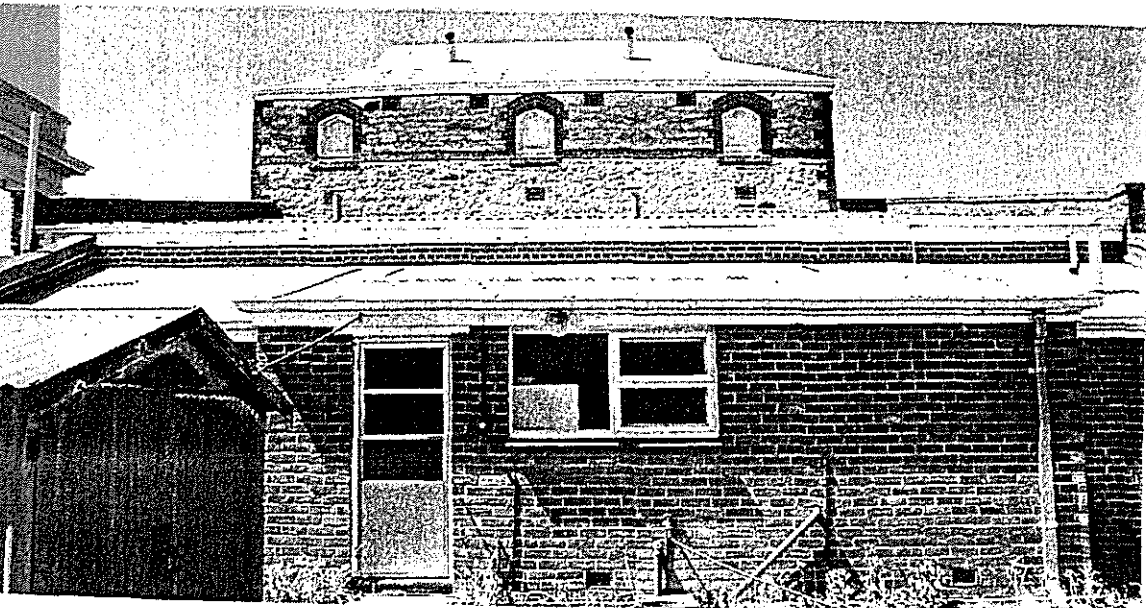
MACDONNELL LODGE HALL 9 HIGH STREET (cont)



*Dancing
Room*



*Dining
Room*

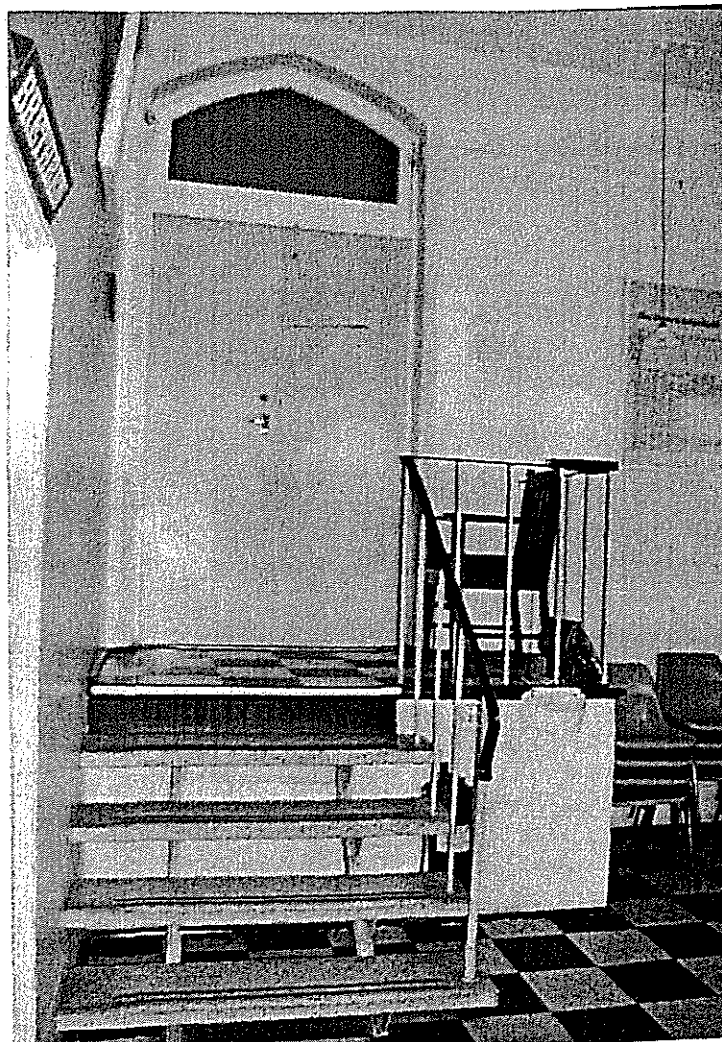


Rear View

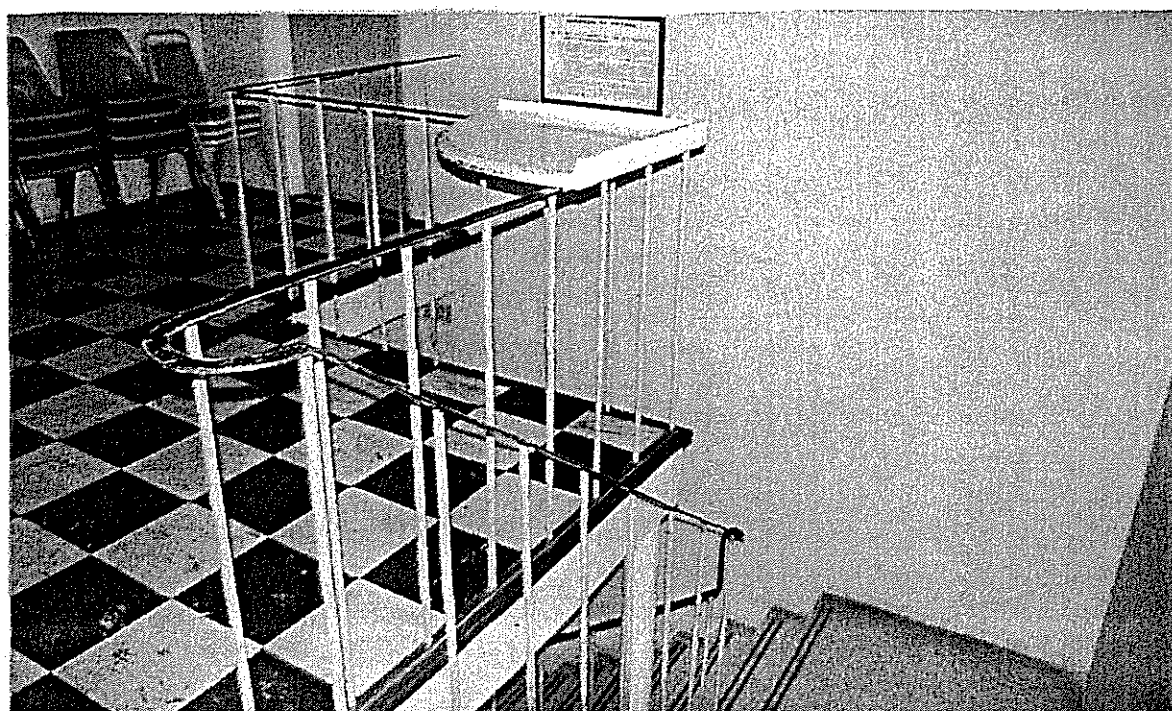
MACDONNELL LODGE HALL 9 HIGH STREET (cont)



Ground Floor Foyer and Stair



Stair to Lodge Room



Upper Landing

**MURPHY HOUSE
11 HIGH STREET**

Allot: **Sect:** 204
C.T.: 1422/109



ANALYSIS: Murphy House now forms part of the Catholic Church complex along High Street. It was constructed in 1903 at the same time as the adjacent MacDonnell Lodge. The building has served both residential and office functions during its time of use and is currently office of the Church Social Services arrangements. Murphy House is constructed of random course bluestone with rendered dressing and it includes a strapped gable to the front elevation typical of its period of construction. The entrance to the building is through an enclosed porch beneath an arch headed entrance.

RELEVANT CRITERIA: Murphy House fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

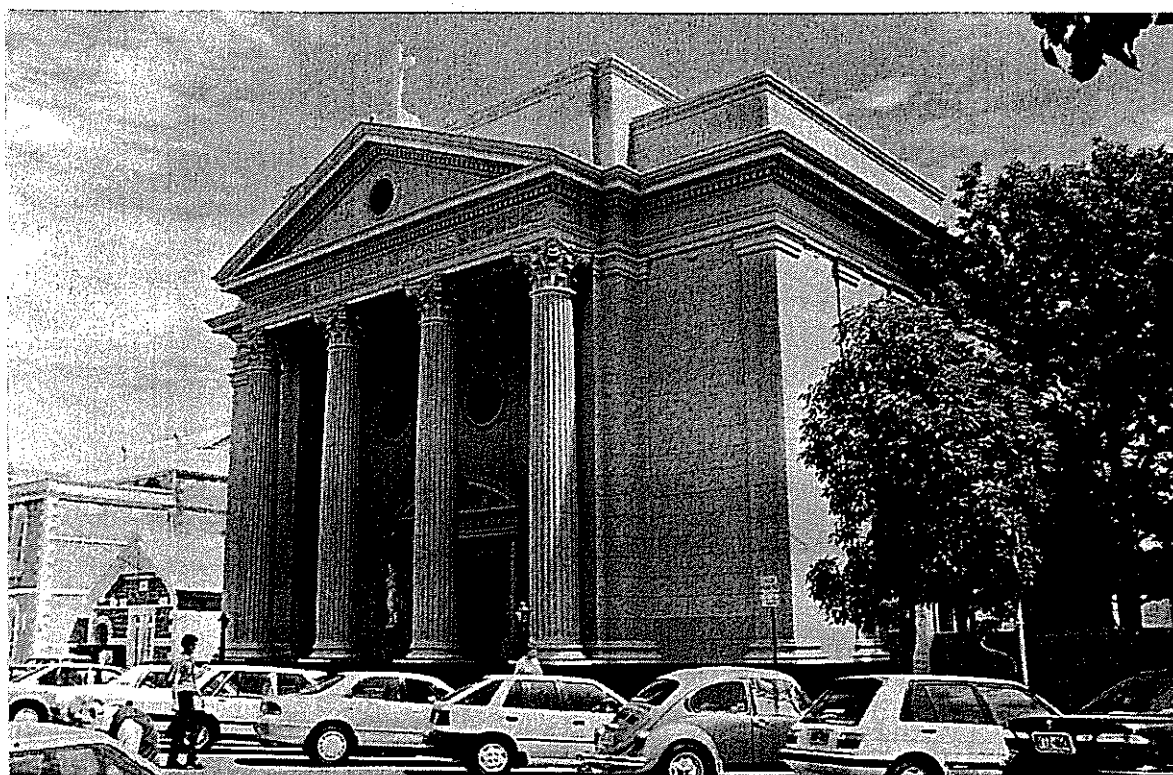
EXTENT OF LISTING: The external form and materials of the 1903 building are included in the listing.

CONSERVATION RECOMMENDATIONS: The street frontage to this small building is significant and should be retained. However, there is opportunity for extensions and additions to the rear of the structure.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

OUR LADY OF VICTORIES 15 HIGH STREET

Allot: Sect: 204
C.T.: 1422/108



ANALYSIS: This is the second Our Lady of Victories Church in Glenelg. The original one was in Bath Street. This church was constructed in 1927 to the design of Garlick and Jackman architects. Its form follows the Renaissance Revival style popular for church buildings during the 1920s, utilising the roman temple form and full classical detailing. It was originally constructed with faced sandstone, but this has more recently been painted. The early appearance of the church can be seen in the 1937 photograph where sandstone blocks are clearly visible. The church was extensively restored and altered in 1969 which was the centenary of the original Our Lady of Victories Church in Bath Street which had been constructed in 1869. The church is indicative of the growth of the Roman Catholic congregation in Glenelg and surrounding areas, particularly during the period of the early 1920s.

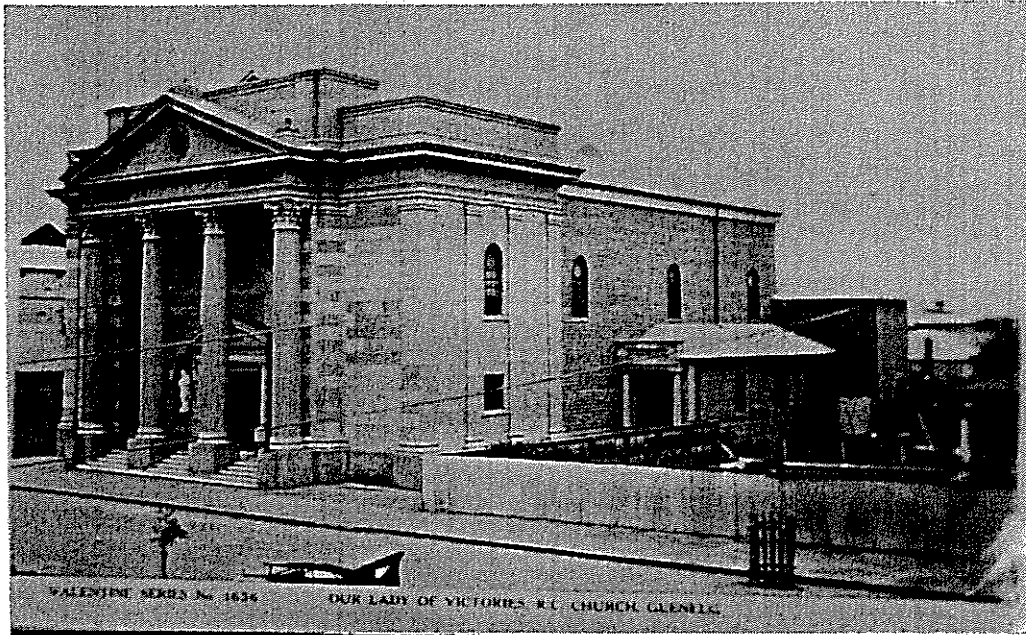
RELEVANT CRITERIA: Our Lady of Victories fulfils criteria a, c, d and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original church should be retained and are included in the listing. Any later extensions or alterations are not included.

CONSERVATION RECOMMENDATIONS: The church should continue to be well maintained as it is an imposing structure in the Glenelg streetscape. In the long term, and provided that the stone has not suffered irreparable damage, the paintwork to the front section of the church could be removed, or alternatively a stone coloured paint be utilised to reinstate the building close to its original appearance.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

OUR LADY OF VICTORIES 15 HIGH STREET (cont)



Our Lady of Victories, photographed in 1937 (Source: MLSA:B23697)

**ST DOMINIC'S COMMUNITY CENTRE
17 HIGH STREET**

Allot: **Sect:** 204
C.T.: 5157/808



ANALYSIS: The community centre was originally part of the Dominican School associated with the former St Marys Church to the east and provided education facilities for the Roman Catholic community in the district. It is a two storey stone building with wide encircling verandahs constructed c.1900 and forms an important part of the group of religious buildings which create a complex along High Street. It is indicative of the move to provide some church-based education facilities, particularly in the early twentieth century.

RELEVANT CRITERIA: St Dominics Community Centre fulfils criteria a and c under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original c.1900 building should be retained and efforts made to determine the original detailing of the upper verandah which could be reinstated in the long term.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained. Regular painting of timber joinery, particularly to the verandah, will ensure longevity of the structural elements. As noted, the reinstatement of the upper verandah details would be appropriate in the long term.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

**ST MARY'S HALL
19 HIGH STREET**

Allot: **Sect:** 204
C.T.: 1422/108



ANALYSIS: St Mary's Hall was constructed as St Mary's Roman Catholic Church in 1894 when the congregation moved from the original Our Lady of Victories in Bath Street which had been constructed in 1869 but proved to be too small by the 1890s. It served as the Roman Catholic Church for the district until 1927 when the new Our Lady of Victories was constructed further to the west in High Street. St Mary's utilitarian form and building materials meant that it could easily be adapted to other uses and it has served as part of the facilities of the adjoining Dominican Catholic School. The building is constructed in faced brick with white banded dressings and detailing and is set on a plinth of random bluestone. It is representative of the periods of growth of the Roman Catholic congregation in Glenelg and has been part of educational processes of many of the pupils of the Dominican School since its construction.

RELEVANT CRITERIA: St Mary's Hall fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of St Mary's Hall, particularly the front elevation, with projecting gables and timber details should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The Hall should continue to be well maintained and retain its face red brick and stone.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

DWELLING
28 HIGH STREETAllot: Sect: 204
C.T.: 5171/500

ANALYSIS: This house is significant for its distinctive stylistic elements and form. It would appear to date from 1920 and is located on land subdivided from the large olives estate to the south. The red terra-cotta tiled roof, projecting capped bay, and other detailing, derive from essentially the English Arts and Crafts style of the turn of the century. The original face red brick of the house has been painted, but it retains much of its original detailing.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

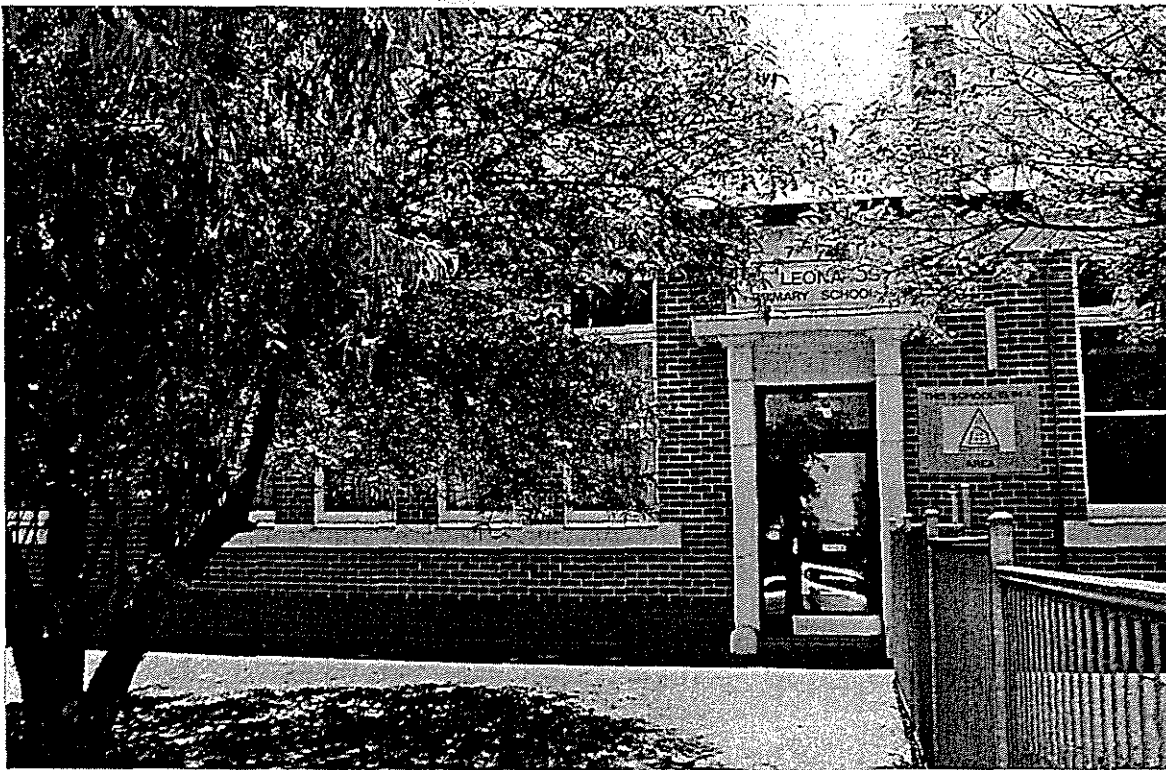
EXTENT OF LISTING: The external form, materials and detailing of the original front section of the house should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained. Any further alterations or extensions should be carefully considered to ensure their compatability with the significant design of the building.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

ST LEONARDS SCHOOL
158-168 JERVOIS STREET

Allot: **Sect:** 184
C.T.: 425/78



ANALYSIS: St Leonards School was constructed in 1921 and is typical of Education Department buildings of that time. The School became important during the period of Post War migration of the 1950s and enrolments increased to over 1000 pupils, many from the North Glenelg Migrant Hostel (outside the Council area).

It has a base plinth of dark brown fired bricks and red face bricks to the main walls of the structure with cream rendered dressings around the doors and windows. The entrance door has an interesting stepped corbel projecting canopy above. The School is located in well-kept grounds including playing areas and sports fields.

RELEVANT CRITERIA: The St Leonards Primary School fulfils criteria a, c, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

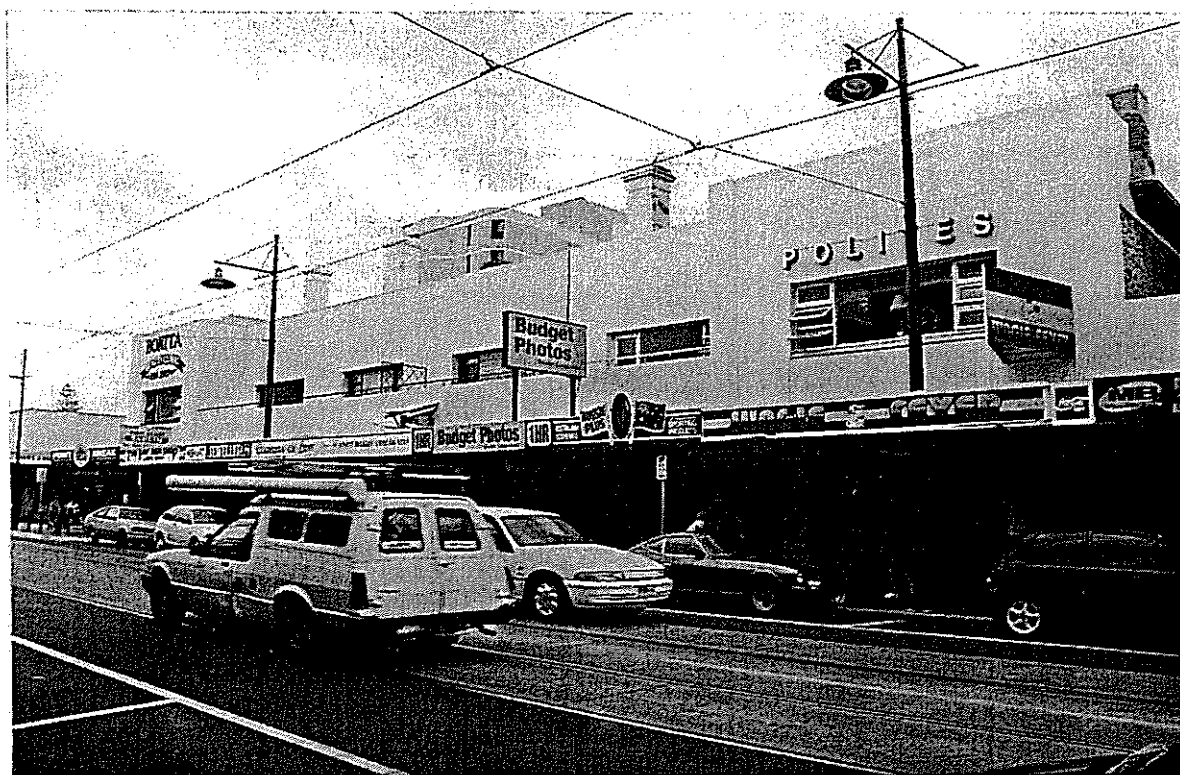
EXTENT OF LISTING: The external form, materials and detailing of the original section of the School are included in the listing. Any elements which are later are not considered significant.

CONSERVATION RECOMMENDATIONS: The earliest School building should retain its face red brickwork and cream dressings and any additions or extensions should be carefully considered.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983.

SHOPS 25-39 JETTY ROAD

Allot: Sect: 1495
C.T.: 3914/83, 5325/632, 3650/101



ANALYSIS: William Parkin constructed this row of shops with residences above in 1871, on part of allotment 7 of Colonel Light's first subdivision of the township of Glenelg. Parkin was a speculative developer and constructed a large number of properties on the allotments which he purchased. The corner shop and residence was leased to William Hitchcox who had initially established businesses along the Adelaide Road where the first commercial enterprises sprang up. However, as Jetty Road became the main commercial area for Glenelg with the expansion of residential development in Section 204 to the south, Hitchcox moved his business to Jetty Road. This form of retail enterprise with residence above and behind was typical of mid-Victorian commercial development and although the frontage has been redeveloped with a bland facade, the original Victorian detailing can be seen behind.

Until recently the corner shop continued as a pharmacy and was for a long period run by the Fisk family. W.Fisk was Mayor of Glenelg from 1931-38. The appearance of the building in 1936 is visible in the centenary publication *Progressive Adelaide as it Stands Today*, and the two-level verandah which ran the whole length of the building is clearly discernible. Obviously the shops have undergone upgrading many times in their development and the current frontage is flush with the street line, whereas the original elevation would have been stepped back at with each corner pavilion. This row of shops is indicative of the economic growth of Glenelg during the 1870s and 1880s and the increasing importance of Jetty Road as the main commercial thoroughfare for the suburb.

RELEVANT CRITERIA: The shops fulfil criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: Those elements of the building which are retained from the 1870s, particularly external elements such as stone walls, roof line and chimneys are included in the listing. Later alterations and adaptations are not included.

SHOPS

25-39 JETTY ROAD (cont)

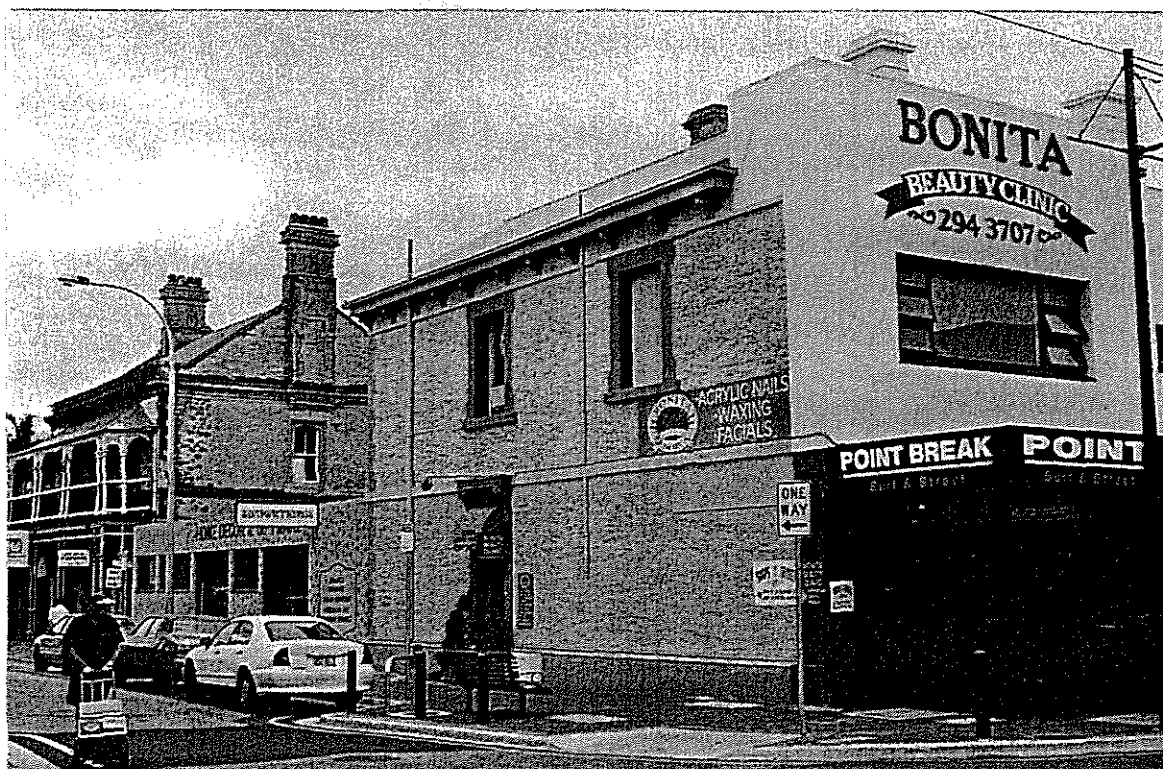
CONSERVATION RECOMMENDATIONS: It is recommended that in the long term the frontage of the building should be returned to an earlier period or the frontage should be adapted incorporating design elements derived from its early appearance. A post-supported verandah on two levels and gables to the end walls of either end of the building is recommended.

SOURCES OF INFORMATION:

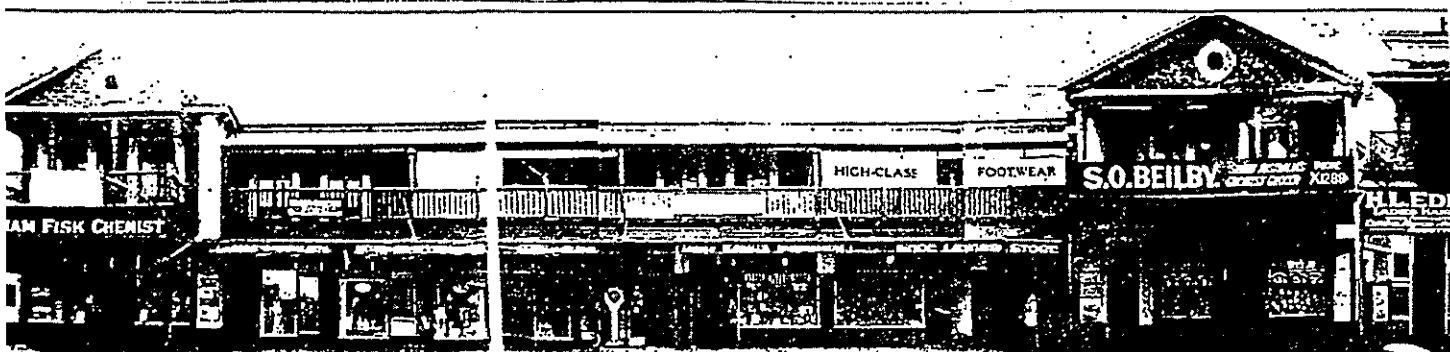
Glenelg Heritage Survey, 1983.

Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991

Progressive Adelaide as it Stands Today, 1936



Durham Street elevation showing 1871 building



William Fisk, Chemist.
See Special Advt.

Wilson-Roberts,
Photographer.

WIGNALL'S, 31 Jetty Rd., Ladies' Hairdressers. Specialists in Eugene Permanent Waving. English Diplomas. Phone X 2221.

Visitors to Glenelg and residents should make a point of seeing LEWIS'S UP-TO-DATE SHOE STORE, where best quality Shoes and Beachwear is obtainable at popular prices.

S. O. BEILBY, Shipping and Retail Grocer and Provision Merchant, 57 Jetty Road, Glenelg. X 1299.

25-39 Jetty Road in 1936

**SHOP
42 JETTY ROAD**

Allot: **Sect:** 204
C.T.: 5183/254



ANALYSIS: This shop is constructed on subdivided Section of Lot 16 of Section 204 which was originally purchased by Richard Colley from the South Australian Company. This corner shop building was constructed circa 1880 and retains much of its original detailing above awning level apart from the chimneys which have been removed, probably during recent re-roofing. The early photos of the buildings from 1936 indicate that there was a two-storey verandah attached to the front which turned the corner into Moseley Street, but this has been replaced with a cantilevered awning and the earlier shopfronts have been replaced with modern shopfronts. It would also appear that at some stage, probably in the 1920s the hipped roof was replaced with a gable end attached to the parapet facing Jerry Road.

RELEVANT CRITERIA: The shop building fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the building and the early detailing which remains above the awning are included in the listing.

CONSERVATION RECOMMENDATIONS: In the long term it is recommended that the verandah as viewed in the 1936 photograph be reinstated as this would minimise the visual impact of the modern shopfrontage at ground floor level and link the early frontages which remain above awning level with the street. Appropriate shopfronts could be reinstalled.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991
Progressive Adelaide as it Stands Today, 1936

SHOP

42 JETTY ROAD (cont)



42 Jetty Road in 1936, with corner verandah (Source: Progressive Adelaide)

**OFFICE/SHOPS
79 JETTY ROAD**

Allot: Sect: 1495
C.T.: 5199/726



ANALYSIS: This building was formerly the Glenelg branch of the Savings Bank of South Australia and was constructed in 1922 to the design of Cowell & Cowell Architects. It replaced a 1912 Bank on the same site. The Savings Bank of South Australia first opened an agency in Glenelg in 1876 and in 1960 they constructed new premises next door to this building and sold the former Banking Chamber to Taplin Real Estate. Although evidence of the original use of the building remains in a sign on the western wall of the building. The facade of the building is highly detailed in the style of the French Renaissance which was popular during the 1920s particularly for formal structures such as Banks and the Savings Bank of South Australia branches were designed in this classical style from 1910 onwards.

The ground floor windows have been changed from the original design to incorporate shopfronts and other uses, while the first floor section remains as offices. The scale and ornateness of this Bank reflects the prosperity of Glenelg during the early 1920s and the requirements of the community for facilities such as major branches of Banks

RELEVANT CRITERIA: The former Bank fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: All original external form and detailing and materials which remain from the 1922 structure are included in the listing, particularly plaster render details to the parapet and front walls and elaborate chimneys.

OFFICE/SHOPS

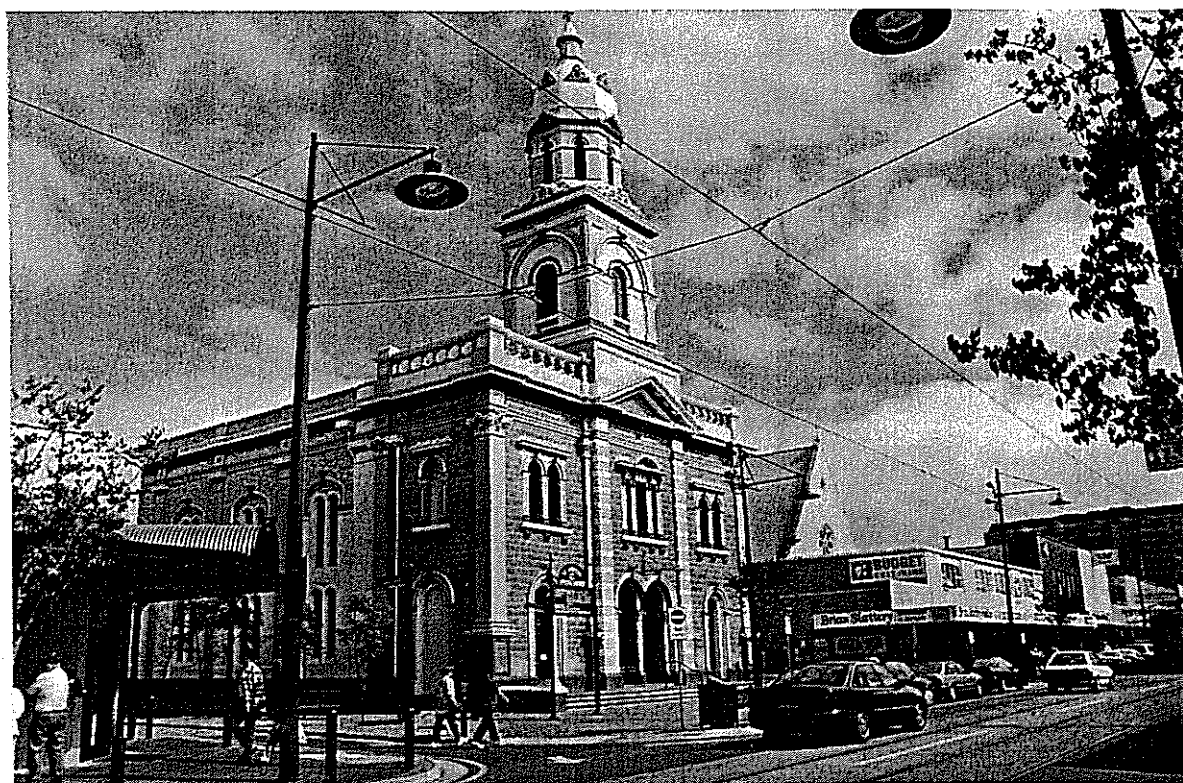
79 JETTY ROAD (cont)

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained as it is currently, but some rationalisation of signs, particularly the removal of the internally illuminated sign above the front door should be considered.

SOURCES OF INFORMATION: State Heritage Branch Files
Glenelg Heritage Survey, 1983
Glenelg Central Area ... Heritage Analysis, 1988
Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991

UNITING CHURCH & HALL 92 JETTY ROAD

Allot: Sect:
C.T.: 5268/542



ANALYSIS: The Uniting Church Hall which is situated behind the row of shops at 88 - 90 Jetty Road is the original Congregational Church which was constructed in 1859. It was located at the end of Nile Street, which links Jetty Road to Torrens Square, and was an important civic landmark in early Glenelg. The new Church was constructed in 1880 adjacent to the original Church which then became the Congregational Church Hall.

The Congregational Church is an imposing building designed by Daniel Garlik and the original plans for the building survive in the Jackman Gooden Collection dated 21 August 1879. The original Church is now obscured by a row of shops constructed in front of it in 1954. The later church with its prominent Baroque tower is an important physical and environmental element in Jetty Road.

These buildings are indicative of the growth of the Congregational element of Glenelg's population and the expansion of their needs during the late 1870s. The Church was supported during this period of Glenelg's growth by John Martin, a Rundle Street draper and William Parkin, the developer of a large number of allotments in the original Glenelg Village Subdivision.

RELEVANT CRITERIA: The Congregational Church and Hall fulfil criteria a, c, d, e and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

(Note: the Uniting Church (former Congregational Church) was recommended for inclusion on the State Heritage Register but this was deferred.)

EXTENT OF LISTING: The external form, materials and detailing of these two religious buildings are included in the listing.

UNITING CHURCH & HALL

92 JETTY ROAD (cont)

CONSERVATION RECOMMENDATIONS: The Church and Hall are maintained in excellent condition and conservation advice is obtained from the State Heritage Branch when required. This should continue until the formal status of the Church is determined. All work on the building should be in the nature of conservation of original materials and detailing and this should apply to the interiors of both buildings wherever possible. The removal of the row of shops in front of the hall would be an admirable long term aim.

SOURCES OF INFORMATION: D.M.Perry, *The Place of Waters*, 1985
Street Frontage Design Guidelines for Jerry Road, July 1991
Hignett & Co, *Glenelg Heritage Survey*, 1983.
Glenelg Central Area ... Heritage Analysis, 1988



Congregational Church c1875 (Source: Glenelg Council Archives)

**OFFICE/SHOPS
97 JETTY ROAD**

Allot: **Sect:** 1495
C.T.: 5346/500, 4205/154A



ANALYSIS: This building was originally constructed circa 1935 - 40 and was built as a Dentist's Consulting Rooms with residence above. It occupies a prominent corner site at the intersection of Jetty Road and Gordon Street and is carefully designed to address both street frontages.

Although this building has undergone recent upgrading (1995-6) it still retains its essential form and streetscape contribution and is an important building type within the commercial precinct of Jetty Road. It was originally constructed in a face render coursed to simulate sandstone blocks. The recent upgrade has resurfaced and painted out the blockwork, although original detailing such as the blue glass tile strips have been retained. The frontage has had a cantilevered awning attached which is an appropriate form for this style of building and is a continuation of the form of the original section of the verandah which existed over the Gordon Street entrance.

RELEVANT CRITERIA: These former Consulting Rooms, now shops, fulfil criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The overall original external form of the building and any original detailing which remains are included in the listing.

CONSERVATION RECOMMENDATIONS: The building has recently been upgraded and it should continue to be maintained in excellent condition. All original elements, particularly the blue banding which is still visible should remain clearly readable in any further painting work on the building.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*
Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991

**OFFICE/SHOPS
118 JETTY ROAD**

Allot: **Sect:** 1495
C.T.: 5368/922



ANALYSIS: This building was originally constructed circa 1935 - 40 and was built as offices and consulting rooms with residence above. It occupies a prominent corner site at the intersection of Jetty Road and Cowper Street and is carefully designed to address both street frontages.

Although the building has undergone alterations and change of use it still retains its essential form and streetscape contribution and is an important building type within the commercial precinct of Jetty Road. It was originally constructed in a face render coursed to simulate sandstone blocks. However, the 1989-90 upgrade has resurfaced and painted out the blockwork, although original detailing such as "fins", window heads and glass block windows have been retained. The frontage has had a cantilevered awning attached which is an appropriate form for this style of building but was not part of the original design.

RELEVANT CRITERIA: These former offices, now shops fulfil criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The overall original external form of the building and any original detailing which remains are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in excellent condition. All original elements should remain clearly readable in any new painting work or further upgrading.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*
Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991

CINEMA
119 JETTY ROAD

Allot: **Sect:** 1495
C.T.: 5196/536



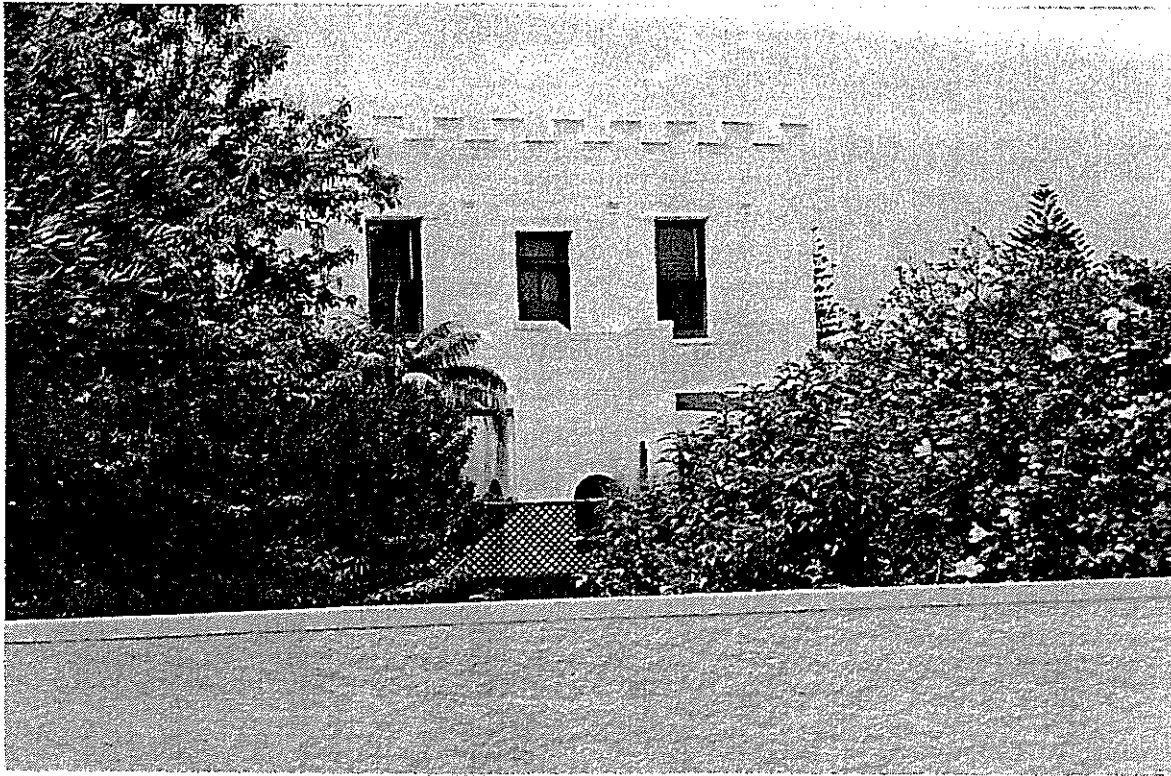
ANALYSIS: This Cinema was constructed in 1956 and has undergone some changes since its original construction date. The first picture theatres in Glenelg were open air cinemas on the beach and in Moseley Square and the move to construct a permanent cinema such as this is indicative of the popularity of films as a source of public entertainment prior to the availability of television. This building is a strong architectural element in Jetty Road and retains its overall form and detailing although alterations have been made to the shopfronts and the hoarding to the suspended awning. It is notable for being constructed in face sandstone rather than rendered masonry or brickwork which would have been more typical in the 1950s.

RELEVANT CRITERIA: This Cinema fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The overall external form, materials and detailing of the 1956 Cinema including face sandstone and suspended cantilevered awnings are included.

CONSERVATION RECOMMENDATIONS: Any future alterations, particularly any re-working of the awning or shopfrontages at ground level should reinforce the original 1950s character of the Cinema. Any works to the building should be aimed at reinstating its original appearance.

SOURCES OF INFORMATION: *Jetty Road and Moseley Square Street Frontage Design Guidelines, 1991*
 Glenelg Council Records

DWELLING
4 KENT STREET**Allot:** **Sect: 205**
C.T.: 1177/106

ANALYSIS: This building has a very distinctive architectural character as it was constructed in faced stone, which has later been rendered, and the parapet is in a castellated form. It has been converted to a residence, but it was reputedly the Coach House for Waterworth in Pier Street. As the Coach House is now separated from the original house by later subdivision, it is indicative of the initial size of estates in this area prior to further residential subdivision after 1880.

RELEVANT CRITERIA: The former Coach House fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

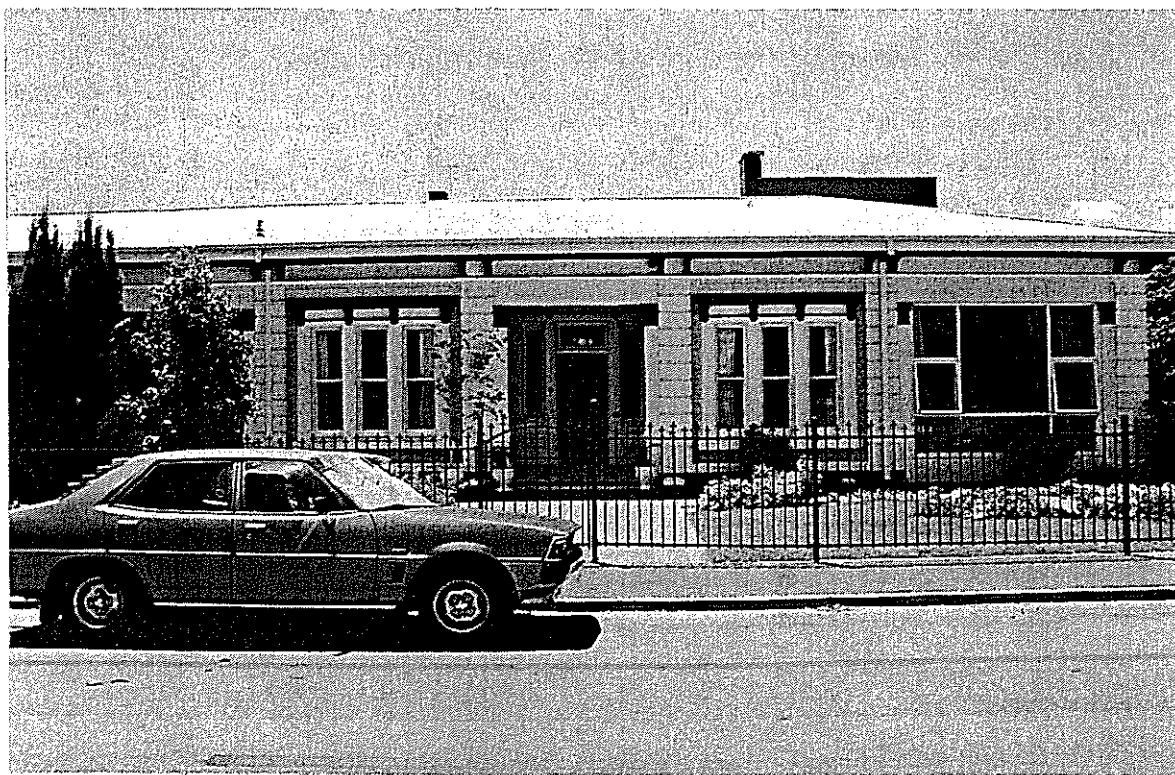
EXTENT OF LISTING: The external form and detailing of the building is significant and is included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition and any extensions to the structure should make reference to its distinctive architectural detailing.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

**MURRAY MUDGE HOUSE
5 MATURIN ROAD**

Allot: **Sect:** 204
C.T.: 5353/936, 5354/45



ANALYSIS: This large, single-storeyed house was designed by Thomas English for Charles Erwin in 1889. It is of a distinctive design and the original architectural drawings still exist in the Jackman Goodman collection (record no.102) now held at the Mortlock Library of South Australiana. The horizontality of the roof is the dominant feature of the house and the distinctive loggia created by setting back almost one half of the front elevation behind a columned verandah under the main roof is quite unusual. (A similar house exists in Kent Town). The high quality of the rendered detailing to the columns, quoins and window dressings are also notable. In 1968 it was given to the Methodist Central Mission and became the core of an elderly citizens home, known as the Murray Mudge Aged Persons Complex. Photographs were taken of the building before its conversion to an Aged Peoples Residence, and these early photographs indicate the retention of much of its architectural character into recent times. The house is significant for its architectural qualities and its distinctive design and much of this has been retained despite the alterations which have been undertaken.

RELEVANT CRITERIA: Murray Mudge House fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The exterior elements and details which remain from the original design of the house, particularly the elevation to Maturin Road are included in the listing and should be retained.

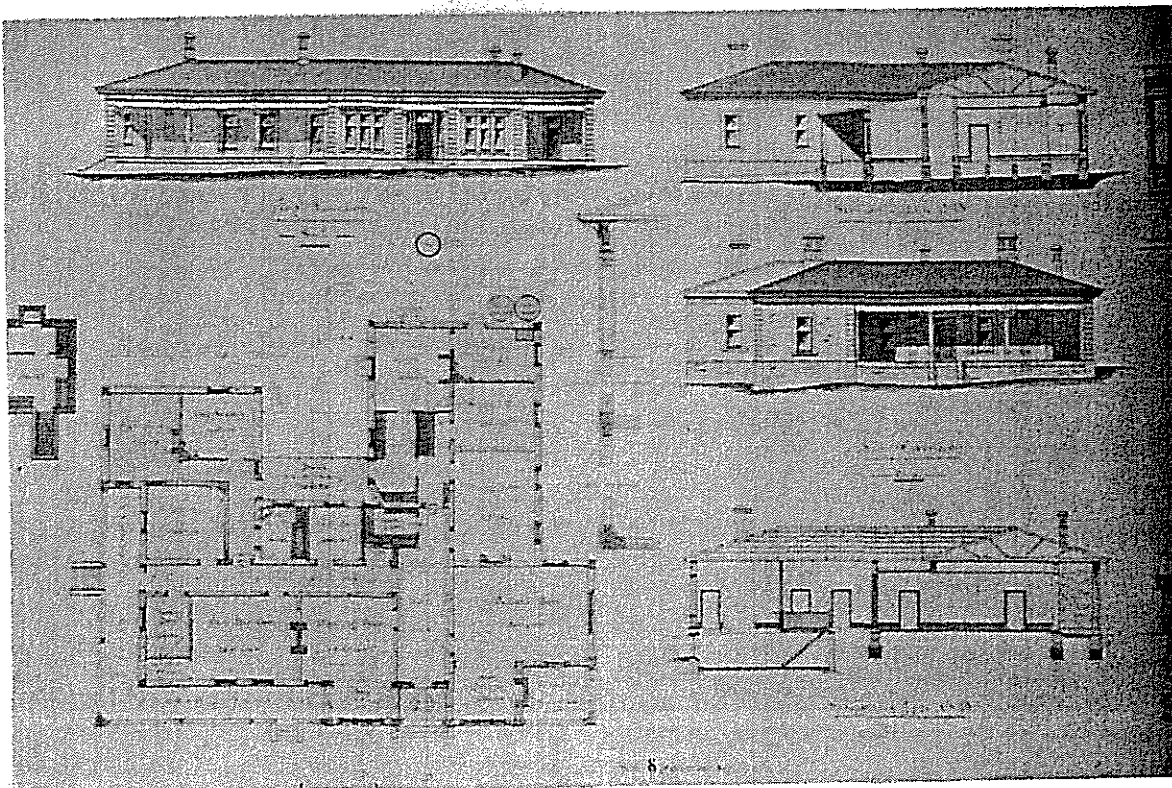
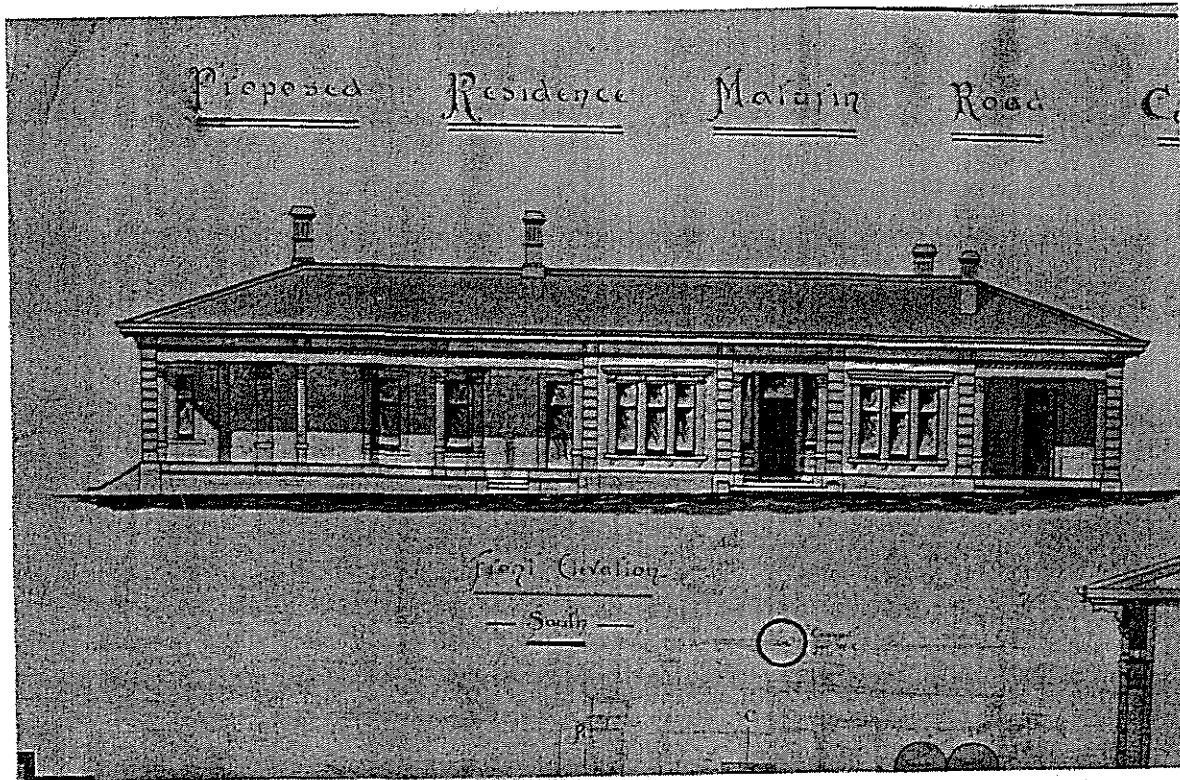
CONSERVATION RECOMMENDATIONS: The house is currently in good condition and has been adapted with some sensitivity for its new use in the long term. The reinstatement of the open loggia would be commendable, although probably unlikely under the current arrangements. All work to the original elements of the building which remain should be in the nature of conservation and careful repair and maintenance should be undertaken particularly to the renderwork. If any further adaptation is required to this

MURRAY MUDGE HOUSE

5 MATURIN ROAD (cont)

significant residence, consideration should be given to the reversibility of the work at a later date.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988



Jackman Goodman Collection Record No.102

DWELLING AND STABLES
18 MATURIN ROAD

Allot: Sect: 204
 C.T.: 4145/642



ANALYSIS: The property at Number 18 Maturin Road contains two structures which separately have heritage value in Glenelg. At the rear of the dwelling is a coach house which was formerly part of Bromley, a house built in the 1850s by William Maturin. William Kither later purchased the house and the coach house was probably designed and constructed for him in 1882.

The coach house which was apparently constructed as stables and laundry is built in random coursed bluestone with rendered dressings. The stable section is two-storey with an attached single storey laundry section. The roof has been recovered in aluminium tiles. Drawings of a two-storeyed stable and laundry building undertaken by English & Soward, survive in the Jackman Gooden Collection now held at the Mortlock Library of South Australia.

The property later passed to Samuel and Annie Percival with the subdivision of the Bromley Estate. Bromley itself was demolished in the 1920s. The Percivals constructed this large house in 1927 and it is an excellent example of the development of the Queen Anne Style in Adelaide, with complex roof form and strong arched corner entrance enhanced by a verandah incorporated under the main roof. The roof itself is clad in red terra cotta tiles typical of the period. It is possible that the house itself was designed by English, Soward & Jackman, the descendant firm of English & Soward.

The combination of these two buildings from separate periods of development of Glenelg are indicative of the stages of the increase of residential settlement in Glenelg, particularly during the 1880s and the 1920s.

This property is within the proposed Maturin Road Historic Conservation Zone.

RELEVANT CRITERIA: These buildings fulfil criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

DWELLING AND STABLES

18 MATURIN ROAD (cont)

EXTENT OF LISTING: The external form and original materials and detailing for both buildings are included on the listing. Any alterations or extensions should be undertaken to the rear of the house and be in a style which is complimentary to the strong architectural design of the residence.

CONSERVATION RECOMMENDATIONS: These buildings are currently extremely well maintained and any work on them should be in the nature of reinstatement of original elements if possible.

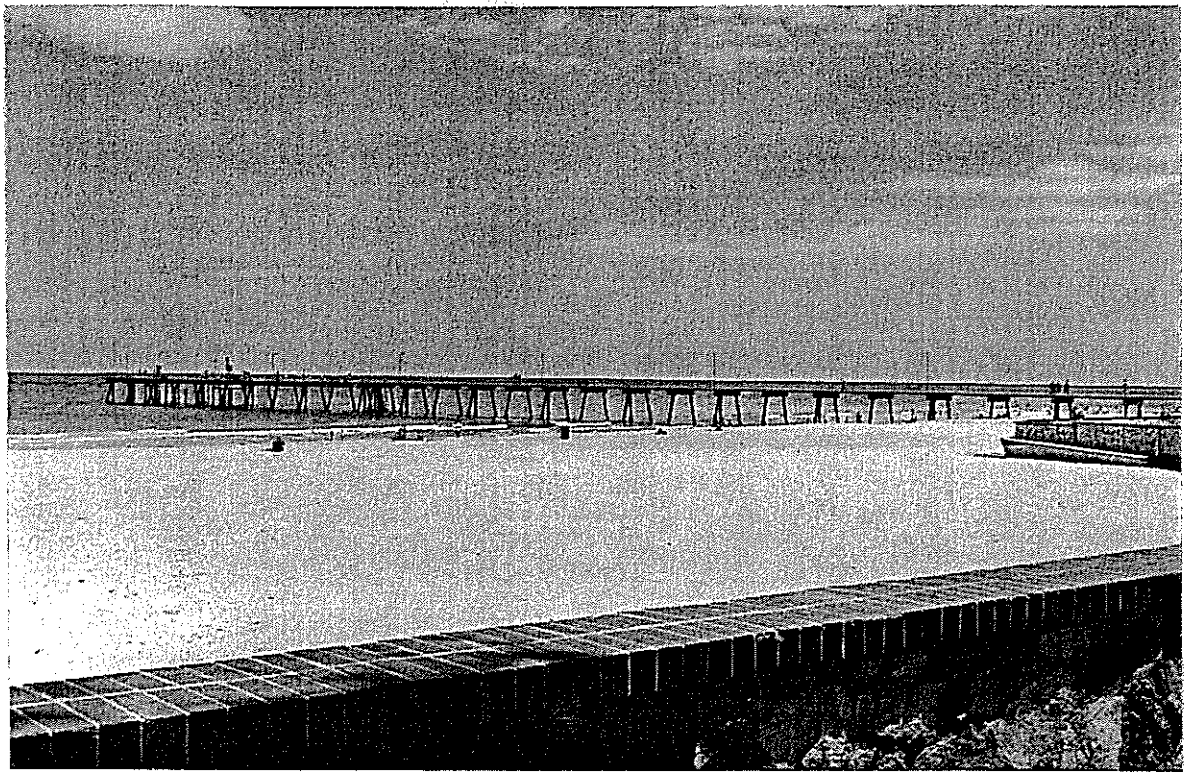
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988



Stables

GLENELG JETTY MOSELEY SQUARE

Allot: **Sect:**
C.T.: N/A



ANALYSIS: The Jetty at Glenelg was constructed in 1969 and is in the location of the original Jetty which was built in 1859. The original Jetty was 1,250 feet long and 20 feet wide and it was designed by Thomas English and built by Henry Moseley. Moseley who had purchased part of Section 204 from the South Australian Company had constructed the Pier Hotel in 1855 in anticipation of the Jetty.

Initially it was intended to construct a Jetty at the end of the road from Adelaide to Glenelg, that is at the end of current Anzac Highway. However, the Patawalonga Mouth and other unsuitable topographical elements made this site inappropriate and the location was shifted to the end of Jetty Road/Moseley Square. This Jetty was constructed four years after Glenelg was proclaimed a municipality. The Jetty served primarily as a recreational facility and it was not until November 1865 that the first vessel unloaded cargo at the Jetty itself. Prior to that, ships anchored off-shore and goods were delivered by lighter and unloaded on the Jetty. Mailsteamers also called at Glenelg during the 1860s which necessitated the establishment of the Post Office and Telegraph Station.

The Jetty was extended in 1873 and a kiosk and aquarium were constructed at the seaward end of the Jetty. Many early photographs show the Jetty as the focus of recreation and central pivot of beachside activities. Storms reduced the length of the Jetty over time and in 1948 the early Jetty was wrecked and not replaced until 1969 with the current structure. The Jetty itself continues to be the focus for beachside activities and its recreational use is an essential part of the Glenelg foreshore.

Although this is not the original structure, its association and location on the site, and the continuation of this location for a Jetty is significant.

The Glenelg Jetty is within the proposed Moseley Square Historic Conservation Zone.

GLENELG JETTY MOSELEY SQUARE (cont)

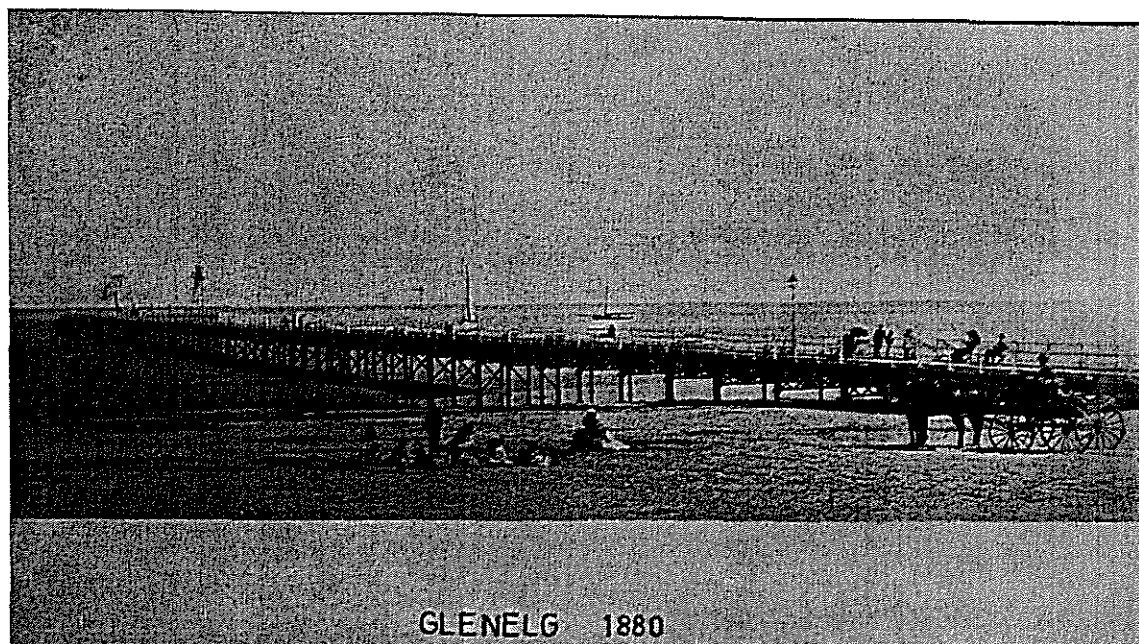
RELEVANT CRITERIA: The Glenelg Jetty fulfils criteria a, b, c, e and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The full length of the Jetty structure and its approach are included in the listing, although any alterations or adaptations required to maintain public safety on the structure are acceptable.

CONSERVATION RECOMMENDATIONS: The Jetty should continue to be maintained and physically linked and designed to accord with any developments which take place in the urban design and historic conservation zone of Moseley Square.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983
D.M.Perry, *The Place of Waters*, 1985
Glenelg Central Area ... Heritage Analysis, 1988

GLENELG JETTY MOSELEY SQUARE (cont)



Glenelg Jetty in 1880 (Source: Glenelg Council Archives)

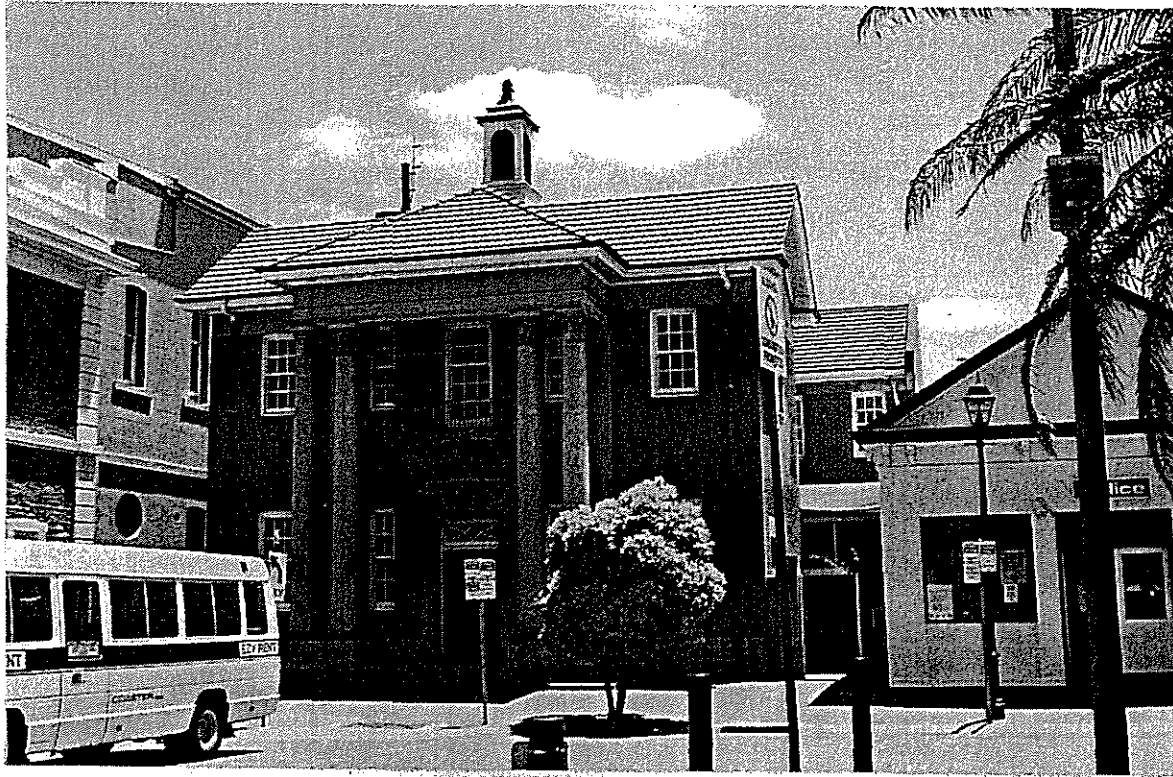


Glenelg Jetty (Source: MLSA B26494)

COURTHOUSE MOSELEY SQUARE

Allot: Sect: 1495

C.T.: 5500/1470



ANALYSIS: This former Courthouse is constructed on the site of the original Police Station in Moseley Square. The early police station was demolished in 1933 and the Courthouse constructed in 1934. This land on the north side of Moseley Square was part of a government reserve and several government buildings were constructed along this alignment, including the adjacent railway station and the later post office. The Courthouse is designed in a Classical Revival style, closely based on Georgian elements, such as the symmetry of the front elevation, multi-paned windows, rectangular fanlight above a classically framed door, the use of a giant portico, and face brick with rendered dressings, which was typical of government buildings in the 1920s and 1930s. It has a certain formal elegance and was designed within the architectural chief's department of the State Government of that time. The Courthouse is indicative of the provision of government services and institutions within Glenelg, particularly focused on Moseley Square. The building forms an important part of the character of the north side of the Square itself.

This courthouse is within the proposed Moseley Square Historic Conservation Zone.

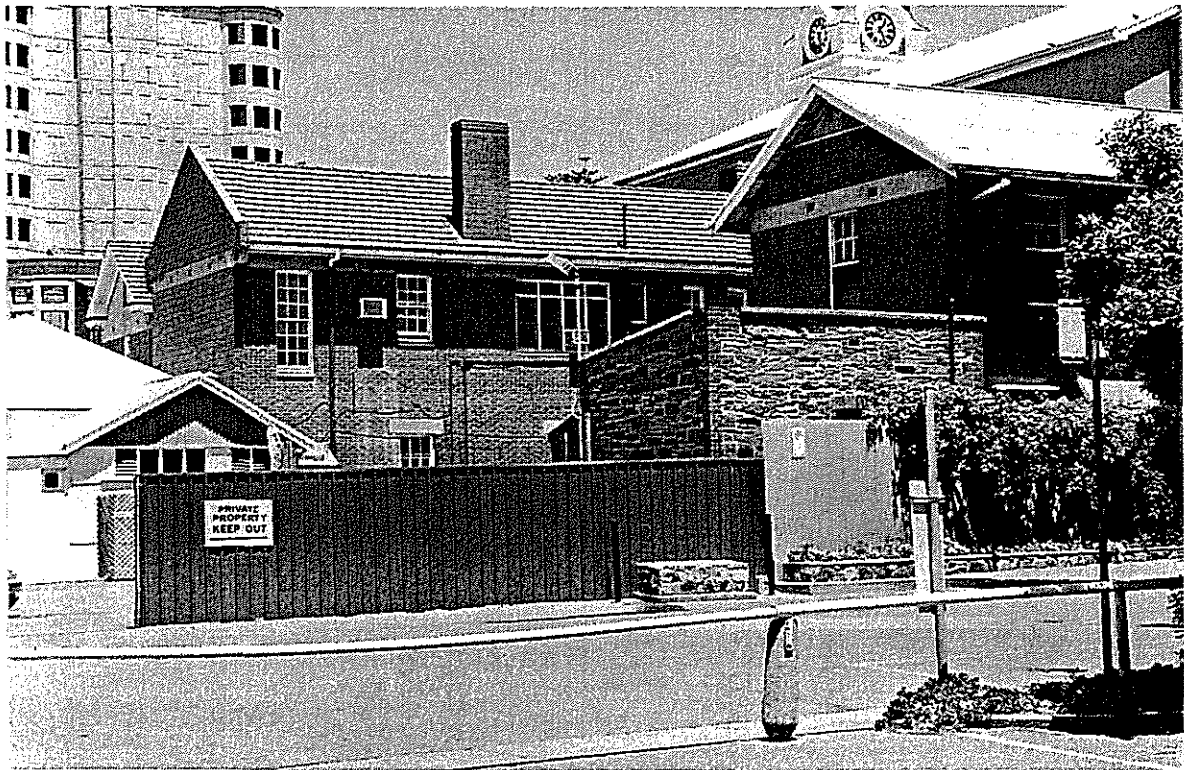
RELEVANT CRITERIA: The former Courthouse fulfils criteria a, c, d and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, detailing and materials of the Courthouse, particularly the front section facing Moseley Square, should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: This building should be retained but adaptation to the interior is entirely appropriate, given that it no longer functions as a Courthouse. Care should be taken that any adaptation does not alter the appearance of the front elevation. Alterations to the rear of the structure would be acceptable.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

COURTHOUSE MOSELEY SQUARE (cont)

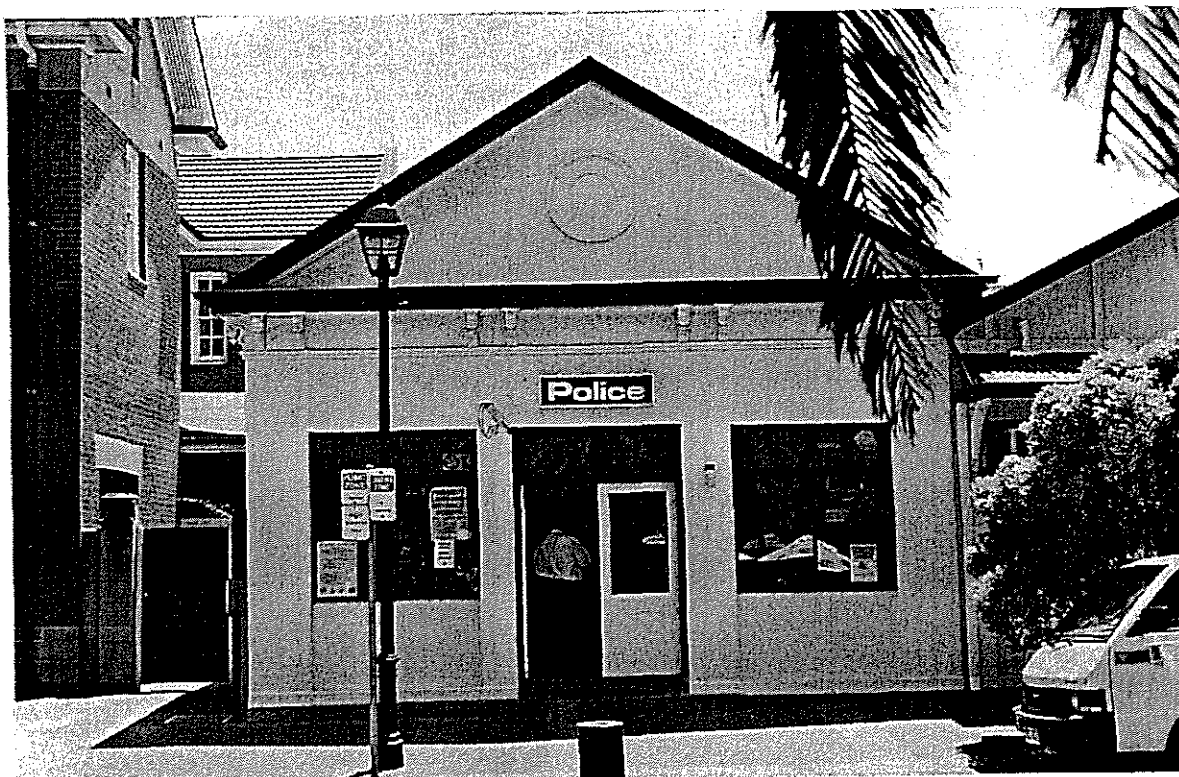


Rear of Court House and early stone cells

POLICE STATION MOSELEY SQUARE

Allot: Sect: 1495

C.T.: 5500/1470



ANALYSIS: The building which is currently occupied as the Police Station was originally constructed as the Moseley Square terminus of the Glenelg to Adelaide train line in 1873. There was an identical station also built at 142 Jetty Road, which was known as the Millers Corner Station. Early photographs indicate the original appearance of these structures prior to the closure of the Stations in 1929 when the trainline was electrified and converted to a tramway. The station in Moseley Square was then used as a shop and later was incorporated with the functions of the adjacent Courthouse and used as a Police Station.

This early building, although altered superficially, is representative of the development of public transportation links between the city and Glenelg which were crucial in enabling Glenelg to develop rapidly during the 1870s and 1880s.

This Police Station is within the proposed Moseley Square Historic Conservation Zone.

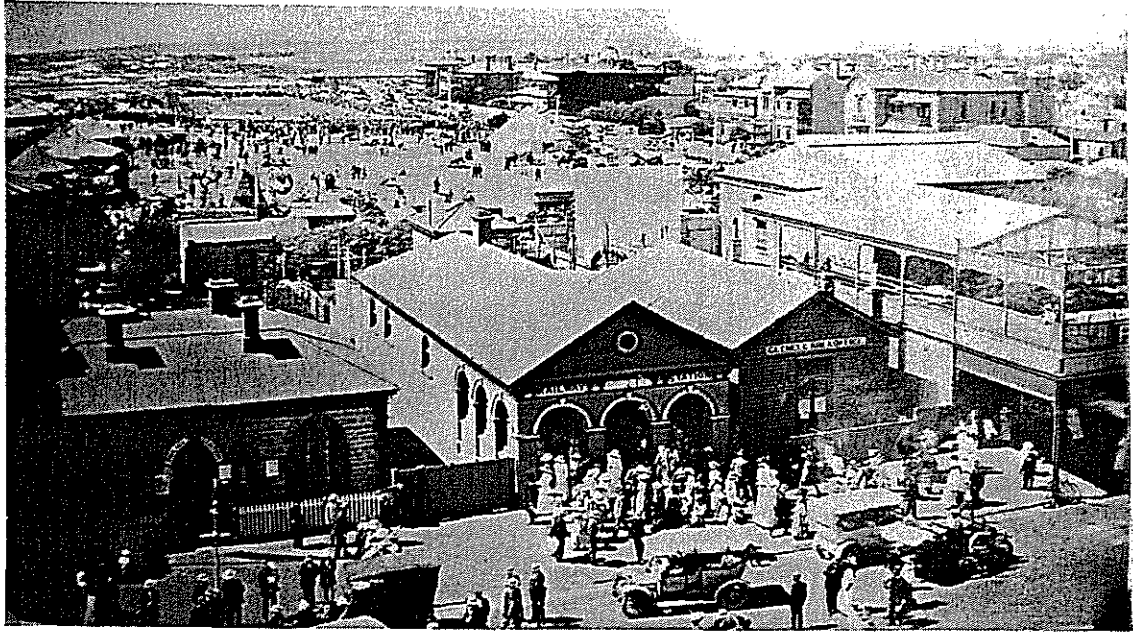
RELEVANT CRITERIA: The Police Station fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: Any part of the structure which is retained from 1873, the original date of construction, should be retained and is included in the listing. Any later alterations are not part of the listing.

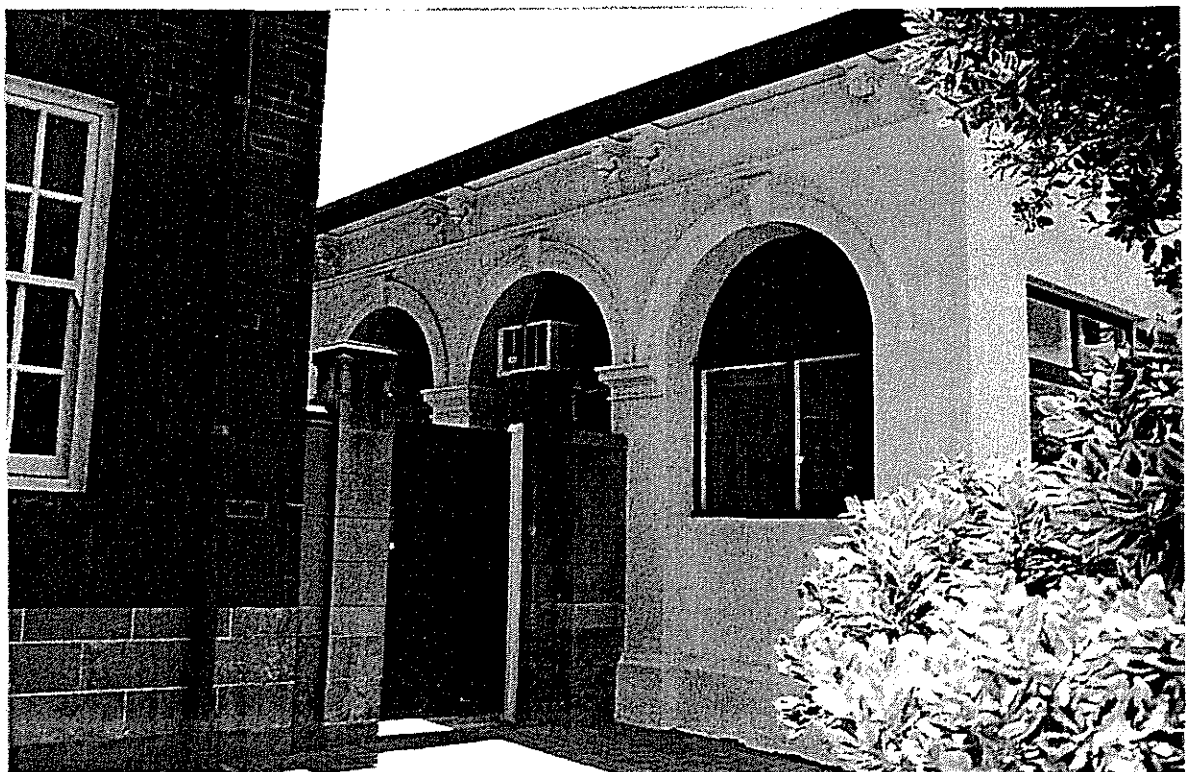
CONSERVATION RECOMMENDATIONS: It is recommended that this building be reinstated to as close to its original appearance as possible from the time when it functioned as a Railway Station. Early photographs indicate this and if this were undertaken, it would retain a close link with the early transporation functions of Moseley Square. A Conservation Plan for the building should be undertaken to set out the most appropriate method of reinstating the building's original significance.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988

POLICE STATION MOSELEY SQUARE (cont)



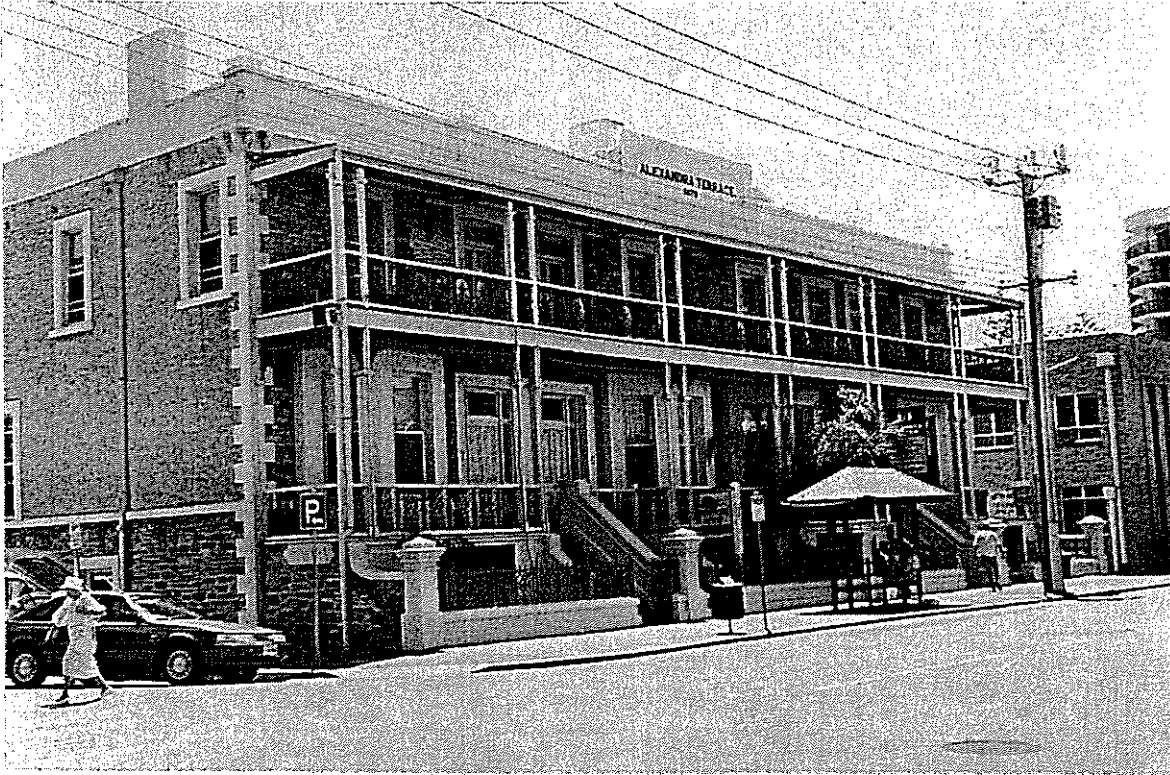
The Railway Station in 1912 (Source: MLSA B11385)



Early side arcading still remains

ALEXANDRA TERRACE 1-7 MOSELEY STREET

Allot: Sect: 204
C.T.: 5162/245,7; 5162/247



ANALYSIS: Alexandra Terrace is an imposing attached row of four three-storey townhouses constructed by Alexander Cunningham in 1879/80. Cunningham had purchased this part of Section 204 from Henry Moseley in around 1864 and English and Soward Architects drew up the plans for this Terrace. Moseley Street at that time was a street of imposing residences, including Moseley's house, Cliveden, and Andrew Tennant's house, Essenden, which were both grand mansions. Unfortunately these two houses have been demolished and Alexandra Terrace is the only Victorian structure in this northern section of Moseley Street which remains.

It is interesting to note that the original design for Alexandra Terrace was detailed in Gothic Revival and plans for this Terrace remain in the Jackman Goodman Collection, now allocated in the Mortlock Library of South Australia. The basic plan of the Terrace was not altered, but the external embellishments were changed to a more Italianate form, Classical Revival design.

Currently Alexandra Terrace is used as a backpackers hostel and for other accommodation and recreational uses. The Terrace is representative of substantial financial investment in residential buildings in Glenelg in the 1870s and 1880s during that period of active growth.

RELEVANT CRITERIA: Alexandra Terrace fulfils criteria a, d, e and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the original 1880s section of this building should be retained and is included in the listing.

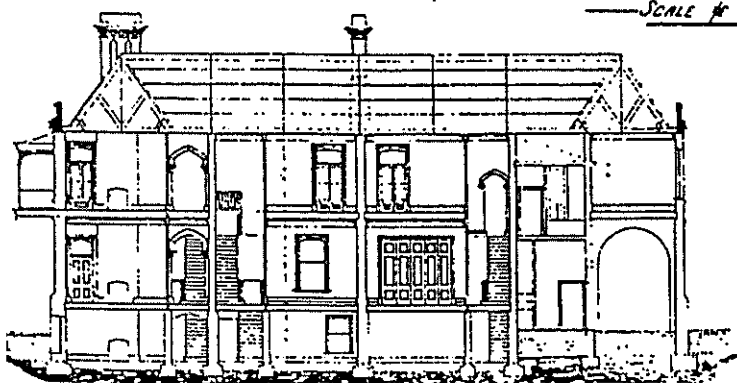
CONSERVATION RECOMMENDATIONS: Alexandra Terrace should continue to be maintained in its current excellent condition. Externally the reinstatement of the original appearance of the front of the building has been extremely well undertaken and the current colour scheme is appropriate. Any further works to the exterior of the building should be in the nature of conservation and the reinstatement of original elements where this is required.

ALEXANDRA TERRACE 1-7 MOSELEY STREET (cont)

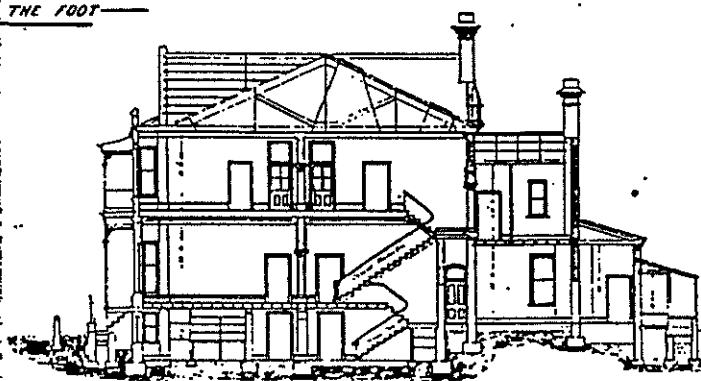
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988
 Jackman Gooden Collection

— DESIGN FOR A TERRACE OF HOUSES PROPOSED TO BE ERECTED AT GLENELG FOR ALEX. CUNNINGHAM ESQ —

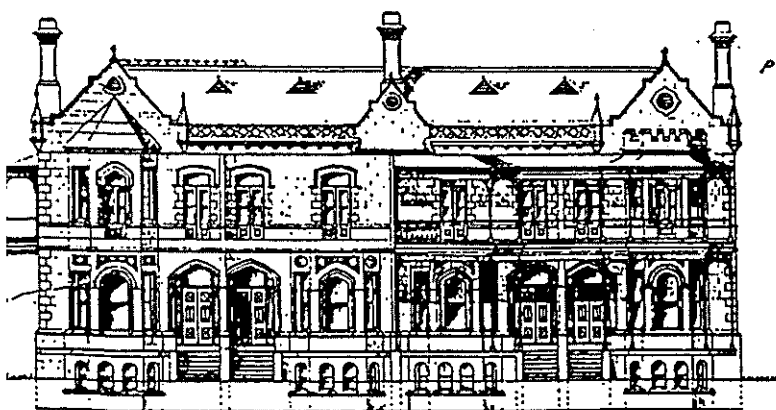
— SCALE 1/4" TO THE FOOT —



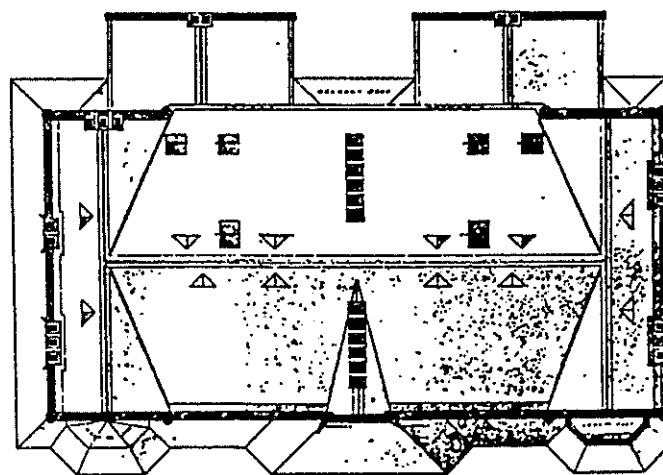
— SECTION ON LINE A B —



— SECTION ON LINE C D —



— FRONT (EAST) ELEVATION —

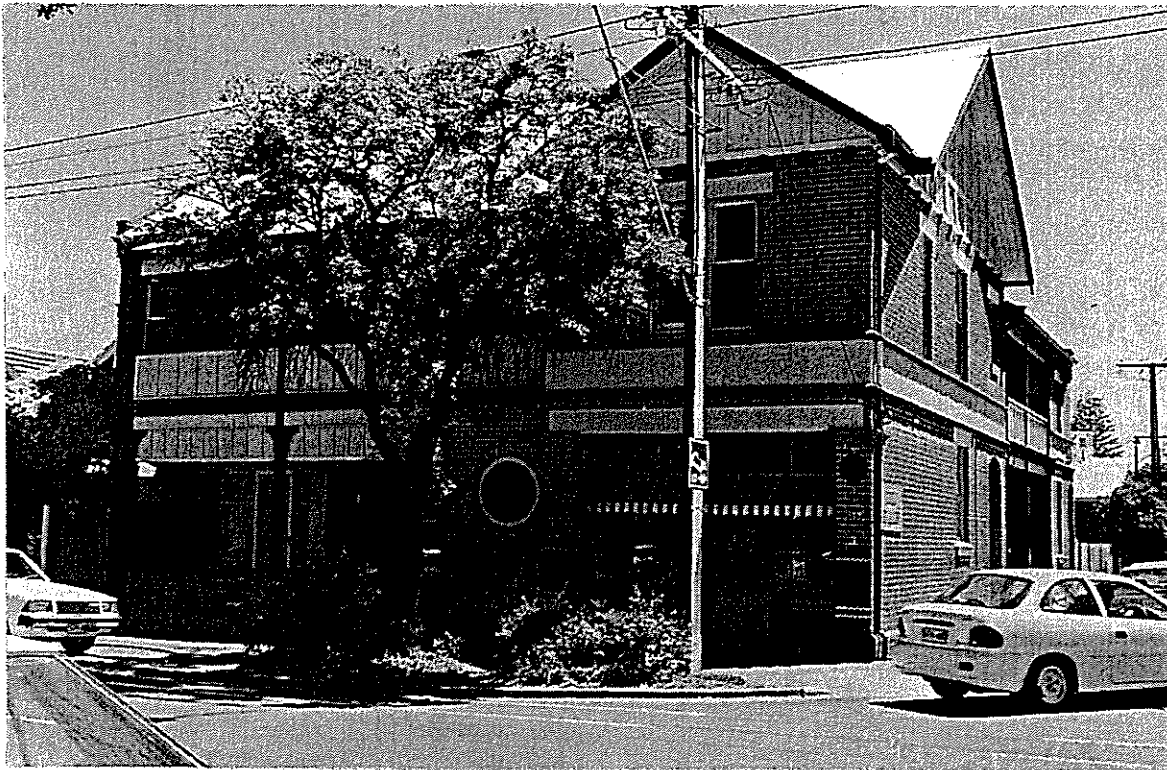


— ROOF PLAN —

Alternative Design for Alexandra Terrace

**ART GALLERY
15 MOSELEY STREET**

Allot: Sect: 204
C.T.: 5082/173



ANALYSIS: This building was constructed in 1923 as a group of flats which had been designed by English & Soward Architects of Adelaide (George Soward was a notable Glenelg resident). The building is well detailed with face red bricks and some Edwardian detailing, such as panel rough cast gable ends, timber verandah posts and brackets. These turn of the century elements were combined with more modern detailing such as the circular window and the black glass tiles to the shopfront which are still intact. The plans of this structure are still available for research and are held at the Mortlock Library of South Australia. They originally formed part of the Jackman Goodman Collection (Record No.150). The flats are indicative of the growth of Glenelg after the First World War and the provision of modern forms of multiple dwelling in the suburb.

RELEVANT CRITERIA: This Art Gallery (former Kilwinning Flats) and associated garages fulfil criteria a, d and e under Section 23(4) of the Development Act 1993, as places of Local Heritage Value.

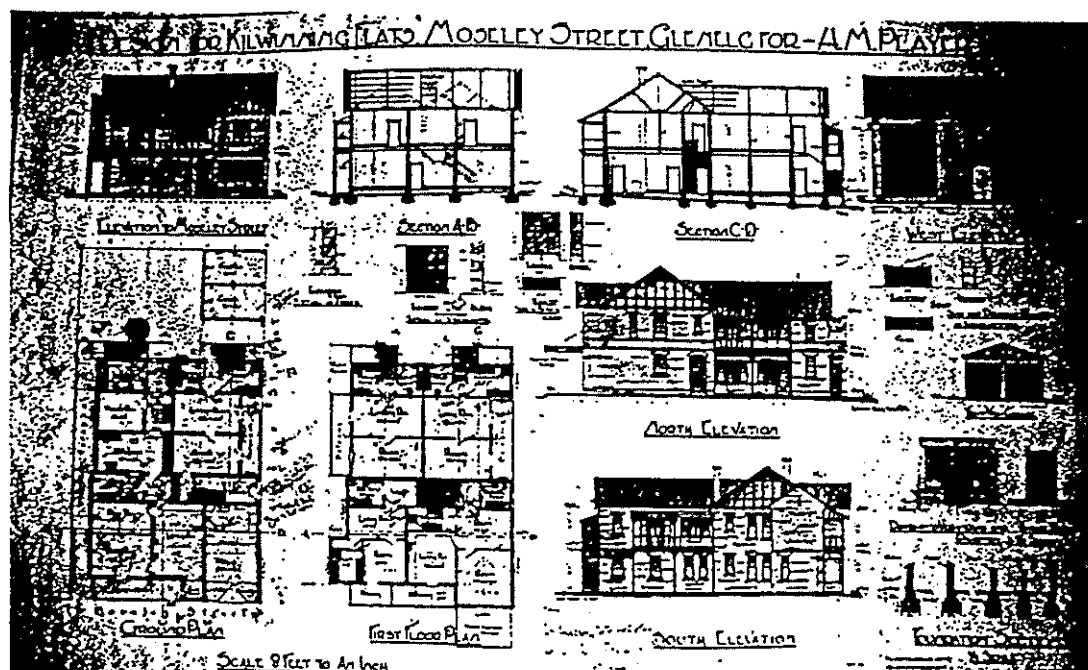
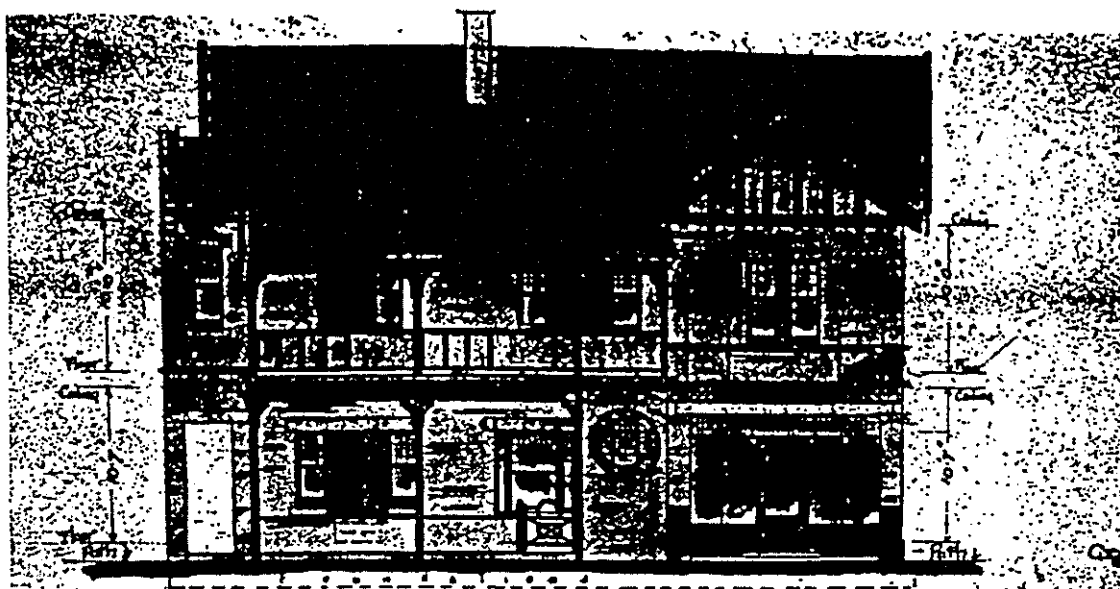
EXTENT OF LISTING: The external form, materials and detailing of the building itself are included in the listing. Any later additions are not considered significant.

CONSERVATION RECOMMENDATIONS: The existence of the original drawings means that any work undertaken on the building can be in the spirit of the initial design of the structure. The building itself is currently in excellent condition and extremely well maintained.

SOURCES OF INFORMATION: *Glenelg Central Heritage Area ... Heritage Analysis, 1988.*

ART GALLERY

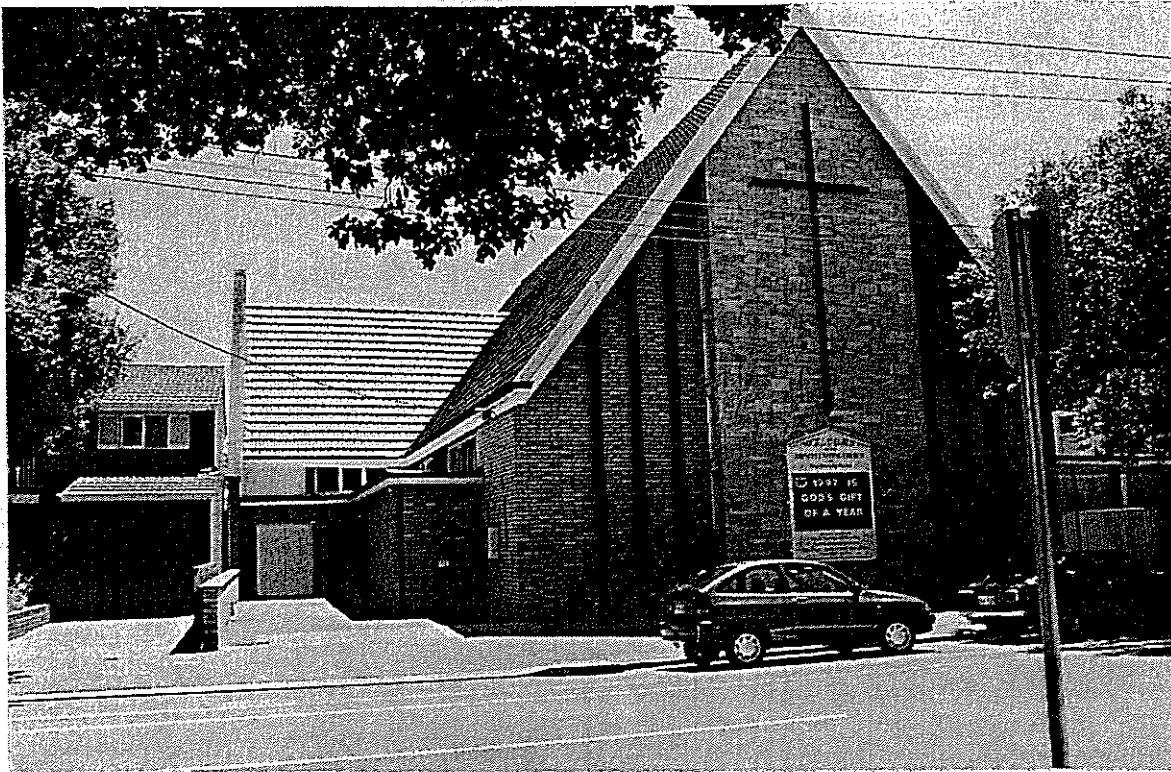
15 MOSELEY STREET (cont)



English & Sowards Drawings for Kilwinning Flats, 15 Moseley Street

**TRINITY CHURCH
21 MOSELEY STREET**

Allot: **Sect:** 204
C.T.: 5296/208



ANALYSIS: This allotment is the site of the original Moseley Street Methodist Church, designed by Rowland Rees, which was constructed in 1876. The church was damaged by the significant earthquake in 1954 and had to be demolished. In 1958 a new church was built to the design of Eric von Schramek and the foundation stone laid by J S Hoeper. The church was renamed Trinity Church. The original church hall to the rear of the main building, and which was dedicated in 1880, still remains, and is linked to the new church.

The new Church was designed in typical 1950s style using face yellow brick and terra cotta tiles for the high pitched gable ended roof. It is indicative of the continued use of sites for religious worship and the renewal of facilities over time.

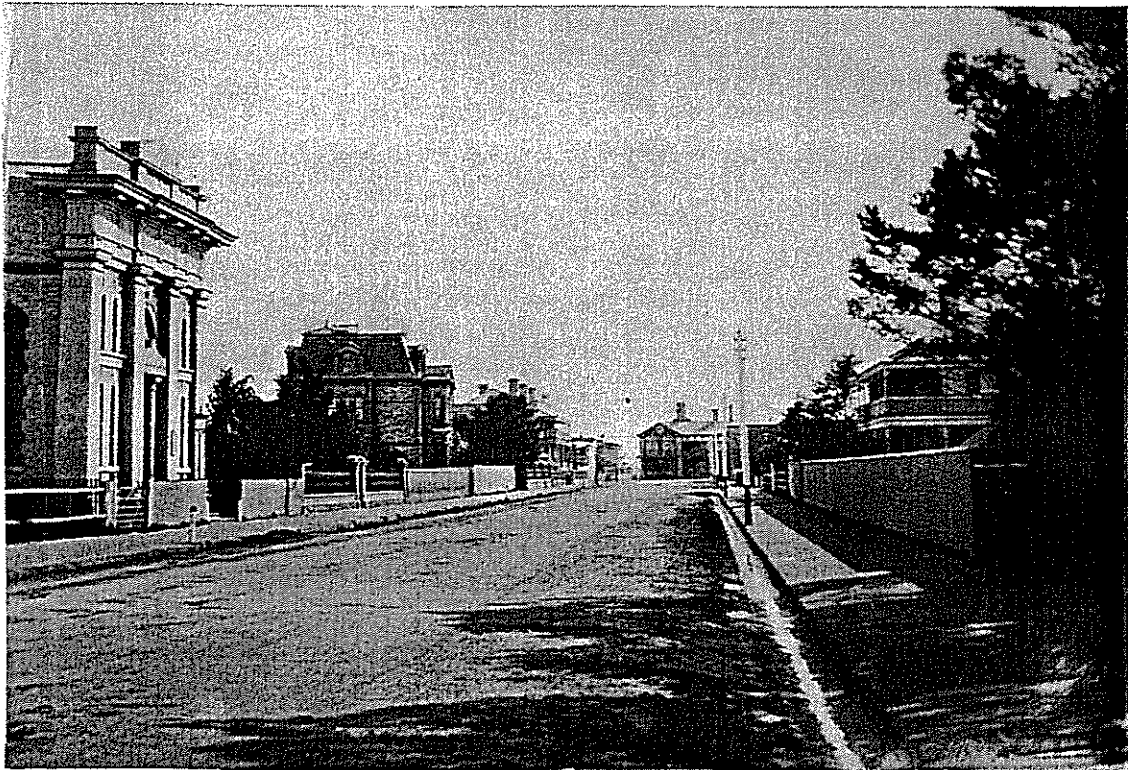
RELEVANT CRITERIA: Trinity Church fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, face brick and terra cotta tiled roof of the 1958 church should be retained and is included in the listing.

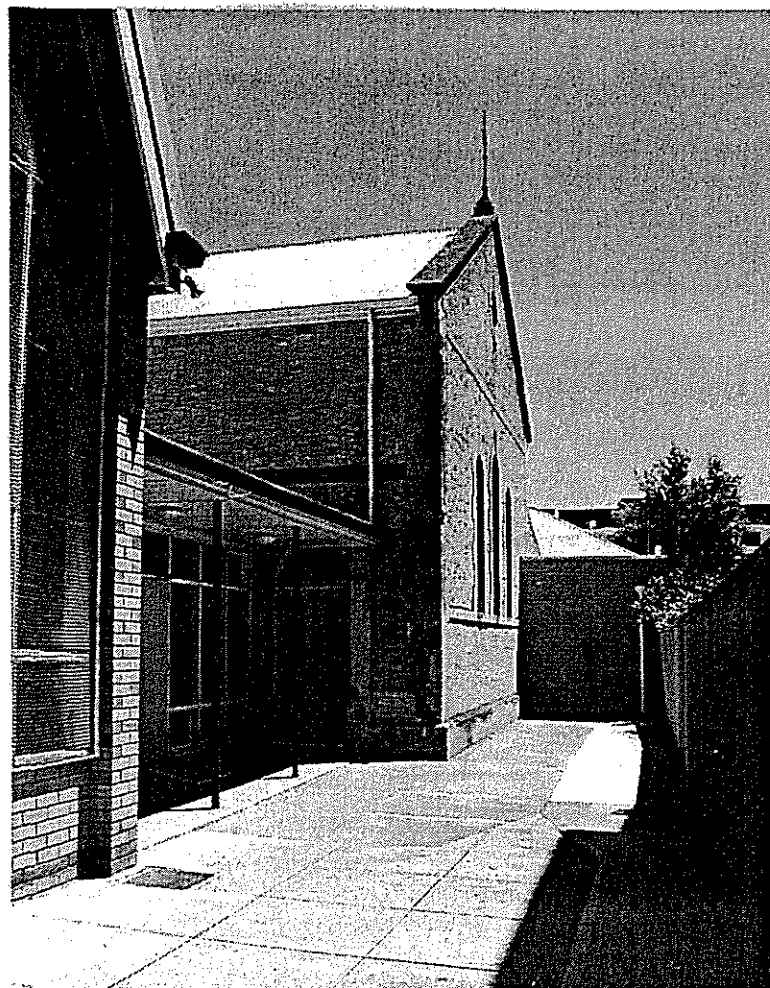
CONSERVATION RECOMMENDATIONS: The church should continue to be maintained in good condition and landscaping to the front of the church could be considered.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*

**TRINITY CHURCH
21 MOSELEY STREET (cont)**



*Moseley Street c1901 with the original Moseley Street Methodist Church on left
(Source: MLSA B11451)*



1880 Church hall at rear of new Church

DWELLING
33 MOSELEY STREET

Allot: **Sect:** 204
C.T.: 5025/95, 96, 97



ANALYSIS: This house is an excellent example of a 1920s Bungalow style residence within a significant street in Glenelg. It retains much of its original form and detailing, particularly along the Moseley Street frontage, including roof shape, cast concrete verandah columns, and gable end detailing. The house has been reroofed and the stone walls painted, but the original post and wire mesh fence is intact.

The construction of later houses such as this in an area which was first subdivided from the larger estate of Dr Kent is indicative of the increased intensity of residential development in Glenelg during the 1920s, a period of significant growth in Glenelg.

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and original materials of the house and fence are included in the listing. Any extensions to the house should be to the rear.

CONSERVATION RECOMMENDATIONS: Any work on this house should consider the reinstatement of its original appearance if possible, as it is a good example of its type.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988

DWELLING
37 MOSELEY STREET

Allot: **Sect:** 204
C.T.: 763/51



ANALYSIS: This house is a good example of a turn of the century residence constructed when the earlier large allotments which made up Section 204 were subdivided. It displays typical design elements of the period including roof gables, timber gooseneck finials, and face sandstone walls with rendered dressings. Most of these elements remain intact, but the verandah no longer retains its timber decoration.

This house has been converted to use as doctors rooms without compromising its domestic character, and is indicative of houses in Glenelg during the Federation period.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

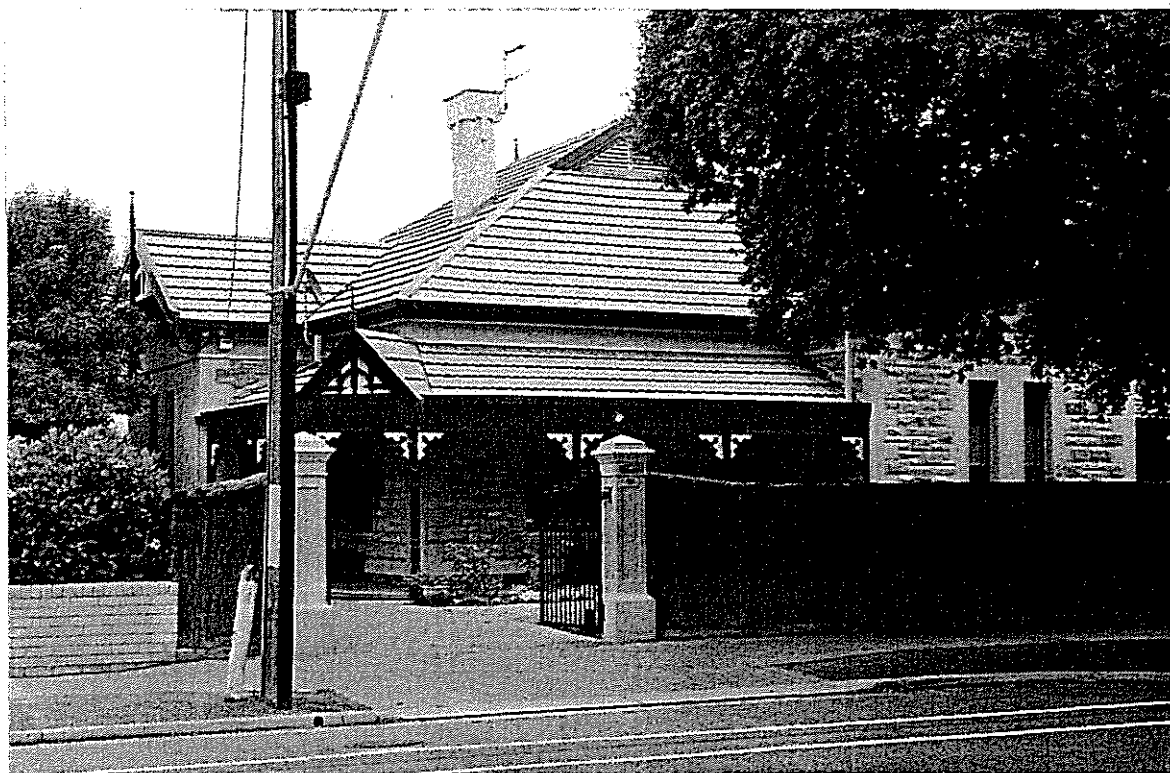
EXTENT OF LISTING: The external form and original detailing of the house is included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained. The reinstatement of appropriate verandah detailing would enhance the appearance of the property.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988

DWELLING
39 MOSELEY STREET

Allot: Sect: 204
 C.T.: 5282/835



ANALYSIS: This house is a good example of a turn of the century residence constructed when the earlier large allotments which made up Section 204 were subdivided. It displays typical design elements of the period including roof gablets, timber finials, and face sandstone walls with rendered dressings. Most of these elements remain intact, but the roof has been reclad with aluminium tiles.

The house is one element in an important historic streetscape in Moseley Street.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

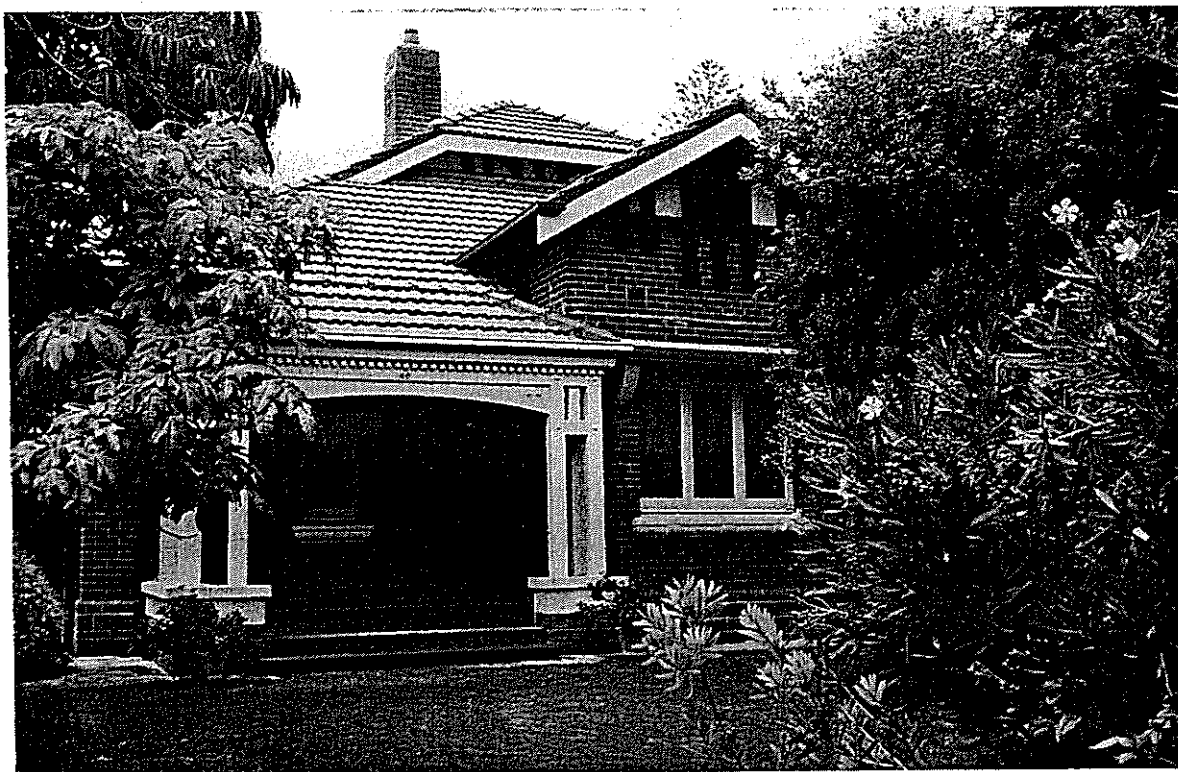
EXTENT OF LISTING: The external form and original detailing of the house is included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

DWELLING
42 MOSELEY STREET

Allot: **Sect:** 204
C.T.: 4150/889



ANALYSIS: This house has a particularly distinctive architectural character, and dates from the early twentieth century. The combination of face red brick walls, terra cotta roof tiles, and heavy timber detailing particularly to the verandah, are indicative of a move away from the typical Victorian and Edwardian houses prevalent in Glenelg at the time. This house and the one at 16 Ramsgate Street (and a small number of others) are indicative of Arts and Crafts derived house design.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

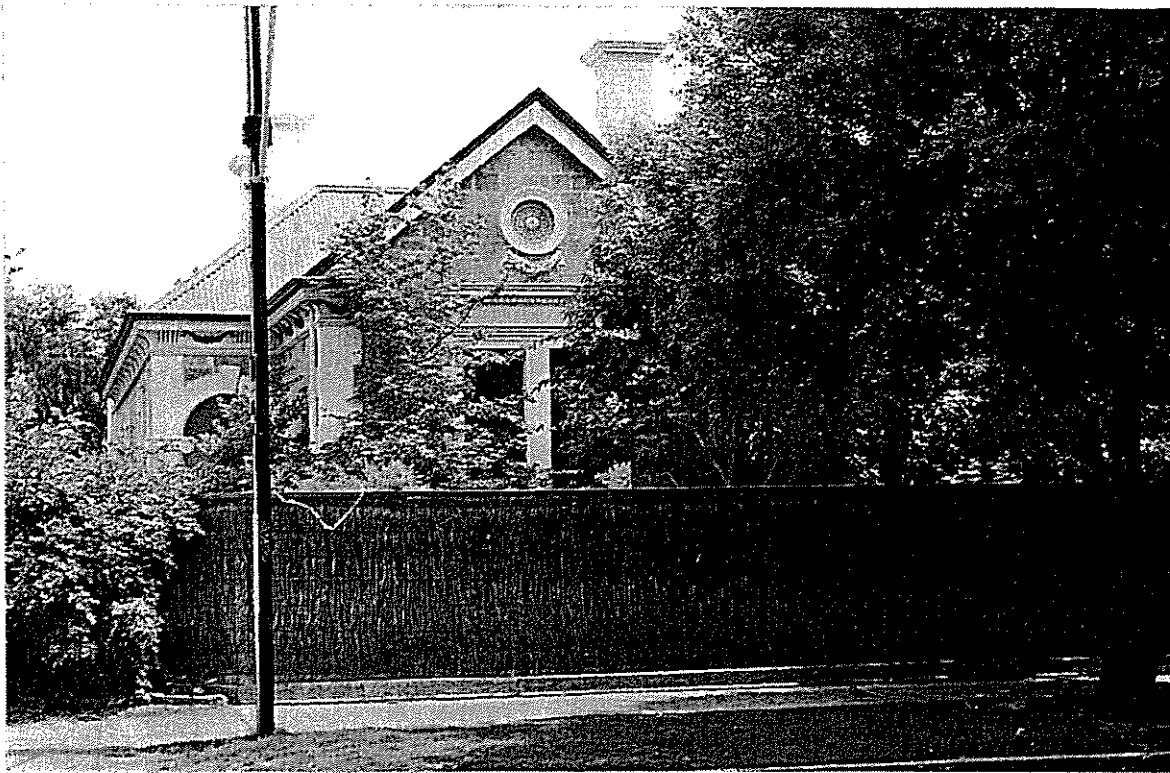
EXTENT OF LISTING: The external form, materials, and original details of the house are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be well maintained and all currently unpainted surfaces should be retained unpainted. If the timber work is to be repainted, careful paint scrapes may determine the original colours.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988

DWELLING
51 MOSELEY STREET

Allot: **Sect:** 204
C.T.: 4149/917



ANALYSIS: This house is constructed on part of allotment 3 which was one of the allotments created in the Saltram subdivision of Block 20, originally part of the South Australian Company's Section 204. The plan of the Saltram subdivision was registered in 1877 by Henry and Frank Rymill (LTO Deposited Plan 585). Allotment 3 was purchased by Hugh Fergusson, surgeon, in 1878. In 1885 Thomas Edward Acraman, a real estate agent, purchased the part of the allotment which included the Pier Street/Moseley Street corner site. In 1886, Acraman built two houses on his land, a 5 roomed house facing Pier Street and an 8 roomed house (with bathroom, pantry and conservatory) on the corner block facing Moseley Street, which is this house. The property stayed in the Acraman estate, with various occupants, until 1911 when it was purchased by Thomas Alfred Hicks, an engineer. The house was then owned by a succession of doctors, until the 1950s.

The house is located on a prominent corner at the junction of Moseley Street and Pier Street. It is an excellent example of a large late Victorian dwelling, designed with significant projecting wings with gable ends to the front elevation and a high level of detailed render dressing. The walls themselves are constructed of face sandstone and an interesting element is the side entrance porch with arched openings. The house is currently painted in a way which highlights the architectural detailing of the residence including the prominent coved cornice to the roof eaves and the elaboration with swags at this point, repeating the use of swags in the rendered detailing on the front gables.

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and details of the original dwelling are included in the listing.

DWELLING
51 MOSELEY STREET (cont)

CONSERVATION RECOMMENDATIONS: This significant house should continue to be maintained in its current excellent condition. Any extensions or alterations which are required should be undertaken to the rear and not disturb the significant elevations to Moseley and Pier Streets.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Glenelg Central Area ... Heritage Analysis, 1988

SHOP
71 MOSELEY STREET

Allot: Sect: 205
 C.T.: 4387/598



ANALYSIS: This shop at 71 Moseley Street which is situated on the corner of Robert Street was originally constructed in 1871 by William Massey who was described as among the most successful bakers in Glenelg. Massey had previously worked with Sebastian Beck who had established a bakery on the eastern side of Moseley Street in 1862. Massey moved to this site and constructed a much larger bake house as well as corner shop where he sold his products. Massey also delivered bread to shops, houses and hotels throughout Glenelg. The property was originally described as a six roomed house, shop and bakehouse and early photographs indicate a flour store on the rear of the property. The building has undergone some changes and the parapet has been built up to the corner element although some of the arched headed windows and entrances still remain. Later has been rendered over while the original wall finish for the bakery was in random bluestone with brick dressings. The realignment of street edges has removed the small garden adjacent to the shop along the Robert Street frontage.

This small corner shop is representative of the many bakeries and food outlets in Glenelg which served local residential community during the period of development in the 1870s and 1880s.

This shop is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: This small shop fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

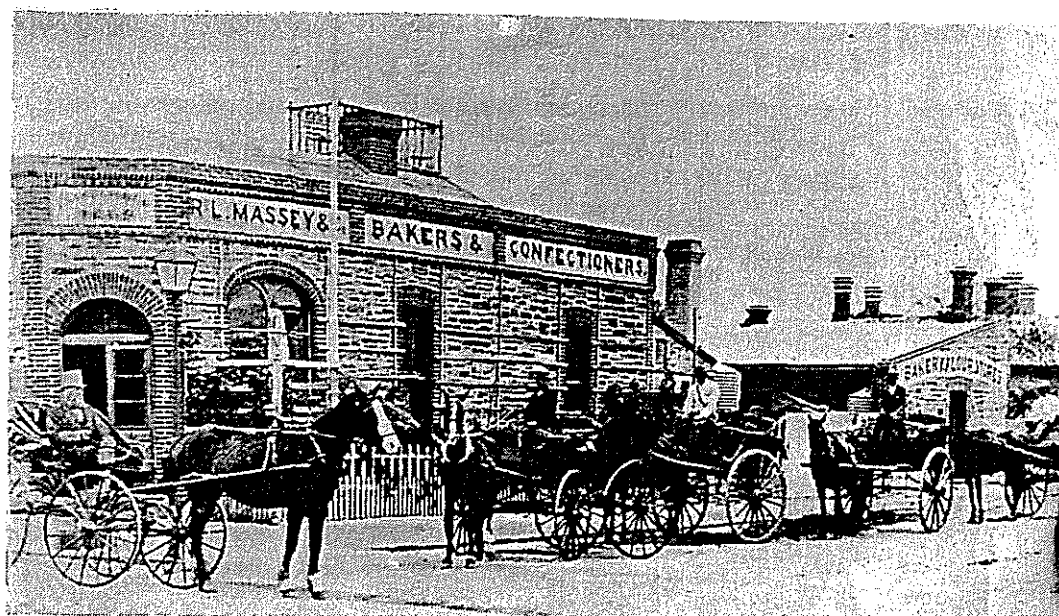
EXTENT OF LISTING: The external form of the building and all early materials and detailing are included and should be retained. Any work to the building should be undertaken at the rear and in a scale which is complimentary to the early structure.

CONSERVATION RECOMMENDATIONS: In the long term the reinstatement of appropriate shopfronts and verandah to this building would enhance its historic qualities and make good use of its corner location. Rationalisation of signs would also improve the appearance of the building in this significant streetscape.

SHOP

71 MOSELEY STREET (cont)

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 D.M.Perry, The Place of Waters, 1985
 Glenelg Central Area ... Heritage Analysis, 1988



Early photo showing Massey's Bakery and delivery carts, probably around c1900
(Source: Glenelg Council Archives)

**KAPARA NURSING HOME
80 MOSELEY STREET**

Allot: Sect: 205
C.T.: 4209/869



ANALYSIS: Kapara is now run as an Aged Persons Complex, but was originally constructed as the home of G A Jury, who was a partner in G & R Wills. The house was built in 1897 and exhibits the typical asymmetrical plan and detailing of Federation Period houses in Glenelg. It is built of random square limestone (now painted) with brick quoining and brick dressings to windows and doors. The windowhoods over main windows on the front elevation also include small gable ends. The rubbed-guaged brickwork to the entrance arch is particularly fine and timber balustrading to the encircling verandah to the northern end is a typical detail. The house was part of a significant complex including stables, gardens, aviaries and an outdoor gymnasium, and to maintain the property, Jury employed 3-4 gardeners. The original property extended from Moseley Street to Ramsgate Street and also to Bath Street on the south side, occupying eleven of the original allotments of J B Neale's subdivision of New Glenelg. The house also retains fine entrance gates with masonry pillars and wrought iron gates. Jury was married to Elizabeth Rischbieth and their son, Charles Rischbieth Jury, was Professor of English at The University of Adelaide and a notable poet.

Kapara was purchased by the Repatriation Department in 1921 and adapted for residential use for returned soldiers, and known as the Anzac Hostel. Later the Red Cross took over the running of Kapara and in 1952 made additions to the rear. In 1978 the Aged Cottage Homes Inc purchased the property and the Aged Care complex was developed from that time.

Kapara is indicative of the size of larger mansions and properties which were constructed in Glenelg at the turn of the century by notable residents in the suburb. It is also indicative of the adaptation of these large residences to community facilities such as hospitals and rest homes in the 1920s.

The Kapara Nursing Home is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: Kapara fulfils criteria a, c, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

KAPARA NURSING HOME 80 MOSELEY STREET (cont)

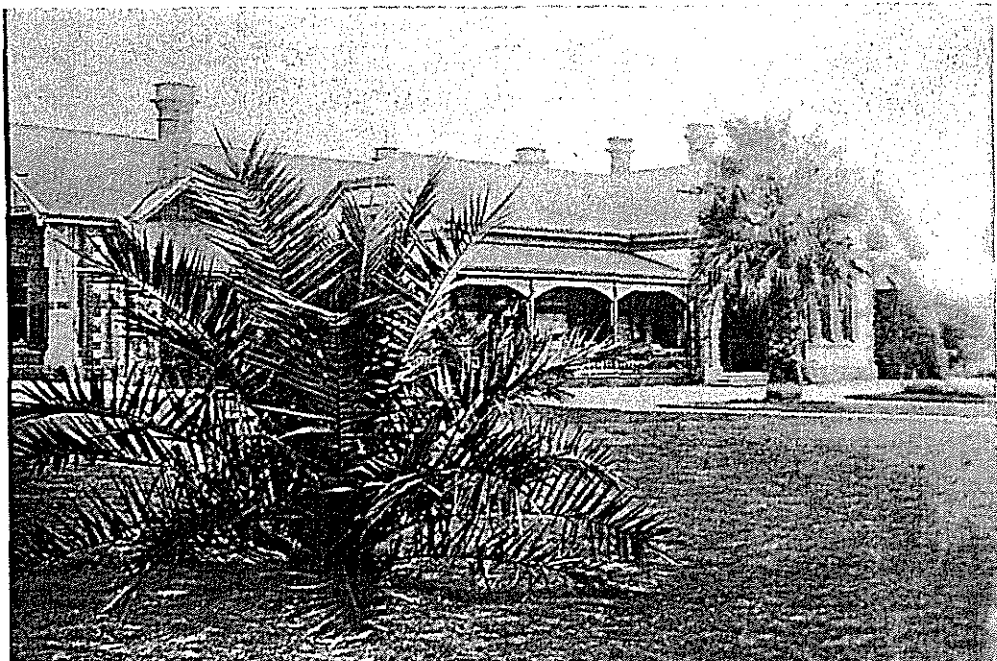
EXTENT OF LISTING: The external materials, detailing and form of the major elevation fronting Moseley Street should be retained and is included in this listing. Later additions and alterations are not included.

CONSERVATION RECOMMENDATIONS: The architectural qualities of Kapara should be retained as far as possible to the front elevation and minimal alterations or changes made to the street frontage.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*



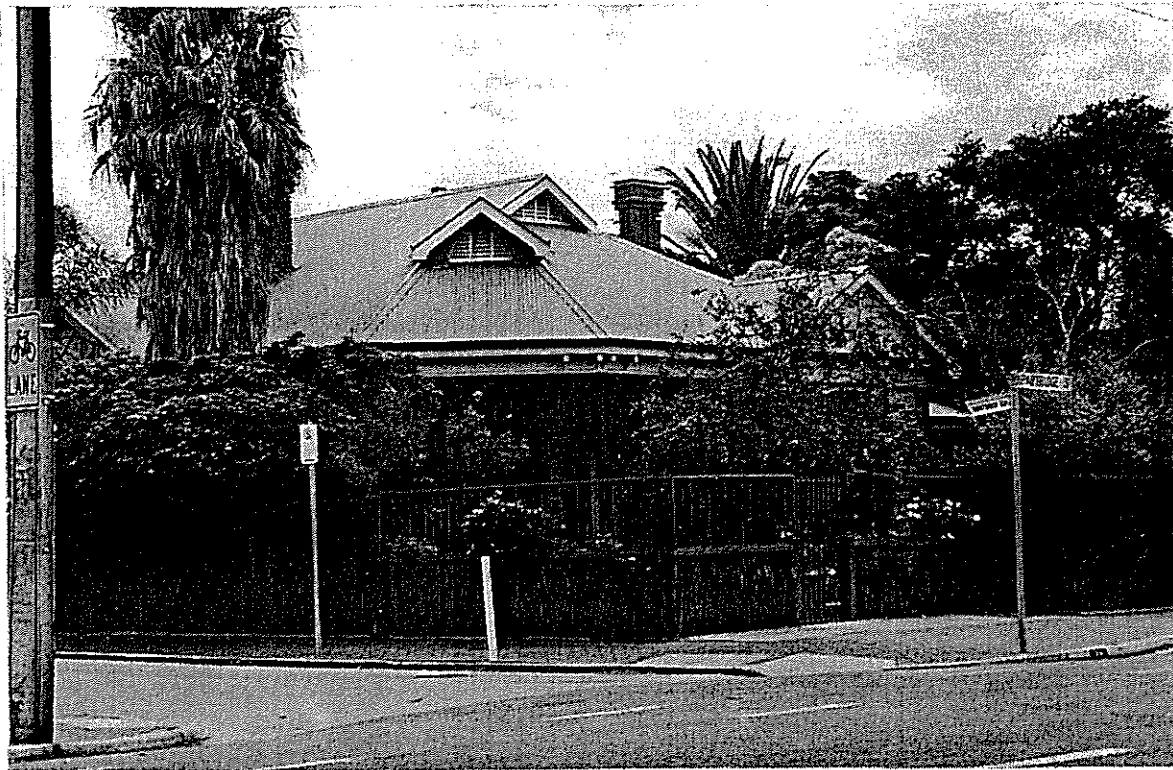
Kapara's Entrance Gates on Moseley Street



George Jury's Kapara in c1910 (Source: MLSA B38035)

DWELLING
29 PARTRIDGE STREET

Allot: **Sect: 204**
C.T.: 5071/225,6



ANALYSIS: This residence is an excellent example of the domestic architecture of the turn of the century, being constructed circa 1890. The use of face brick dressings against face stone and the ornate roof form and elaborate chimneys are representative of this style of domestic architecture. The residence is located on a prominent corner of Partridge Street and Maturin Road and while not part of the zone, is a suitable end to the proposed Historic Conservation Zone within Maturin Road. It is of a slightly earlier date than those houses.

The house is representative of the consolidation of Glenelg during the 1890s and the construction of substantial residences on the allotments of newly subdivided large estates.

RELEVANT CRITERIA: This dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, and original materials and detailing of the dwelling are included. Any later changes are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. The reinstatement of detailing to the verandah could be appropriate if its original form is known.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

PARTRIDGE HOUSE COMMUNITY CENTRE
38 PARTRIDGE STREET

Allot: **Sect:** 204
C.T.: 3920/186



ANALYSIS: Partridge House was constructed in 1899 for Mrs E Farley and is an early example of a large Federation family home. It exhibits much of the detailing of typical houses of the Federation period, including the use of terra cotta tiles on the roof and timber detailing to the verandah, rather than cast iron. It also is constructed on asymmetrical plan in contrast to earlier Victorian residences. In 1987, the house was purchased by the Glenelg Council and the house has its gardens made available for the use of the Glenelg Community.

It is the focus of many community activities and is a vital public asset in the Glenelg area. It is representative of the architectural style for the period when it was constructed and also the process of adaptation of large residences to other uses such as hospitals and other community services.

RELEVANT CRITERIA: Partridge House fulfils criteria a, c, d and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, detailing and materials of the house as constructed in 1899 should be retained and are included in the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. If further facilities are required, the house could successfully be extended to the rear without any alteration to the front elevation.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Glenelg Central Area ... Heritage Analysis, 1988

**WOODLANDS SCHOOL
39 PARTRIDGE STREET**

Allot: **Sect:** 204
C.T.: 5098/828; 3544/28,34



ANALYSIS: Woodlands School contains a number of significant buildings within its grounds. The most important of these is the former residence of Richard Law-Smith. The house incorporated as the ground floor, the 1853 house built for the Reverend James Farrell, Dean of Adelaide. The second storey was added in the early 1880s when owned by Richard Law-Smith. The building forms the centre of the School Administrative section. Early photos indicate that the house has had its large encircling verandah reconstructed during the early 1980s, replacing an earlier single storey verandah.

Within the School complex other residences, including Braestead constructed in 1895 for Harold Law-Smith, Hudd House constructed in 1922 for Mabel Law-Smith (Lady Hudd), and also the Lodge constructed in 1915 which was the house of E J Carr on Partridge Road. All of these buildings are incorporated into the School, with the most significant being Richard Law-Smith's house.

RELEVANT CRITERIA: The Law-Smith House within the Woodlands School complex fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the house as originally constructed, should be retained and is included in the listing. The later verandah should also be retained, although it is not have as significant as the house itself.

CONSERVATION RECOMMENDATIONS: The house should continue to be conserved and maintained in its current excellent condition. The School should consider full assessment of this and other early buildings and determine a master plan which would ensure the appropriate adaptation and management of these significant structures.

WOODLANDS SCHOOL 39 PARTRIDGE STREET (cont)

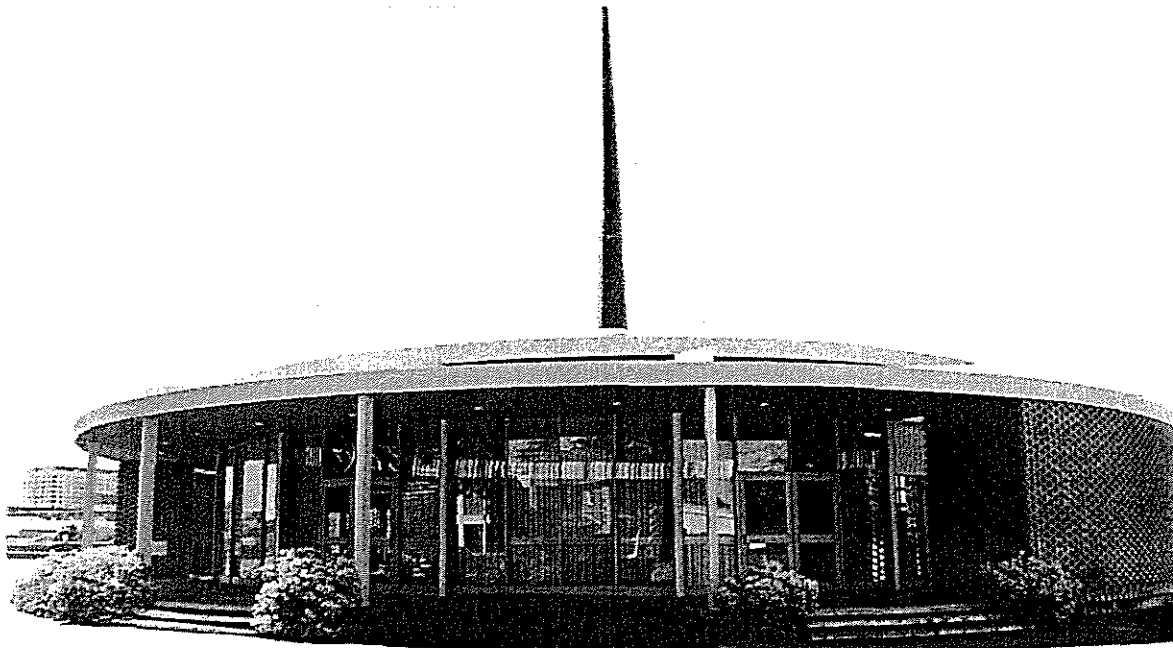
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988



Law-Smith House, Woodlands in 1922 (Source: Glenelg Council Archives)

**ST MARGARET OF SCOTLAND CHAPEL
WOODLANDS SCHOOL
39 PARTRIDGE STREET**

Allot: **Sect:** 204
C.T.: 5098/828; 3544/28,34



ANALYSIS: This distinctive religious building serves as the chapel for the Woodlands Church of England Girls' Grammar School. It was constructed in 1963 and opened in 1964 and is notable for its circular form and tall central copper spire. The side walls were enclosed and are constructed of brickwork in a honeycomb pattern and a large expanse of the walls is glazed.

The chapel was designed by the architectural firm of Berry, Gilbert and Polomka. The Register of Significant 20th Century Architecture in South Australia notes that the circular form was adopted to allow a closer relationship between congregation, altar and pulpit. This was a result of emphasising the functional aspects of church design.

The chapel is quite a significant modern religious building within Glenelg and is indicative of the continuation of the provision of places of worship, in this case associated with the School itself.

RELEVANT CRITERIA: The St Margaret of Scotland Chapel of Woodlands School fulfils criteria a, c and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

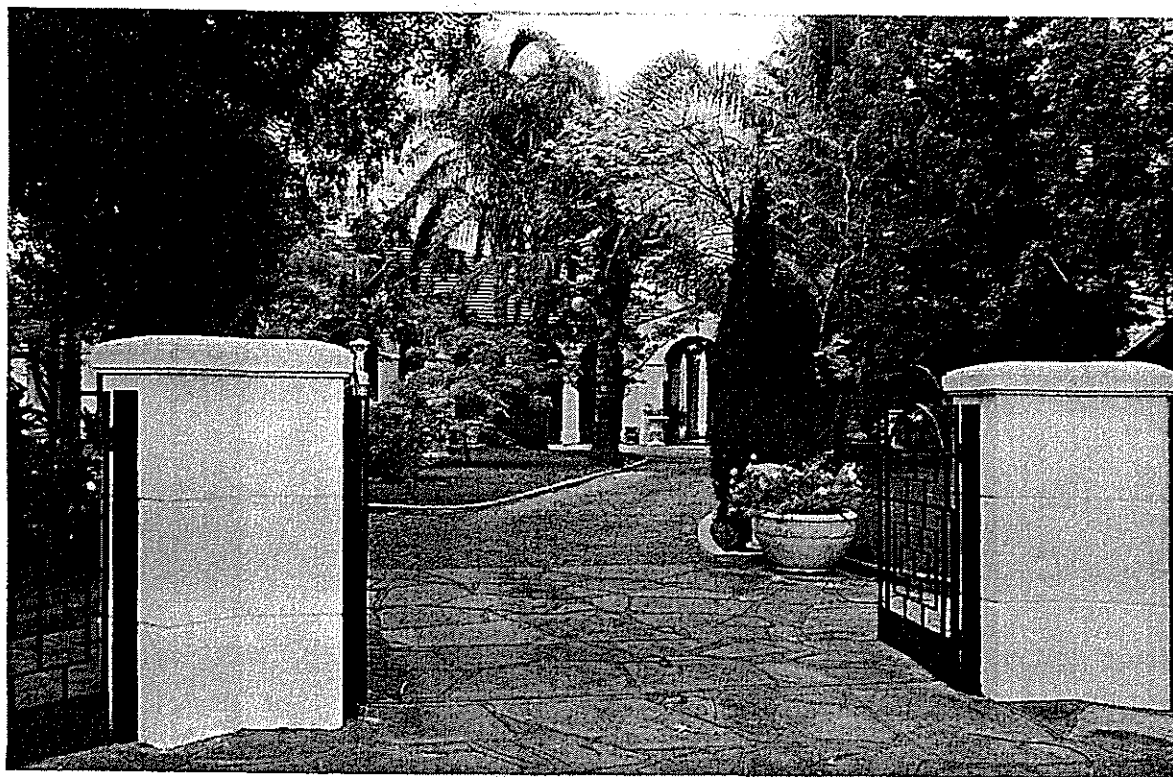
EXTENT OF LISTING: The external form, materials and detailing of the chapel are included in the listing.

CONSERVATION RECOMMENDATIONS: The chapel is currently in excellent condition and will continue to be maintained in this manner by the School.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983
Woodlands School History, 1973
RAIA Register of Significant 20th Century Buildings in SA, 1986

DWELLING
50 PARTRIDGE STREET

Allot: **Sect:** 204
C.T.: 1747/3



ANALYSIS: The dwelling at 50 Partridge Street externally has obviously undergone many changes over time. It was originally built in 1874 and named "Claremont". It was built by Alex McCulloch and originally contained eight rooms and an associated stable building. H.J. Pierce, Managing Director of the Federal Boot Company, bought the property in 1895. He extended the house to thirteen rooms. Pierce was Mayor of Glenelg from 1902-05 and 1911-12 and held many civic functions such as garden parties at Claremont. The house retains some of Pierce's alterations including the lower section of the tower which was added to the southern section of the house. The Claremont estate was subdivided in 1926 and the house has passed through various owners. The exterior of the house has been substantially re-faced and the entrance now is enclosed within a Spanish Mission type style arcade of white rendered masonry and the major part of the house has been re-roofed with red terra cotta tiles. Later extensions have been undertaken to the rear and the garden has been replanted, although the circular access drive remains.

This dwelling is a perfect example of how an early house can be altered and added to over time and reflects the various periods of residential growth and subdivision of Glenelg.

RELEVANT CRITERIA: This dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

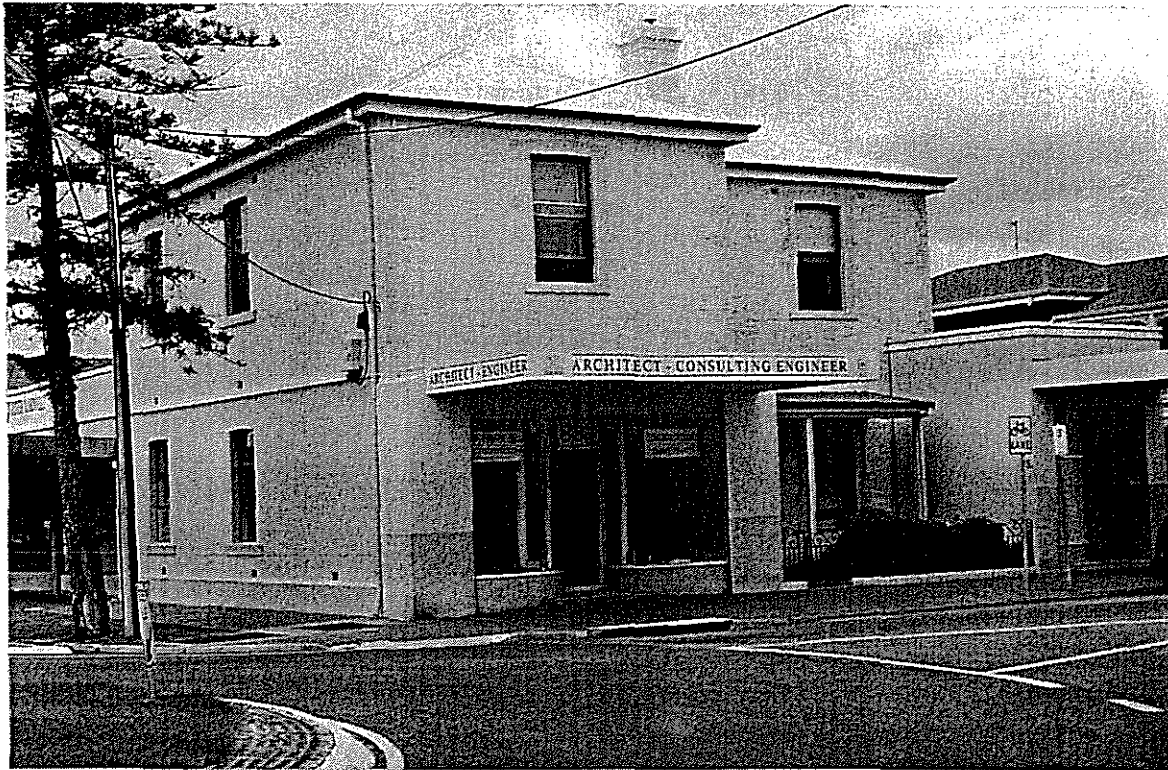
EXTENT OF LISTING: The external form of the building and any elements which remain from the 1874 and 1895 period are included. Later alterations are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house is currently extremely well maintained and any early elements should continue to be carefully conserved. In the long term the reinstatement of the earlier verandah to replace the late Spanish style alteration could be considered.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Glenelg Central Area ... Heritage Analysis, 1988

SHOP
88 PARTRIDGE STREET

Allot: **Sect: 205**
C.T.: 4357/390



ANALYSIS: This two storey building was originally constructed as a shop and two small houses of four rooms each in 1885. In 1890 the houses had been combined into an eight roomed house with a shop below originally owned by the Mutual Fire Insurance Company according to assessment books. At the turn of the century the shop was functioning as a general store for the residents of this section of south Glenelg. The exterior of the building has been rendered and later shopfronts and a cantilevered verandah have been installed. However, the overall form of the building is retained. The building is representative of retailing facilities for small local communities typically provided by corner shops.

This shop is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: This building fulfils criteria a and c under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

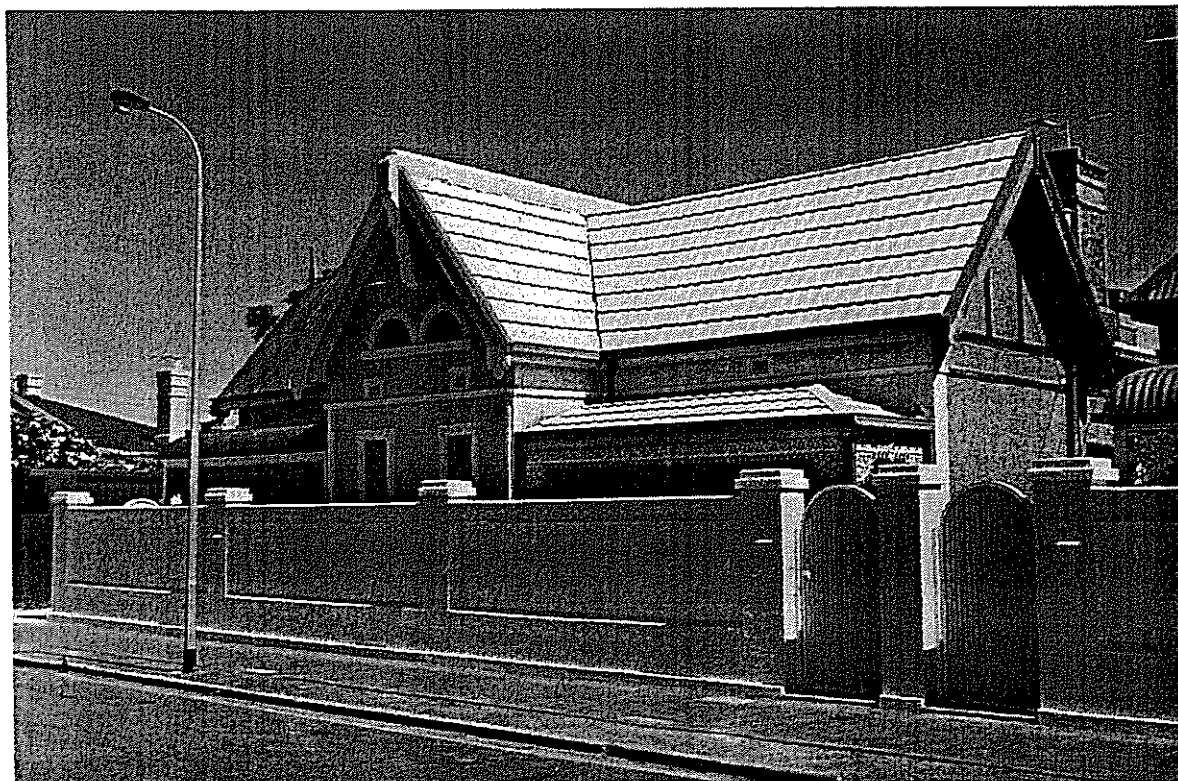
EXTENT OF LISTING: The external form of the original building is included in the listing. Later operations are not included.

CONSERVATION RECOMMENDATIONS: In the long term the reinstatement of a post-supported verandah and a more traditional shopfront would be appropriate.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*

ATTACHED RESIDENCES 1-3, 5-7 PASQUIN STREET

Allot: Sect:
C.T.: 5391/160, 1717/36, 5017/466, 5017/467



ANALYSIS: These two pairs of attached houses are part of a group of four pairs which also includes 585-7, 589-91 Anzac Highway. These pairs of houses are constructed in rockface sandstone with brick dressing, but over the years all have been painted or rendered so that the original materials have been obscured. However, the high degree of elaboration and detailing is still clear on all of the pairs of houses and these elements create a distinctive residential form dating from 1911. In that year the land was bought by Frederick J Woods and construction began. The houses were completed by 1912 and rented out to separate tenants.

Each pair of houses is arranged so that it presents a symmetrical facade with a projecting central bay and a recessed verandah on either side. The entrance halls located within the front projection are divided by a projecting parapet party wall supported on a strong corbelled masonry element on the front elevation. Other notable details include strong barge boards with elaborated pendant ends and some degree of panning or timber fretwork to gable ends. The main degree of difference apart from later alterations which have occurred to the houses such as the replacement of verandahs and re-roofing, is the treatment of the roof ends of the cross ridge at the front of each of the houses. While they typically have extended eaves over a gabled wall, number 5-7 Pasquin Street has a hipped roof end in a more traditional form. The location of this set of houses on this prominent entry corner to Glenelg adds a level of environmental contribution which is significant.

This group of houses is representative of speculative residential development at the turn of the century in a period of substantial growth in Glenelg.

The houses have all had later fences constructed and none of them retain fencing which is contemporary with the construction of the houses.

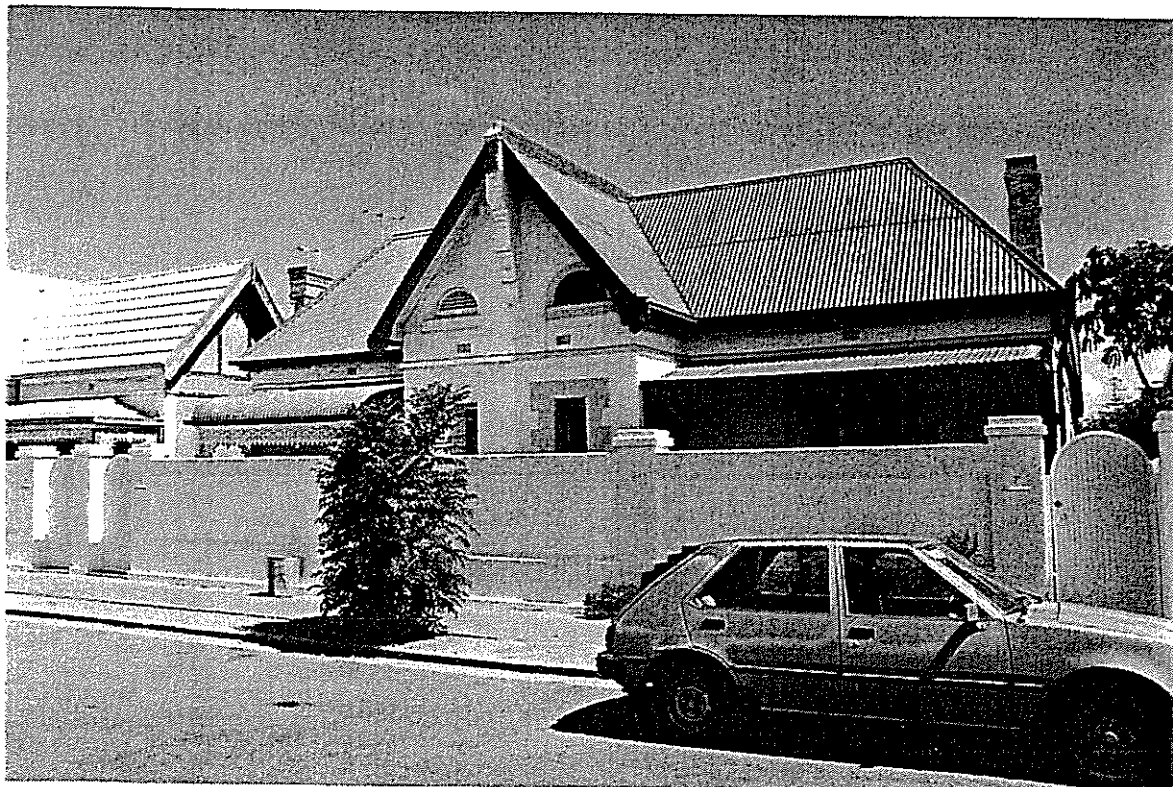
RELEVANT CRITERIA: These houses fulfil criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

ATTACHED RESIDENCES**1-3, 5-7 PASQUIN STREET (cont)**

EXTENT OF LISTING: The external form, materials and detailing of these dwellings, particularly those elements facing Anzac Highway and Tapleys Hill Road are included in the listing. Any later additions or alterations already undertaken are not considered significant.

CONSERVATION RECOMMENDATIONS: Generally the houses are maintained in good condition. Any extensions to these houses should be undertaken to the rear and be in an appropriate form for the interesting design of these buildings. Any further work to the publicly visible sections of the houses should be carefully considered and be in the nature of conservation or reinstatement of original detailing where this is known. In the long term it would be appropriate if each pair of houses could be treated as a single unit in terms of colour scheme and finishes although this will depend on the individual owners of the properties.

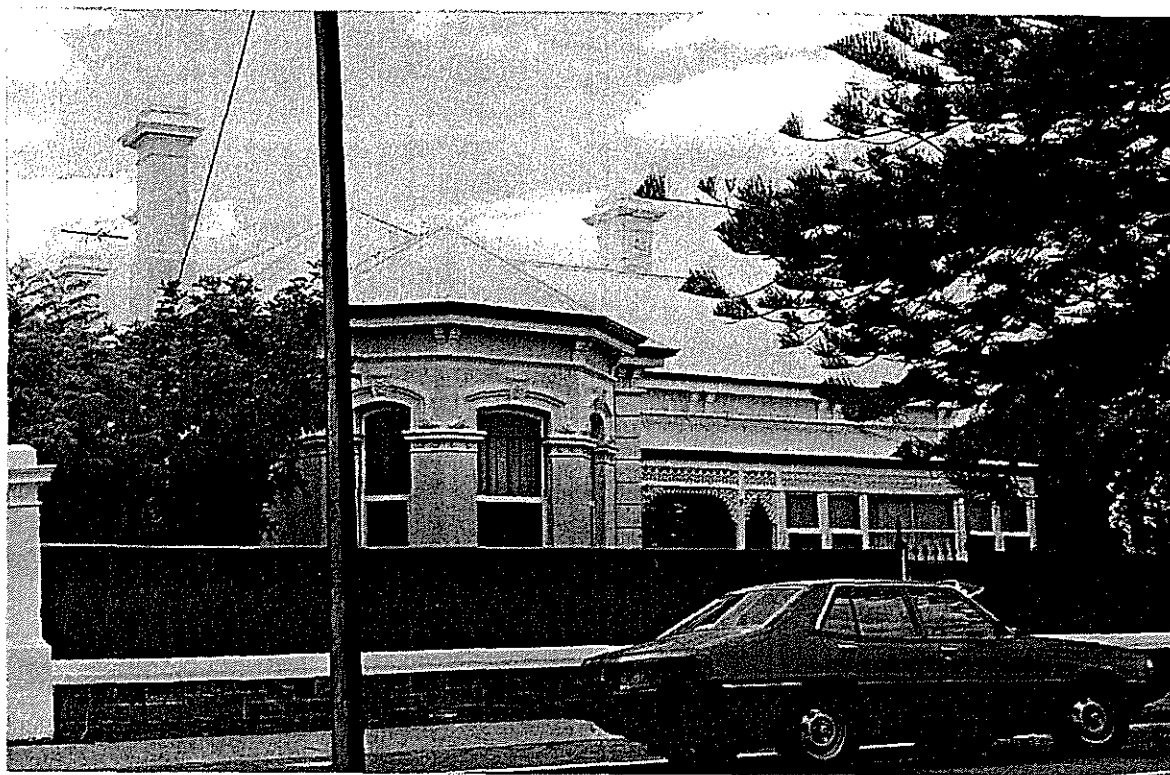
SOURCES OF INFORMATION: Site Visit March 1997
 External Assessment



5-7 Pasquin Street

DWELLING
9 PIER STREET

Allot: Sect. 204
 C.T.: 1844/200



ANALYSIS: This residence is an excellent example of an Italianate villa constructed in the mid to late Victorian period and exhibits the details and characteristics of this highly ornate style, including a projecting bay window with elegant plaster rendered detail and an elaborately decorated cast iron timber verandah. The property also retains the masonry pillars and base of the original Victorian fence and the cast iron detailing can be seen in the gate which is also retained. The high chimneys with repeated plaster cornices are also a typical element of this house style.

This dwelling is located in Pier Street on the edge of Section 204 which was subdivided by the South Australian Company and provided large housing allotments including that for the adjacent State Heritage Registered Place, Waterworth.

RELEVANT CRITERIA: This dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The original form, materials and detailing of the house are included in the listing. Any later alterations, such as the infill to the front verandah, are not included.

CONSERVATION RECOMMENDATIONS: Any work to this house and fence should be in the nature of conservation and reinstatement of original elements, particularly to the front elevation. Any extensions should be undertaken to the rear so as not to disturb the significant Pier Street appearance. When the house is repainted a colour scheme which enhances the elegant architectural detailing to the front elevation could be considered.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

DWELLING
16 RAMSGATE STREET

Allot: **Sect: 205**
C.T.: 3514/111



ANALYSIS: This house is a particularly interesting example of an architect designed residence and has recently been upgraded and returned close to its original appearance. The face brickwork and gable detailing, castellated semi-tower element marking the entrance of the house and the distinctive tiled side room are all notable elements within the architectural design of this structure. It is one of the more notable smaller residences within Glenelg. The house was constructed in 1917 for Ernest and Ada Boucaut, notable Glenelg residents of that time.

This dwelling is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: This dwelling fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

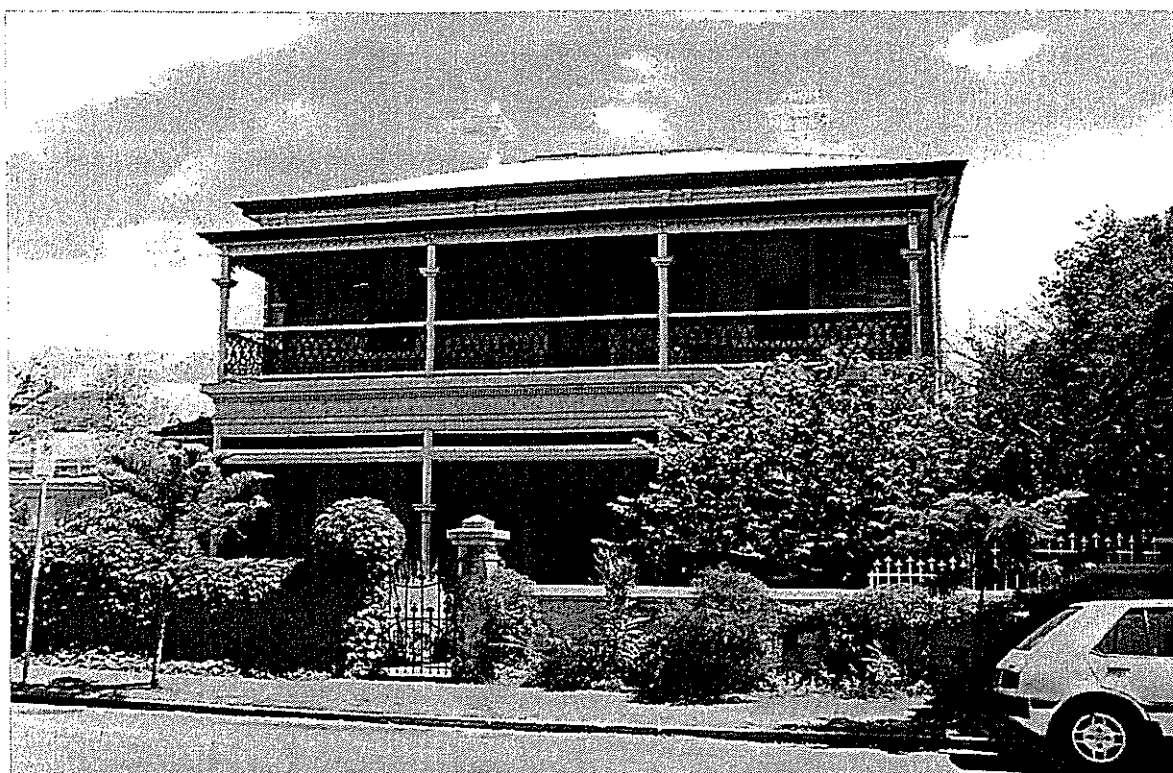
EXTENT OF LISTING: The external form, materials and details of the original house are included in the listing.

CONSERVATION RECOMMENDATIONS: The house is currently maintained in excellent condition.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis*, 1988.

RESTORMEL
15 ROBERT STREET

Allot: Sect: 205
 C.T.: 4252/864



ANALYSIS: Restormel is one of Glenelg's more substantial residences from the Victorian period. This was constructed in 1881 by J H Gurr, an Accountant, and replaced a smaller cottage which was noted in the Glenelg Assessment Books in 1856. This early cottage had two rooms in 1856 and by 1871 was a six room cottage with a rear stable. The house was divided into flats and has recently been reinstated to a single residence and carefully restored by the current owners. It is an excellent example of a two-storeyed, symmetrical fronted Italianate villa of the Victorian period. The walls are constructed in faced stone with rendered quoins and window and door surrounds. A substantial and timber cast iron verandah was the full length of the front of both storeys. This was representative of the scale of housing built in the western section of the South Glenelg subdivision. The suburb increased in importance as a residential area due to the extension of the railway from the city to the Bay in 1879. The house retains a masonry fence with cast iron gates to the Robert Street frontage.

Restormel is within the proposed New Glenelg Historic Conservation Zone.

RELEVANT CRITERIA: Restormel fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

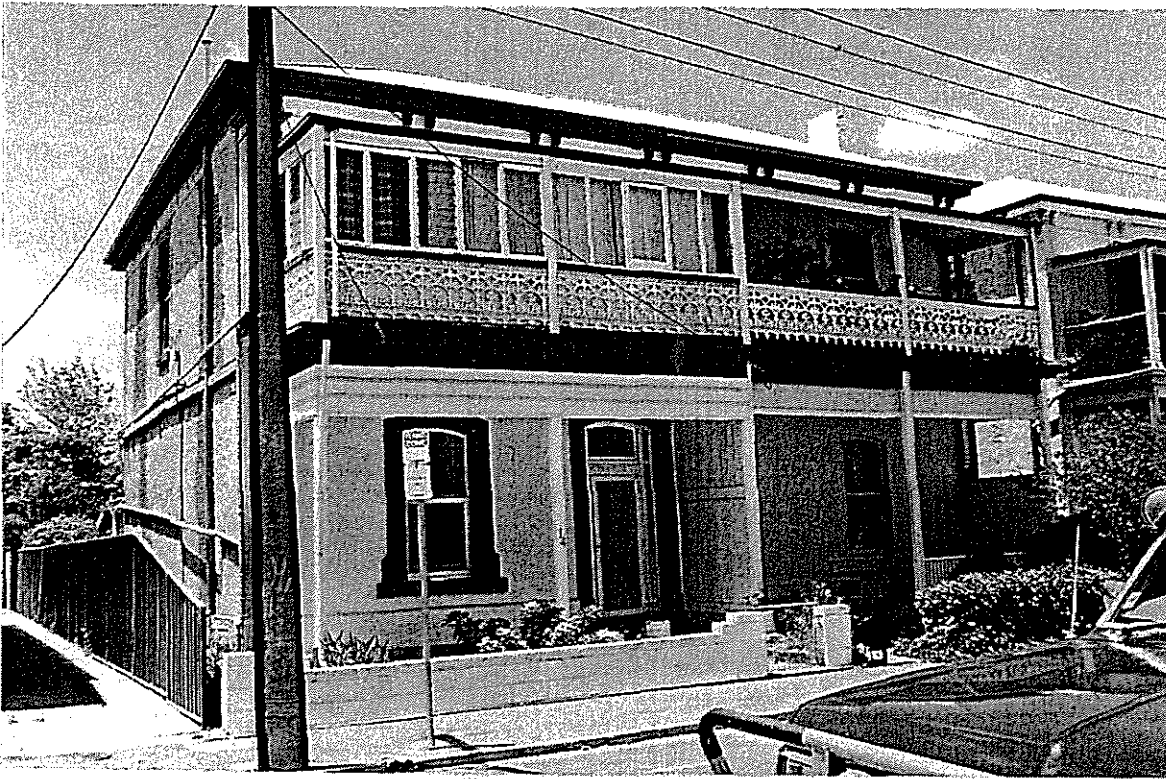
EXTENT OF LISTING: The external form, materials and detailing of the two storey, faced stone section of the house should be retained.

CONSERVATION RECOMMENDATIONS: The building should continue to be well maintained. Regular painting of joinery will ensure long life of the timber work to the verandah. This is a major element of the building.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1993.*
Glenelg Central Area ... Heritage Analysis, 1988.

DWELLINGS
14-15 ST JOHNS ROW

Allot: Sect: 204
 C.T.: 1199/86, 5095/629



ANALYSIS: This pair of two storeyed dwellings and the adjacent pair were constructed in 1887 by Joseph English who was the son of the architect Thomas English (of the firm English & Soward) and an architect in his own right. Each of the dwellings was designed with eight rooms and two of the residences were occupied by Joseph English and James English. St. John's Row was the first street back from the Esplanade and has only one side as the western side of this street is actually the rear access for houses along South Esplanade. It served as a service lane for the large residences along The Esplanade and also as a place of residential development from the 1880s onwards as the larger allotments were subdivided. These pairs of residences are excellent examples of the extension of simple symmetrical houses to two storeys using typical Italianate detail of the 1880s. Joseph English also designed other residences in Glenelg including the Rugless house of a later date.

RELEVANT CRITERIA: The pair of dwellings fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

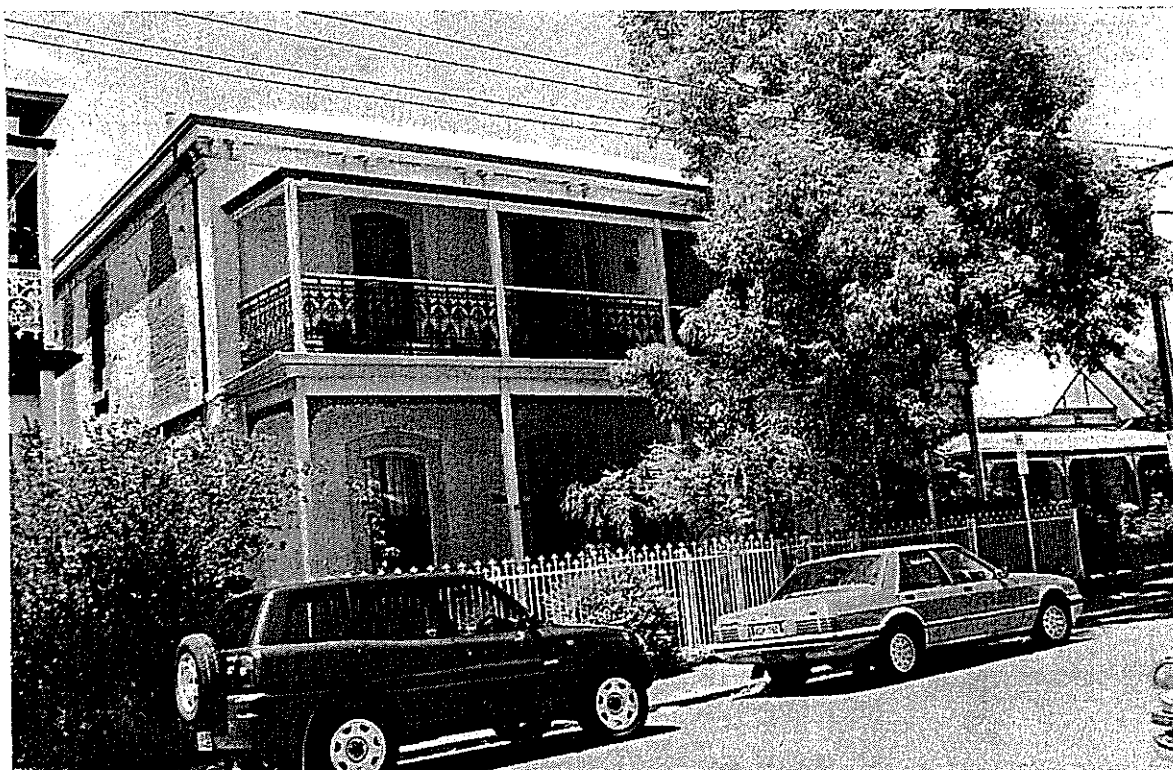
EXTENT OF LISTING: The overall form of the two storey dwellings including their verandah form should be retained.

CONSERVATION RECOMMENDATIONS: The houses are currently well cared for and have been carefully maintained and original elements reinstated over the past few years. This should continue to occur. It is recommended that each pair of dwellings be treated as a single unit and similar colour schemes and treatment be used on each pair.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Early Adelaide Architects, 1960

DWELLINGS
16-17 ST JOHNS ROW

Allot: **Sect:** 204
C.T.: 5103/579, 5186/306



ANALYSIS: This pair of two storeyed dwellings and the adjacent pair were constructed in 1887 by Joseph English who was the son of the architect Thomas English (of the firm English & Soward) and an architect in his own right. Each of the dwellings was designed with eight rooms and two of the residences were occupied by Joseph English and James English. St. John's Row was the first street back from the Esplanade and has only one side as the western side of this street is actually the rear access for houses along South Esplanade. It served as a service lane for the large residences along The Esplanade and also as a place of residential development from the 1880s onwards as the larger allotments were subdivided. These pairs of residences are excellent examples of the extension of simple symmetrical houses to two storeys using typical Italianate detail of the 1880s. Joseph English also designed other residences in Glenelg including the Rugless house of a later date.

RELEVANT CRITERIA: The pair of dwellings fulfils criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The overall form of the two storey dwellings including their verandah form should be retained.

CONSERVATION RECOMMENDATIONS: The houses are currently well cared for and have been carefully maintained and original elements reinstated over the past few years. This should continue to occur. It is recommended that each pair of dwellings be treated as a single unit and similar colour schemes and treatment be used on each pair.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Early Adelaide Architects, 1960

DWELLING
18 ST JOHNS ROW

Allot: **Sect:** 204
C.T.: 5211/888



ANALYSIS: This small dwelling forms a significant element in the St John's Row streetscape. It is adjacent to the pairs of 1880s terraces at 14-15 and 16-17 but is of a later date being constructed circa 1910. The use of bluestone plinth with rock face sandstone walls and brick dressings above is indicative of that period. The verandah to the house would appear to be somewhat later and has had an aluminium frieze attached which is not part of the original detailing.

St John's Row was the first street back from the Esplanade and has only one side as the western side of this street is actually the rear access for houses along South Esplanade. It originally served as a service lane for the large residences and became a place of residential development from the 1880s onwards. This small residence is an example of urban infill on later subdivided allotments during the significant period of growth in Glenelg in the late Federation period.

RELEVANT CRITERIA: This dwelling fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and original detailing of the house are included. Any later alterations and additions are not part of the listing.

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any further work on the house should be in the nature of reinstatement of original detailing if possible.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

DWELLINGS

3-4 SOUTH ESPLANADE

Allot: 102/103 Sect: 204

C.T.: 1741/160, 3819/95



ANALYSIS: This pair of dwellings constructed on what is a narrow allotment of thirty foot frontage along South Esplanade are a remnant of the once significant seafront dwellings. This allotment was owned during the 1850s by J.B.Neales who owned a large amount of property throughout Glenelg, particularly Section 205 to the south. The house was constructed in 1845 for J.W.Cotton and Thomas Johnson as their seaside residence. J.W.Cotton lived in Adelaide and was associated with the Pirie Street Methodist Church and the establishment of the Wesley Methodist Church in Glenelg during the 1860s and early 1870s. Both Cotton and Johnson were Members of the House of Assembly.

Two early Mayors of Glenelg, William Ware(1889-92) and H.W.Varley (1905-09) also lived in these residences.

Although this pair of houses is more modest than its neighbour Seafeld Towers, it nevertheless is an important part of the original residential strip along the South Esplanade. This northern most section of the South Esplanade once included the Pier Hotel, the Family Hotel, W.G.Rounsfell's residence, Johnson and Cotton's houses and Seafeld Towers, as is visible in the early photographs of The Esplanade. These houses, although now dwarfed by later subdivision and high rise development is an important remnant of early residential development in Glenelg during its period of popularity as a marine retreat.

RELEVANT CRITERIA: These dwelling fulfil criteria a, b, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The whole of the original external form of the pair of residences including materials and detailing is part of the listing. Later alterations and additions are not included.

DWELLINGS

3-4 SOUTH ESPLANADE (cont)

CONSERVATION RECOMMENDATIONS: All work on the seaward section of the house should be in the nature of conservation. In the long term it would be appropriate to reinstate the original verandah and a fence more in keeping with the period of the house. Alterations and extensions could be undertaken to the rear possibly including three or four storey development provided this was set back to an appropriate degree so that it did not overshadow the front of the house.

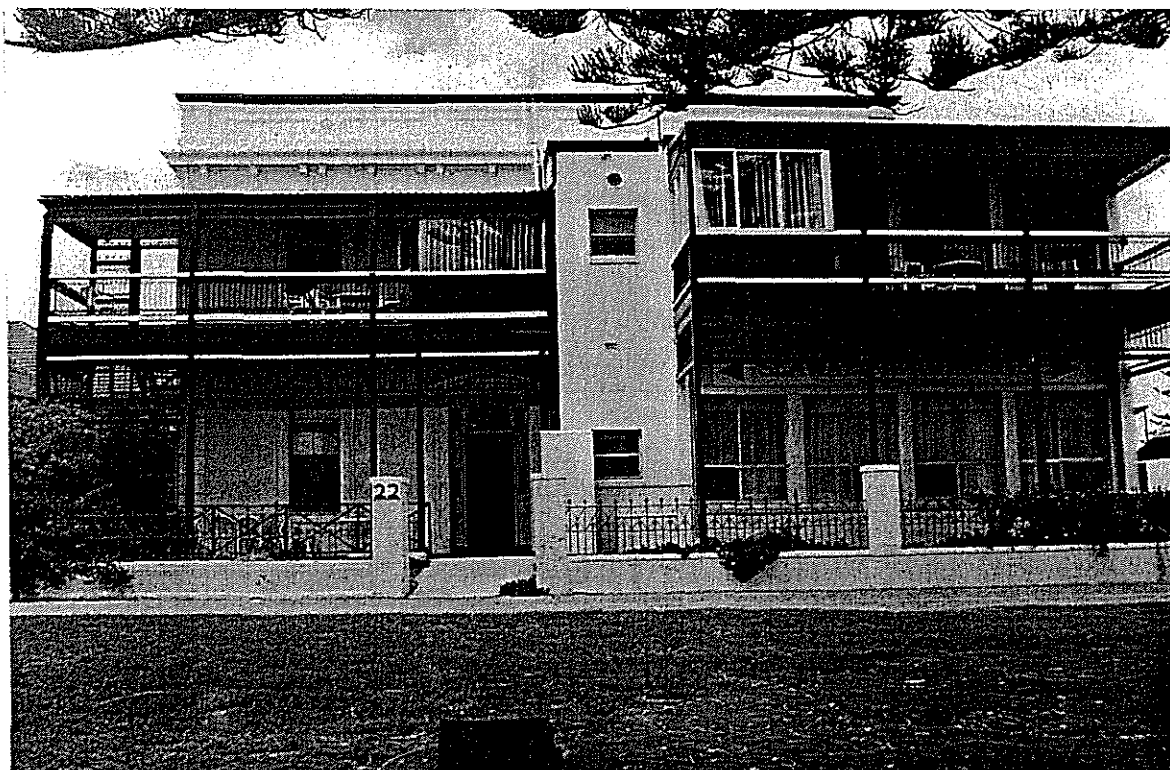
SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
D.M.Perry, The Place of Waters, 1985



South Esplanade looking north from Seafeld Towers towards the Institute circa 1877
(Source: MLSA B7874)

**SEAWALL APARTMENTS
22-23 SOUTH ESPLANADE**

Allot: **Sect:** 204
C.T.: 4303/444, 4314/948,4



ANALYSIS: These holiday apartments have been converted from what was originally a pair of 1880s seafront mansions and the original detailing of the early dwellings can be seen in number 22 where much of the form and architectural elements remain. Unfortunately the adjacent number 23 has been significantly altered with additions to the front. This pair of dwellings also retains its early masonry and cast iron fence which is typical of the 1870s and 1880s residences constructed along the South Esplanade.

The building is constructed on part of allotment 8 of the Saltram subdivision undertaken in 1877. The allotment was purchased by Ebenezer Ward, a prominent journalist and member of Parliament, in 1882. At this time the land is recorded as vacant in the Rate Assessments. By 1883 the land had been further subdivided, and this pair of houses built. The houses were owned by John Warren Bakewell (22) and William Hubble (23) in 1883, and were treated as individual properties. The Hubble family retained ownership until 1918 when their part of the pair of residences was sold to Fulton Salter, and Bakewell's part passed to Frances Macrow in 1911.

This building is representative of the residential development along this stretch of Glenelg's foreshore when Glenelg was being developed as a seaside resort and marine retreat for gentlemen of means.

RELEVANT CRITERIA: This former pair of dwellings fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The original external form and detailing of the dwellings where this remains is included in the listing. Later alterations and additions are not included.

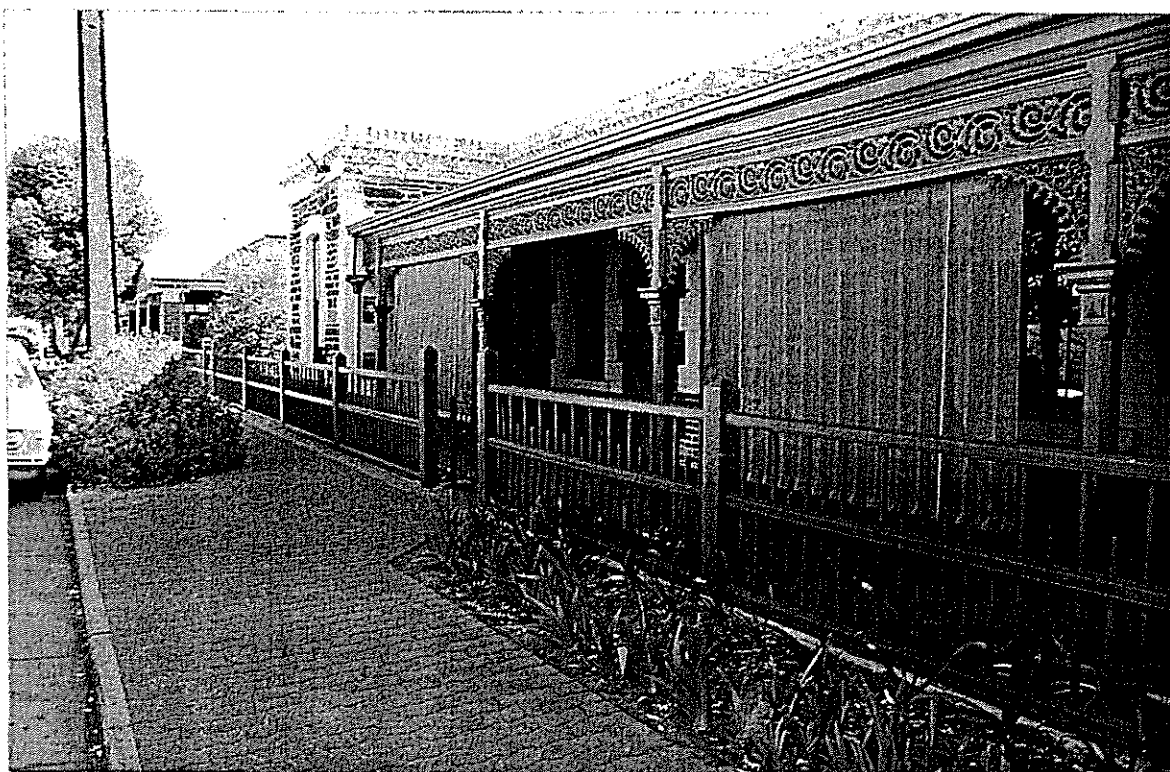
SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

9	6	2	Sea Frontage to Salween Albert Terrace	80 ft	George Dutton Green CCCC LXXIII. 107
9	8			40	Alexander Crooks CCCC LXII 7
9	12			30	77 m Hobbie CCCC XXII. 6
9	8			20	77 m Hobbie CCCC XV 201
9	18			10	John Narren Bakewell CCCC XV. 202
9	6			100	Main CCCC LV 94
9	7			100	Duffield 77
9	8			65 ft	Cotton G.P. & Opie & Co CCCC LV 94
9	7				
9	6				

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**ROTHESAY
17 SUSSEX STREET**

Allot: Sect: 1495
C.T.: 5159/920



ANALYSIS: This allotment was first occupied by a two roomed cottage used from 1852 to 1858 as a school. This school was run by George E Sawyer, a licensed teacher under the South Australian Central Board of Education, established in 1848. Sawyer moved to Echunga to take up a teaching position there in 1858 and in the late 1860s or early 1870s another house was constructed at the front of the allotment, with the earlier cottage being retained behind. Rothesay was the residence of Charles Bonney who lived there from 1876 to 1882. Bonney was one of the first overlanders from New South Wales and became a significant political figure in South Australia during the 1870s and 1880s. Bonney had been one of the supporters for the rail service to Glenelg from Adelaide prior to his actual residence in Glenelg as he believed that the sea air contributed to a healthy life. Consequently he favoured the establishment of the rail service from the city.

Rothesay itself is of distinctive architectural design with two rectangular bays enclosing a low verandah central section. The house is constructed in random bluestone with painted brick quoins and window dressings and elegant profiled brick detailing to the low parapet sections across the frontage. The verandah retains its capital moulds and cast iron decorative elements. A new timber dowel fence based on an early fence form has been constructed along Sussex Street frontage.

RELEVANT CRITERIA: The dwelling Rothesay and the earlier rear cottage fulfil criteria a, d and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of Rothesay itself are included in the listing and any elements of the rear cottage which are structurally sound should also be included.

ROTHESAY**17 SUSSEX STREET (cont)**

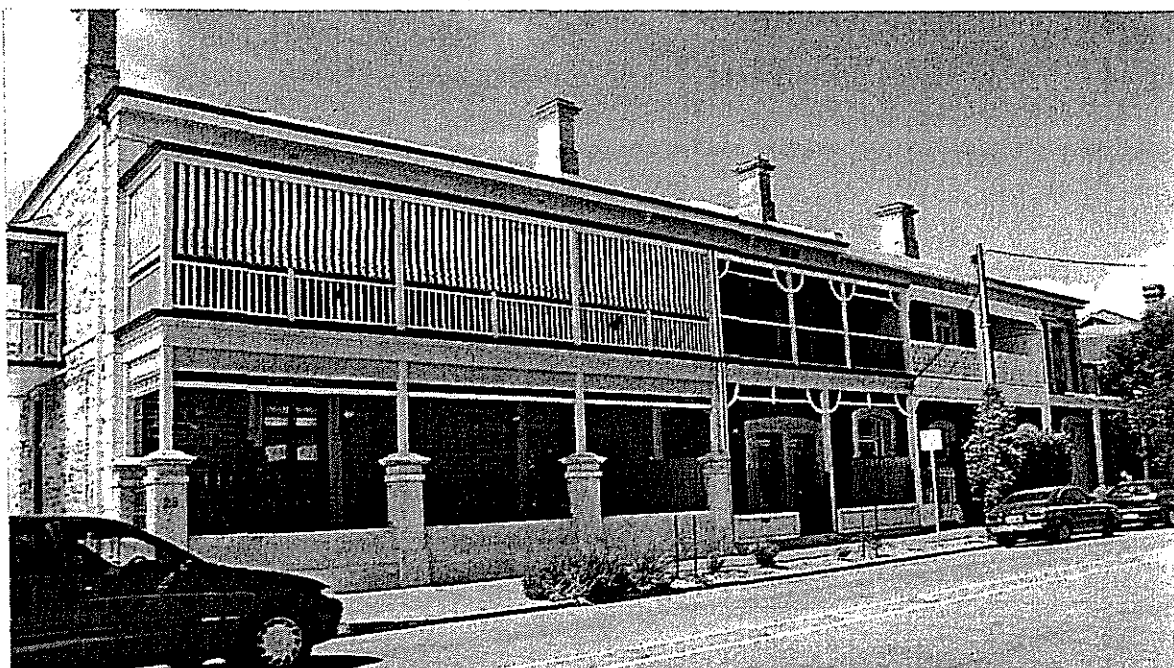
CONSERVATION RECOMMENDATIONS: The house is extremely well maintained. As has been the case, any further work to the exterior of the building should be in the nature of conservation works and reinstatement of original finishes and detailing. Any extensions to the house should be undertaken at the rear and in an appropriate form.

The earlier cottage should also be conserved if possible and incorporated into any further development of the house.

SOURCES OF INFORMATION: D.M. Perry, *The Place of Waters*, 1985
Glenelg Central Area ... *Heritage Analysis*, 1988

TERRACE HOUSES
22 - 28 SUSSEX STREET

Allot: **Sect:** 1495
C.T.: 5167/209, 4341/393, 5093/157, 5151/734



ANALYSIS: This is a row of four houses incorporated into a large two storey terrace on the corner of Sussex Street and Augusta Street. The building is constructed on allotment 21 of the Glenelg Village Subdivision and dates from 1877. Alfred George Chapman and James Simpson Scott constructed two of the four dwellings each, and leased out the houses. By 1895, J S Scott still owned the corner house, but all the other houses had passed to other owners. This terrace is typical of the speculative building development which occurred in the late 1870s and early 1880s in Glenelg and the work of William Parkin further to the south within this same subdivision is also an example of this.

Over the past ten years the terrace has been the subject of much upgrading and the building has been the recipient of Glenelg Council's Character Restoration Awards. This building lies within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This row of residences fulfils criteria a and d under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

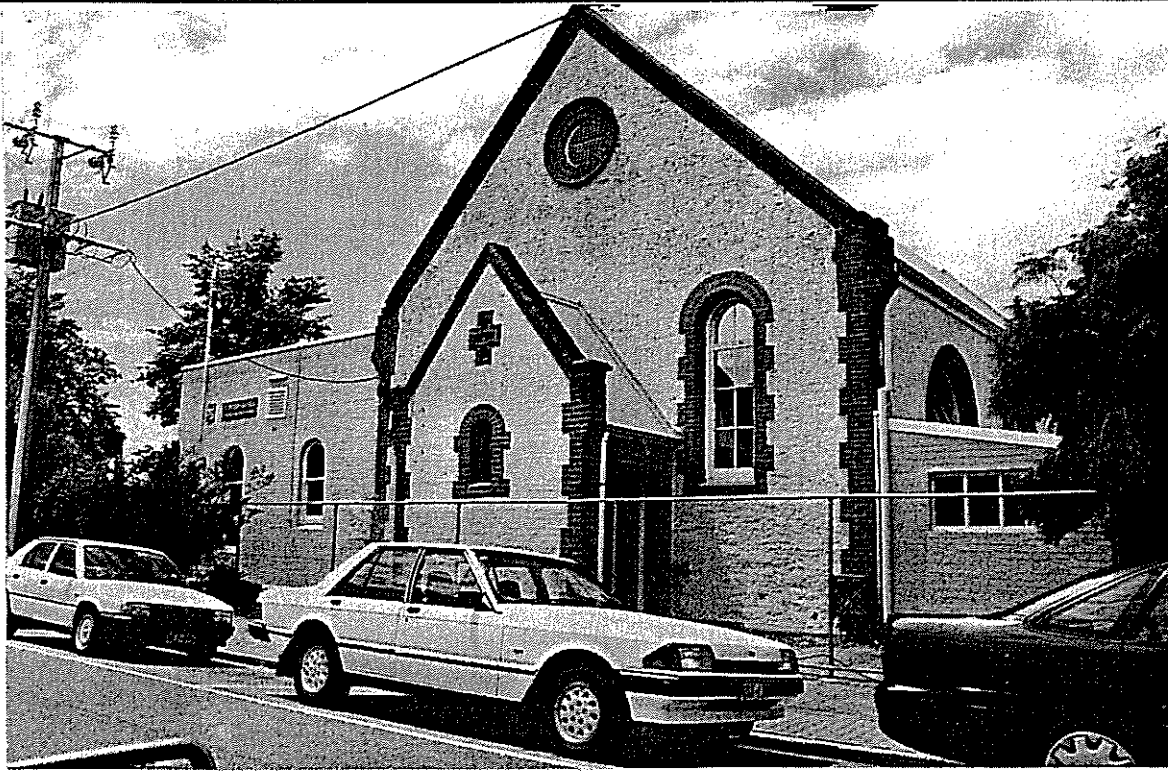
EXTENT OF LISTING: The external form, materials and original detailing of the dwellings, particularly the elevations to Sussex Street and Augusta Street are included in the listing. Any later additions or alterations already undertaken are not considered significant.

CONSERVATION RECOMMENDATIONS: Sections of this terrace are currently maintained in excellent condition and any further work to the other residences should be carefully considered in the light of the work already undertaken. A consistent colour scheme across the full length is recommended as this would emphasise the "terrace" nature of the building and help to tie together the somewhat disparate verandah elements which have developed.

SOURCES OF INFORMATION: *Glenelg Central Area ... Heritage Analysis, 1988*

ST PETERS SCHOOL
10, 12 WATERLOO STREET

Allot: Sect: 1495
 C.T.: 4258/902



ANALYSIS: This building which is part of St.Peters Anglican School was originally constructed in 1863 as a Lecture Hall to increase the facilities of St Peter's Anglican Church located in Torrens Square. The Hall was used as a Sunday School and a community meeting hall for some time and then in 1868 the Episcopal School began in the Hall under the control of the Clergy of St.Peter's and has continued and expanded as a co-educational primary school. The Hall itself has been extended by additions to the north to provide further facilities for the school, but the form of the Hall is still discernible and it retains its face brick quoining and masonry walls although these have been recently covered with a slurry render.

The Hall itself is indicative of the expansion of religious facilities for the growing population of the Town of Glenelg within the earliest subdivision area. Its conversion to a school is also indicative of a growing need of the population of Glenelg for educational facilities during the 1860s. The Hall was also used for services when the original St.Peter's Church was demolished to make way for the new Church in 1882.

This building is within the proposed Central Glenelg Village Historic Conservation Zone.

RELEVANT CRITERIA: This School Hall fulfils criteria a, and c under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and materials of the 1863 Hall are included in the listing. Later extensions and alterations are not included.

CONSERVATION RECOMMENDATIONS: The Hall should continue to be maintained in its current excellent condition and any later works to adjacent buildings should reflect the character of the Hall if possible. Any work to the building itself should be in the nature of conservation and the retention of original materials.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
 Glenelg Central Area ... Heritage Analysis, 1988
 D.M.Perry, A Place of Waters, 1985

8.3 Reserves and Natural Areas Assessment Sheets

COLLEY RESERVE AND WIGLEY RESERVE

Allot: Sect: 204
C.T.: 4280/396



ANALYSIS: Initially the area covered by Wigley Reserve and Colley Reserve was Crown Land administered by the Government. The seafront area was not included in the subdivision of the first Glenelg township by Colonel Light. The sandhills between the beach and established subdivision areas created difficulties in accessing the seafront and also caused problems with drifting sand as the native vegetation was destroyed. Levelling sandhills and forming the sea walls had been commenced as early as 1856 but the problem of ownership and management had not been resolved. A public meeting was held in Glenelg in 1875 and resolved that the Government, through the Commissioner of Crown Lands, should transfer these Reserves to the Glenelg Corporation. The transfer of land occurred and Council continued the work of levelling the sand dunes and planting couch grass along the Reserve areas, particularly in Colley Reserve as Thomas Elder had donated £50 towards the development of this space. Colley Terrace and Colley Reserve were named after the Mayor of Glenelg at the time, R.B.Colley. The swimming baths constructed in 1875 were reached by a Jetty from the beach fronting Colley Reserve.

The development of the area as a public reserve continued with the planting of trees. As Dulcie Perry notes "the advice had been sought of the Conservator of Forests to whom credit should be given for the choice of Norfolk Island Pines" which soon flourished on the Reserve. The Reserves themselves became an important adjunct to the foreshore and over time both permanent and temporary amusement booths and facilities were erected in Colley Reserve.

Vehicle access continued along the seafront until 1911 when the public road was closed and further sea wall construction between 1917 and 1920 reclaimed sufficient land to establish a permanent amusement park and foreshore gardens. A Council plan from the 1920s shows booths edging a pleasant arrangement of curving paths and lawned areas, one of which was the merry-go-round enclosure. The Council derived significant income from leasing the booths on Colley Reserve over summer, particularly during the Christmas/New Year period which included the Commemoration Day activities.

COLLEY RESERVE AND WIGLEY RESERVE (cont)

An attempt to establish a Luna Park similar to the Park in Melbourne lasted only a few years from 1930 and was then dismantled. The Amusement Park remained in a disorganised state until the area was redeveloped in 1968. The Magic Mountain was constructed in 1982 and the earlier Merry-go-round incorporated into it.

The park section of Colley Reserve has remained a grassed area with an amphitheatre excavated into it in 1972 and Wigley Reserve has continued to be fully grassed with an edge of Norfolk Island Pine Trees to delineate its boundaries. Various civic structures were constructed in Colley Reserve including the Rotunda erected in 1926 and the drinking fountain which was a gift in 1877 of William Townsend. The former Institute Library was constructed on the southern edge of the Reserve in 1906 and this has been recently revamped as a modern library facility for the Glenelg community. Car parking has gradually encroached on the junction of the Reserves at the seafront end particularly around the termination of Anzac Highway.

The attached site plan derived from the Certificate of Title for the Reserves indicate the extent of Colley and Wigley Reserves. Wigley Reserve includes a long stretch of Patawalonga Banks from the extension of St Ann's Terrace to the high water mark.

These Reserves have played an important part as open recreational space for the community of Glenelg and as such are representative of the provision of such facilities by the Glenelg Council for its residents and rate payers. They have also served an important role as the focus of various celebrations and activities by groups and societies, both from within and outside of Glenelg.

RELEVANT CRITERIA: Colley and Wigley Reserves fulfil criteria a, b, c and e under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

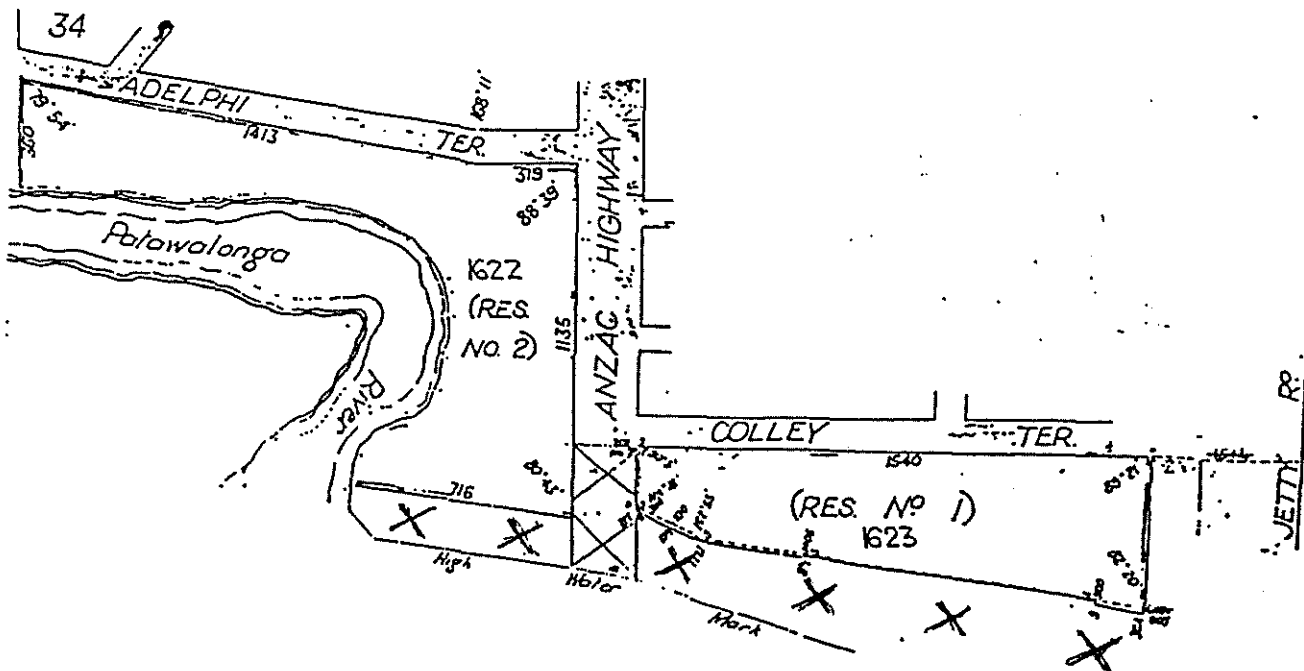
EXTENT OF LISTING: Colley and Wigley Reserves should be retained according to the extent of the listing under the Certificate of Title. Early elements which remain within the Reserves should be retained and conserved and any changes which are made to the Reserves should not alter the pattern of public use of the area.

CONSERVATION RECOMMENDATIONS: The natural and historic built features of these Reserves should continue to be maintained by Glenelg Council in their current excellent condition.

Redevelopment of the traditional Amusement Park Area should be carefully considered, and any proposed changes in the urban design of the Reserves and foreshore will require careful consideration in the light of the heritage value of the Reserves.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983
D.M.Perry, *The Place of Waters*, 1985
Glenelg Central Area ... Heritage Analysis, 1988
LTO Certificates of Title: 215/236, 1501/146, 4280/396

COLLEY RESERVE AND WIGLEY RESERVE (cont)



Extent of Reserves (extracted from Certificate of Title 1501/146)



Colley Reserve in 1913 (Source: Glenelg Council Archives)

COLLEY RESERVE AND WIGLEY RESERVE (cont)



Luna Park in Colley Reserve December 1930 (Source: MLSA: B7478))



*An aerial view of Colley Reserve, Wigley Reserve and the Patawalonga in 1936
(Source: MLSA: B12719)*

Allot:

Sect: 204

C.T.:

PATAWILYA RESERVE

ANALYSIS: This small Reserve is located in North Glenelg and is bounded by Adelphi Terrace, Rothwell Terrace, Tod Street and McFarlane Street. It lies outside the original Glenelg Township subdivision and was part of the Patawalonga frontage of Section 184 which was left unsubdivided as it contained the mouth of a small creek flowing into the Patawalonga. Section 184 was subdivided in 1855 as St Leonard's on the Sea. Up to the 1870s it was noted that the local Aboriginal residents used the Patawilya Reserve as a gathering place as it was one of the few natural areas which remained in the relentless subdivision of their land. Over time the Reserve itself has been formalised and currently it is an open grassed area with a border of mature Canary Island Date Palms and a concrete kerb edge. There is a small children's playground on the western end of the Reserve.

The Patawilya Reserve is one of a small number of remaining open spaces within the residential subdivisions of North Glenelg and as such is an important natural area. Its association with the Patawalonga is also significant.

RELEVANT CRITERIA: The Patawilya Reserves fulfils criteria a, c and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The full area of the Reserve as indicated on the Certificate of Title should be retained.

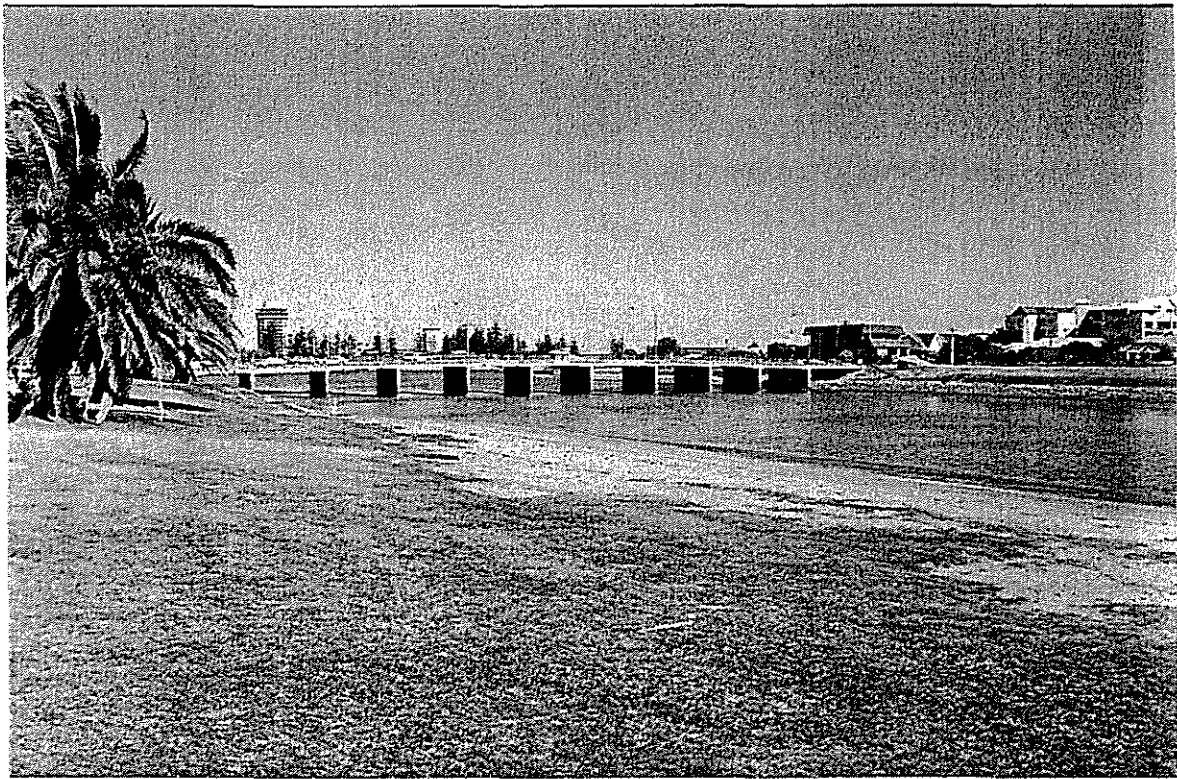
CONSERVATION RECOMMENDATIONS: The Reserve should continue to be retained as open space and the edging of Canary Island Date Palms continued. Where necessary these should be replaced if earlier trees become unhealthy.

SOURCES OF INFORMATION: D.M.Perry, *The Place of Waters*, 1985
LTO GP318/855

Allot:

Sect: 204

C.T.:

PATAWALONGA RESERVE

ANALYSIS: Early descriptions and illustrations of the first settlement at Glenelg indicate that the banks of the Patawalonga were considerably different to the appearance that they now present. With the passage of time and increase in settlement, the original natural aspects (sand dunes and scrub) of Salt Creek as it was originally known have been removed and more formal and hard edged elements introduced. Originally the Patawalonga proved to be a barrier between the northern area of the Glenelg settlement and the seafront and footbridges were installed quite early. The land adjacent to the Patawalonga River was low-lying and swampy and quite often flooded by water from the Sturt River. The association of the Patawalonga with the sea has been reduced by the introduction of the lock.

In 1857 a bridge had been constructed over the Patawalonga River, its cost being raised mainly by public subscription and by the Council. This bridge was two hundred and fifty feet long and four feet wide, and constructed of timber. The Jetty was begun in the same year and the bridge was considered necessary as Glenelg was becoming a popular summer beach resort. A road bridge was constructed in the late 1890s. The area between the Patawalonga and the sea became part of Glenelg proper in 1901 and was built on during the 1920s. The construction of a breakwater to shelter the mouth of the Patawalonga actually began in 1915, but preliminary works were washed away in a storm and the project was abandoned in 1917. However, the Patawalonga itself became degraded and during the 1950s Council accepted the need to improve the water quality and facilities of the area.

In 1956 the Patawalonga Boat Haven Project, which was a joint undertaking of the Glenelg Council and the South Australian Government, was commenced. The early bridge at King Street was replaced with a new bridge and gates and a lock at the mouth of the river were installed. Along the lake area thus created, seven small marinas were established which provided safe anchorage for small craft. The lock provided some security for craft from flooding, storms and high tides.

PATAWALONGA RESERVE (cont)

Over time the banks of the Patawalonga were straightened and widened and the basin deepened to safely take extra flood waters from the Sturt River Drainage Scheme. An excellent venue for water sports was created. Most recently the Patawalonga has been troubled by effluent and wash-off from areas further up-stream and the water quality is again the subject of consideration.

As a natural reserve the Patawalonga does not retain a lot of its original character. However, it still serves as an important recreational facility for water activities for Glenelg residents and people from other areas in the state.

RELEVANT CRITERIA: The Patawalonga Basin fulfils criteria a, c and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The Patawalonga Reserve should include the area occupied by the river between Adelphi Crescent and the Patawalonga frontage from the Glenelg Council boundary at Anderson Avenue through to the lock at the mouth of the river.

CONSERVATION RECOMMENDATIONS: The Patawalonga should continue to be accessible for public use and any changes to this area should respect the original river frontages and any early elements which remain.

SOURCES OF INFORMATION: *Glenelg Heritage Survey*, 1983
 D.M.Perry, *The Place of Waters*, 1985
 Glenelg Council Records

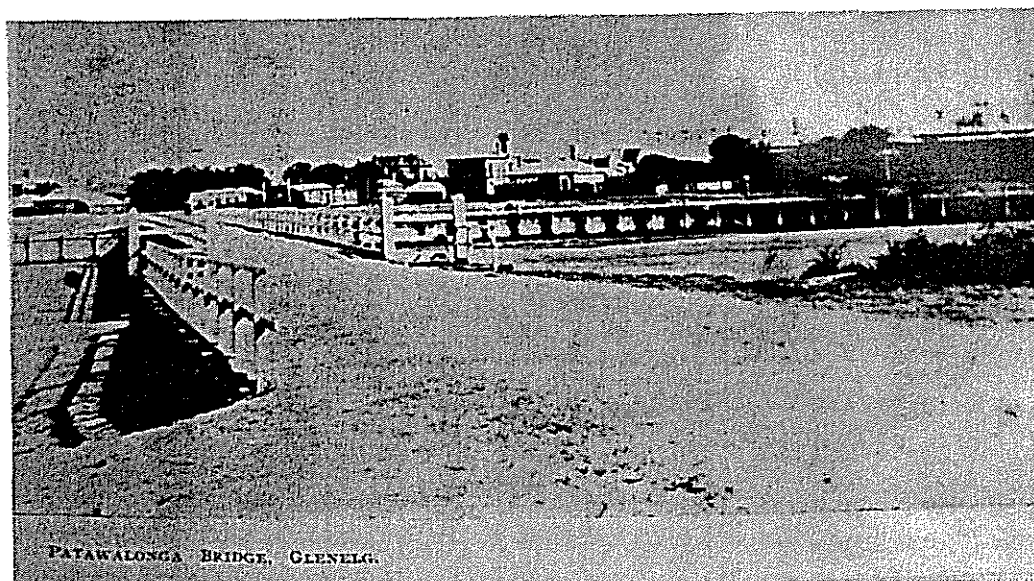
PATAWALONGA RESERVE (cont)



*1860s View of Salt
Creek (Source:
MLSA: B27558)*



*Circa 1900 footbridge
across Patawalonga
(Source MLSA:
B7260)*



*King Street Bridge in
circa 1907 (Source:
B17395)*

Early Views of the Patawalonga

SOUTH ESPLANADE FORESHORE RESERVE



ANALYSIS: The foreshore along Esplanade South, while originally associated with the large seaside mansions which were constructed there is now essentially separate from them, as very few of the original residences have survived.

Sea walls were built along this southern section of the foreshore as early as the 1860s but control of sand drifts across the dunes continued to be a problem until the beachfront was levelled and grassed in 1913 and planted with Tamarisks which still remain. There is also significant planting of Norfolk Island Pines along this frontage which commenced in 1931.

The consolidation and planting of this area with grass has created a pleasant pedestrianised foreshore in strong contrast to the paved foreshore of the northern Town Hall. Landscaping work necessitated closing a section of the Esplanade to Broadway to vehicular traffic and so this remains an important ancillary area as a broadwalk to the beachfront and extends from the Jetty through to Broadway.

This section of the beachfront has always been a focus for public activities through the history of Glenelg. The foreshore broadwalk area has remained consistent although parts of the beach front have been washed away through storms.

RELEVANT CRITERIA: The South Esplanade Foreshore Reserve fulfils criteria a, c and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The South Esplanade Foreshore Reserve should include the area between the property boundaries along South Esplanade to the Broadway and extend the width of the area to the sea wall (ie this does not include the beach).

SOUTH ESPLANADE FORESHORE RESERVE (cont)

CONSERVATION RECOMMENDATIONS: The Reserve should continue to be maintained in its excellent condition and the Tamarisks and Norfolk Island Pines cared for in a way which will ensure their longevity. If any of these trees need replacement new mature trees should be reinstated if possible of exactly the same species.

SOURCES OF INFORMATION: *Glenelg Heritage Survey, 1983*
Glenelg Central Area ... Heritage Analysis, 1988



1896-1900 (Source: MLSA B7548) Note narrow low sea wall



1925-30 (Source: MLSA B41673) A row of Tamarisks and formal path



1937 (Source: MLSA B23691) Norfolk Island Pines and grassed area.

Views of South Esplanade

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