HERITAGE SURVEY OF THE TOWN OF WALKERVILLE

for

THE CORPORATION OF THE TOWN OF WALKERVILLE

ADDITIONAL DOCUMENTATION LOCAL HERITAGE PLACES

October 2006

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ADDITIONAL DOCUMENTATION - LOCAL HERITAGE PLACES

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1.0 INTRODUCTION AND REASONS FOR REPORT

The Heritage Survey of the Town of Walkerville was undertaken in 2004/2005 and the following places were recommended for inclusion in the State Heritage Register.

Until these places are considered by the SA heritage Council for inclusion on the State Heritage Register, they have been included in the Walkerville Development Plan as Local Heritage Places under the Development Act. This report provides re-documentation of these places in Local heritage Place format

Re-documentation of recommended State Heritage Places as Local Heritage Places

The following places are listed as Local Heritage Places. The following inventory is presented in alphabetical street order.

NAME OF PLACE	PROPERTY ADDRESS	C.T.	DEVELOPMENT ACT CRITERIA
GILBERTON			
One of a Pair of Houses	2 Edwin Terrace	5466/924	a, b, d
Craigmellon	3 Edwin Terrace	5194/904	a, d, e
One of a Pair of Houses	4 Edwin Terrace	5342/805	a, b, d
Ivanhoe	9 Edwin Terrace	5691/17	a, b, d, e
Aston	20 Edwin Terrace	5746/708	a, b, c, d, e
MEDINDIE			
The Briars	15 Briar Avenue	5442/867, 5443/75, 5443/77	a, b, d, e
House	20 Robe Terrace	5404/510	a, d, e
Willyama	12 The Avenue	5731/711, 5151/208, 5151/209	a, b, d, e
WALKERVILLE			
Monklands	52 Church Terrace	5684/968	a, d, e
Holmwood	20 Devonshire Street	5350/858	a, d, e
Somerset Cottages	1/1 - 18/1 Margaret Street	5821/639	a, b, d, e

2.0 HERITAGE ASSESSMENT REPORTS: PLACES OF LOCAL HERITAGE VALUE

The *Development Act 1993* provides the opportunity for local councils, with ministerial approval, to apply development controls to places of local heritage value by including a list of such places in their development plans. This is discussed in detail in the *Heritage Planning Bulletin* (Planning SA - October 2001).

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 and 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** fulfill one or more of these criteria.

ONE OF A PAIR OF HOUSES
2 EDWIN TERRACE, GILBERTON

Lot: 2 **Section:** 475
C.T.: 5466/924

HISTORY AND DESCRIPTION: One of a pair of two storey semi-detached late Victorian residences constructed in 1897-8 of coursed cut hammer-picked freestone with rendered quoins and rendered surrounds to windows, doors and chimney breasts. The verandahs are constructed to both levels utilising simple but elegant timber and cast iron work. The verandah floors have tessellated tiles. These houses replaced earlier small dwellings on this site.

This pair of semi-detached houses were built between July 1897 and June 1898 replacing two ruinous cottages on site. The land on which they were built was a gift in 1895 for two single sisters Agnes and Edith Porter from their father, the wealthy Adelaide merchant and grazier, James Windmill Porter, who lived opposite at the villa known as *Cosford* .

In South Australia, during the nineteenth century it was not unusual for wealthy fathers and husbands to provide a source of income for their daughters or wives by giving them property that could be developed and rented out. In this regard many properties belonging to the well-to-do were rented out for long durations.

Agnes Porter who owned the semidetached house at 2 Edwin Street, married William Alfred Verco in October 1896 and retained this dwelling until March 1923 when she sold it to Esther S Tipping. Esther and her husband owned the property until 1962. This was an address befitting her husband's managerial position at the Executive Trustee & Agency Ltd in Grenfell Street. Although they bought the property in 1923, the *South Australian Directory* records that they were living here by 1919, making their association to the property almost forty five years.

Edith Porter, who owned the semi-detached house at 4 Edwin Street, married civil servant, William Angus in 1908 and retained this dwelling until January 1922 when she sold it to Arthur Bellenger Skottowe and his wife Winifred (nee Hack). After her husband's death in February 1926, Winifred Skottowe owned and lived here until 1968. Like her next door neighbours, the Tippings at 2 Edwin Terrace, Mrs Skottowe was associated with the house for over forty years. Prior to her death in April 1968, Elders Trustees were assigned managers of the property under 'the aged and infirm persons Property Act 1940-45'. Since 1968 there have been several owners.

ONE OF A PAIR OF HOUSES
2 EDWIN TERRACE, GILBERTON (cont)

The sloping land of Edwin Terrace with views of the Adelaide Hills and which only had about three properties on it up to 1880, was transformed into a fashionable precinct of about eighteen dwellings by 1898.

Both residences are in excellent condition externally and the internal floor plan is intact to No 4, with marble fire places, timber stair, ornate ceiling roses and deeply coved cornices. The interior of No 2 was not inspected.

To date no architect has not been determined for the pair of residences. While 'tender notices' placed by architects in the daily newspapers cover this period, few were applicable to the Gilberton area in the timeframe that this property was built. However, for their size, distinction and character, these semi-detached houses can be compared to Ru Rua, a group of three pairs designed by F W Dancker in 1902 at 101-110 Barton Terrace.

STATEMENT OF HERITAGE VALUE: These residences are excellent examples of two storey semi-detached Victorian residences, located in a prominent position on the junction of Buckingham Street, Northcote Terrace and Edwin Terrace. They were purpose built as rental properties and display extremely competent architectural design and craftmanship in their construction. They were associated with the Porter family, who were responsible for their construction in 1898, and then with later owners Mrs Esther Tipping and Mrs Winifred Skottowe for over forty years from the early 1920s.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large residences constructed in Walkerville during the late nineteenth century, a period of major economic prosperity in Adelaide.

b) It represents customs or ways of life that are characteristic of the local area as this pair of two storey attached residences is an excellent example of late Victorian domestic architecture purpose built as an investment property for the rental market for wealthy tenants.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as the design of this pair of late Victorian two storey dwellings is an outstanding representative of attached housing of the period demonstrating the transition from Italianate to Queen Anne detailing, particularly in the use of timber elements to the two level verandah. The design also displays careful siting on its prominent corner sloping block.

EXTENT OF LISTING: External form, materials and detailing of the 1897-98 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- LTO, CTs 439/166, 598/176,177, 1326/76, 77, 4227/389, 4007/239.
- John Lewis, *The Walkerville Story 150 years*, 1988, p35.
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988, Item 91, 92 pp170, 171.
- S Pikusa, *The Adelaide House*, 1836 to 1901, p 93ff.
- Marjorie Scales, *John Walker's Village: a history of Walkerville*, 1974 pp119, 120.
- *South Australian Directories* 1900-1967.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.
- Walkerville Rate Assessments 1880-1900.

CRAIGMELLON
3 EDWIN TERRACE, GILBERTON

Lot: 10 **Section:** 475
C.T.: 5194/904

HISTORY AND DESCRIPTION: A late Victorian two storey residence constructed of stone with rusticated quoins and rendered surrounds to windows and doors. The front elevation incorporates a recessed entrance way, is topped by an upper storey balcony. Fine cast iron adorns the verandahs and balconies on two other facades. Round arched, paired windows to both floors are the predominant element of the front elevation.

This large imposing residence was completed by June 1886 for George Brookman, a sharebroker and investor, mainly in the Western Australian gold-fields.

Lot 12 in Edwin Terrace, which measured 40 x 150ft, was bought by George Brookman for £240 in January 1883. In January 1884 he bought adjacent Lot 35 which measured 110 x 231 ft. The combined allotments totaled more than three quarters of an acre. According to the Walkerville Rate Assessments, the house was built between June 1885 when the property was given an annual rateable value of £100 and June 1886 when it reached £120. Earlier, between 1883-1884 assessments for this property are given as £20 for Brookman's vacant lots.

George Brookman lived here only briefly. Within a year of the completion of the house, he transferred the property to his father Benjamin Brookman in August 1886. Between 1888 and June 1890 it was owned by Johann Heinrich Brookmann who then sold the residence to Charles Drew. Drew and his wife lived here until his death in October 1896.

Drew, who was a merchant and investor in mining, began his first business enterprise with his two brothers John and Thomas soon after their arrival in South Australia in 1854. They opened a store together in Burra, but after the discovery of the Wallaroo and Moonta mines, Charles moved to establish a business there.

He was one of the early investors in the Broken Hill mines and held 580 shares in the Coolgardie Gold Mining Company in Western Australia. Known for his philanthropic activities, one of his legacies are the eighteen houses called *Somerset Cottages* in Margaret Street, Walkerville, which were planned by him for 'the worthy poor', but not built until after his death.

CRAIGMELLON
3 EDWIN TERRACE, GILBERTON (cont)

After her husband's death, his widow leased Craigmellon for three years to Sir William Herbert Phillips, director of G & R Wills. During Phillips' lease, ownership of the house was transferred to David Davidson, but Phillips continued to lease the property until it was sold to him in 1907.

Phillips was born in Rosina Street, off Hindley Street in 1847 and was the longest term owner and occupier of this property until his death in January 1935. His obituary recorded that he had given a 'lifelong service to the State in commerce, finance, and charitable work'. Apart from the many years with G & R Wills as director, he had been the first manager for Messrs Chaffey Brothers when they started their irrigation enterprise on the River Murray. From being a trustee of the Savings Bank for two years from 1900, he became its chairman, a position he held until his death. He held many important positions in associations and organisations. For his services to South Australia he was made a Knight Bachelor in 1929.

After Phillips' death some land from the property was sold in 1935 before the house was transferred to Leonard Trott whose family was related by marriage to the de Rose family who built the property 'Aston' at 20 Edwin Terrace.

The architects for this substantial residence were most probably the notable partnership of Wright and Reed, for there was a tender notice placed by them in the *South Australian Register* on 6 March 1885 for the 'erection of a residence and stables at Gilberton' which aptly fits this type of house and the timeframe in which the house is known to have been built. It is considered that the imposing composition of classical elements in the design of the house are indicative of Edmund Wright's style, also seen at Paringa Hall (1882) and other houses known to have been the work of Wright. Although non-specific, the tender notice was during a downturn in the economy when few homes were being built. Building in a recession rarely hindered the plans of the wealthy and in this case George Brookman was obviously eager to display his increasing wealth.

STATEMENT OF HERITAGE VALUE: This is an excellent example of a two storey mid 1880s residence located in a significant street with other buildings of similar size and quality. It is of essentially Italianate style, displaying excellent architectural design and craftmanship in its construction, and was probably designed by architect Edmund Wright (at the time in partnership with J H Reed). It was constructed for Sir George Brookman in 1886, and was also owned by Charles Drew.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large detached residences constructed in Walkerville during the late nineteenth century, a period of major economic prosperity in Adelaide.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an outstanding representative of an Italianate mansion of the 1880s, one of the major periods of domestic architectural design in South Australia. This property displays a formal classical design on the main facade, which complements the rich Italianate character of the facades with balcony/verandah treatments. The distinctive front elevation with symmetrical projecting hipped bays and arched paired windows to both is a quintessential Italiante element. The restrained use of verandahs, to the side elevations and the central roofed element are indicative of skilled design input. It is considered that the strength of the design can be attributed to the architect Edmund Wright. Other examples of Wright's domestic design, such as The Olives in Glenelg and Paringa Hall exhibit similar traits.

e) It is associated with notable local identities; it has associations with Sir George Brookman for whom the villa was built, Charles Drew, philanthropist and mining investor, and Sir William Herbert Phillips, director of G & R Wills who lived here for nearly forty years. It reflects the level of conspicuous affluence possible for successful investors in mining and other ventures around Australia.

CRAIGMELLON
3 EDWIN TERRACE, GILBERTON (cont)

EXTENT OF LISTING: External form, materials and detailing of the 1885-86 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- *Australian Dictionary of Biography*, Vol 7, 1891-1939, A-C, for Sir George Brookman, 1979, pp 429-430.
- *Advertiser*, 12 January 1935, obituary of Sir Herbert Phillips.
- Ian Auhl, *The story of the Monster Mine*, 1986, pp 345, 410.
- *Chronicle*, 10 October 1896, obituary of C Drew.
- John Lewis, *The Walkerville Story 150 years*, 1988, p158
- Rob Linn, Historical Consultants Pty Ltd *Walkerville Heritage Survey*, 1988, Item 71.
- Marjorie Scales, *John Walker's Village: a history of Walkerville* ,1974.
- State Records, GRS 513/3/1894/69 - Coolgardie Gold Mining Co shareholders, 1897.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.

ONE OF A PAIR OF HOUSES
4 EDWIN TERRACE, GILBERTON

Lot: 1 **Section:** 475
C.T.: 5342/805

HISTORY AND DESCRIPTION: One of a pair of two storey semi-detached late Victorian residences constructed in 1897-8 of coursed cut hammer-picked freestone with rendered quoins and rendered surrounds to windows, doors and chimney breasts. The verandahs are constructed to both levels utilising simple but elegant timber and cast iron work. The verandah floors have tessellated tiles. These houses replaced earlier small dwellings on this site.

This pair of semi-detached houses was built between July 1897 and June 1898 replacing two ruinous cottages on site. The land on which they were built was a gift in 1895 for two single sisters Agnes and Edith Porter from their father, the wealthy Adelaide merchant and grazier, James Windmill Porter, who lived opposite at the villa known as *Cosford* .

In South Australia, during the nineteenth century it was not unusual for wealthy fathers and husbands to provide a source of income for their daughters or wives by giving them property that could be developed and rented out. In this regard many properties belonging to the well-to-do were rented out for long durations.

Agnes Porter who owned the semidetached house at 2 Edwin Street, married William Alfred Verco in October 1896 and retained this dwelling until March 1923 when she sold it to Esther S Tipping. Esther and her husband owned the property until 1962. This was an address befitting her husband's managerial position at the Executive Trustee & Agency Ltd in Grenfell Street. Although they bought the property in 1923, the *South Australian Directory* records that they were living here by 1919, making their association to the property almost forty five years.

Edith Porter, who owned the semi-detached house at 4 Edwin Street, married civil servant, William Angus in 1908 and retained this dwelling until January 1922 when she sold it to Arthur Bellenger Skottowe and his wife Winifred (nee Hack). After her husband's death in February 1926, Winifred Skottowe owned and lived here until 1968. Like her next door neighbours, the Tippings at 2 Edwin Terrace, Mrs Skottowe was associated with the house for over forty years. Prior to her death in April 1968, Elders Trustees were assigned managers of the property under 'the aged and infirm persons Property Act 1940-45'. Since 1968 there have been several owners.

ONE OF A PAIR OF HOUSES
4 EDWIN TERRACE WALKERVILLE (cont)

The sloping land of Edwin Terrace with views of the Adelaide Hills and which only had about three properties on it up to 1880, was transformed into a fashionable precinct of about eighteen dwellings by 1898.

Both residences are in excellent condition externally and the internal floor plan is intact to No 4, with marble fire places, timber stair, ornate ceiling roses and deeply coved cornices. The interior of No 2 was not inspected.

To date no architect has not been determined for the pair of residences. While 'tender notices' placed by architects in the daily newspapers cover this period, few were applicable to the Gilberton area in the timeframe that this property was built. However, for their size, distinction and character, these semi-detached houses can be compared to Ru Rua, a group of three pairs designed by F W Dancker in 1902 at 101-110 Barton Terrace.

STATEMENT OF HERITAGE VALUE: These residences are excellent examples of two storey semi-detached Victorian residences, located in a prominent position on the junction of Buckingham Street, Northcote Terrace and Edwin Terrace. They were purpose built as rental properties and display extremely competent architectural design and craftmanship in their construction. They were associated with the Porter family, who were responsible for their construction in 1898, and then with later owners Mrs Esther Tipping and Mrs Winifred Skottowe for over forty years from the early 1920s.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large residences constructed in Walkerville during the late nineteenth century, a period of major economic prosperity in Adelaide.

b) It represents customs or ways of life that are characteristic of the local area as this pair of two storey attached residences is an excellent example of late Victorian domestic architecture purpose built as an investment property for the rental market for wealthy tenants.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as the design of this pair of late Victorian two storey dwellings is an outstanding representative of attached housing of the period demonstrating the transition from Italianate to Queen Anne detailing, particularly in the use of timber elements to the two level verandah. The design also displays careful siting on its prominent corner sloping block.

EXTENT OF LISTING: External form, materials and detailing of the 1897-98 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- LTO, CTs 439/166, 598/176,177, 1326/76, 77, 4227/389, 4007/239.
- John Lewis, *The Walkerville Story 150 years*, 1988, p35.
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988, Item 91, 92 pp170, 171.
- S Pikusa, *The Adelaide House*, 1836 to 1901, p 93ff.
- Marjorie Scales, *John Walker's Village: a history of Walkerville*, 1974 pp119, 120.
- *South Australian Directories* 1900-1967.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.
- Walkerville Rate Assessments 1880-1900.

IVANHOE
9 EDWIN TERRACE, GILBERTON

Lot: 20 **Section:** 478
C.T.: 5691/17

HISTORY AND DESCRIPTION: A large late Victorian two storeyed villa residence of distinctive asymmetrical design, with some Italianate elements combined with traditional Victorian domestic architecture. The front elevation includes a projecting two level arched entrance porch with a room above, which is square in plan. The complicated roof plan includes gabled and hipped sections. The house is constructed of random coursed sandstone with moulded ornate quoining with some finely reeded detail on pilaster panels. The decoration to verandahs and balconies is a combination of ornate cast lace work and timber elements. A family crest is located in the gable end facing the front garden. The house is set within substantial grounds, the property is bounded by a low stone boundary wall that is topped with cast iron fencing. The unusual tall gateway side pillars are also in cast iron.

This large two storey late Victorian Italianate villa of bluestone, stucco and cast iron verandah/balconies was originally built on two acres for sharebroker and mine investor George Brookman between June 1889 and June 1890. A few years later, he named his house 'Ivanhoe' after the gold mine of the same name that he and fellow shareholders developed in Koolgardie, Western Australia in 1893.

Migrating to South Australia as a boy with his family in 1852, he was educated locally and entered the grocery trade first with D &J Fowler Ltd and was then in partnership with William Finlayson. When Brookman moved on from the grocery trade to become an investor in Charters Towers gold mining and Broken Hill mining, he bought land to build a residence at 3 Edwin Terrace in the mid 1880s. Reflecting his immense wealth and status, he moved along the street to an even larger property of almost two acres to build his second mansion. He was in good company as several major pastoralists and mining magnates lived within Medindie and Gilberton.

His involvement in the mining community led him to donate £15,000 for the establishment of the South Australian School of Mines as well as being a generous philanthropist. He became involved in public life, serving on the Walkerville Council, becoming its chairman for three terms. He was also in the Legislative Council between 1901 and 1910. Knighted in 1920 for his war and repatriation services, Brookman earned much respect for being public spirited. However, as Gibbs states 'his mining achievements were his greatest legacy'.

IVANHOE
9 EDWIN TERRACE, GILBERTON (cont)

It has not been confirmed who the architect for this property was, but Alfred Wells should be seriously considered for he was architect for the Broken Hill Mining Pty. Ltd where Brookman also had an interest. With Wells' practice given as being in the Brookman Buildings, he placed several tender notices in the Adelaide papers in the early 1890s for building residences for officers of the BHP mine in Broken Hill. He may also have been architect for the property at 20 Edwin Terrace as a tender notice by him fits the timeframe period for building a property at that address.

STATEMENT OF HERITAGE VALUE: This is an excellent example of an expansive 1890s two storey stone residence located in a significant street with other buildings of similar size and quality. It displays elements of Italianate architectural style and detailing in its construction, and is probably the work of Alfred Wells, architect. It was constructed for Sir George Brookman and was his second house in Edwin Terrace, reflecting his continued increase in wealth and influence in SA.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large detached residences constructed in Walkerville during the late nineteenth century, a period of major economic prosperity in Adelaide.

b) It represents customs or ways of life that are characteristic of the local area as this pair of two storey attached residences is an excellent example of late Victorian domestic architecture purpose built as an investment property for the rental market for wealthy tenants. The mining and pastoral booms which were a feature of the South Australian and other state economies in the late nineteenth century lead to the construction of a number of substantial residences in the fashionable areas such as North Adelaide and Walkerville. This mansion is an outstanding representative of this class of residences. The beneficiaries of the investments in mining and other successful speculative ventures felt duty bound to display their wealth and status through their residences as well as through good works and philanthropic acts. This is one of a concentration of similar mansions in Edwin Terrace, which constructed by similarly successful entrepreneurs after 1880.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as the design of this pair of late Victorian two storey dwellings is an outstanding representative of attached housing of the period demonstrating the transition from Italianate to Queen Anne detailing, particularly in the use of timber elements to the two level verandah. The design also displays careful siting on its prominent corner sloping block. Residential architecture in the late nineteenth century displayed a range of sources, including elements typical of earlier styles like cast iron decorated verandahs and detailed rendered dressings to windows and doors. Architects in the vanguard of design trends often applied these details to asymmetrical plans more indicative of new styles which became popular a few years later during the Edwardian/Federation period. Ivanhoe is quite innovative for its date of construction and elements such as the square porch herald later Edwardian styles of residential design.

e) It is associated with notable local identity; it has a special association with the life of Sir George Brookman, a late nineteenth century mining investor who is best known for his gold discoveries through his company, the Coolgardie Gold Mining and Prospecting Co Ltd in Western Australia. His financial success enabled him to become a general philanthropist, as well as to become involved in many topical issues of the day such as electrification, irrigation and the establishment of the South Australian School of Mines.

EXTENT OF LISTING: External form, materials and detailing of the 1889-1890 residence. Excludes later additions and alterations.

IVANHOE
9 EDWIN TERRACE, GILBERTON (cont)

SOURCES OF INFORMATION:

- *Australian Dictionary of Biography*, Vol 7, 1891-1939, A-C, for Sir George Brookman, 1979, pp 429-430.
- Ron Gibbs, *Bulls Bears and Wildcats: A centenary history of the Stock Exchange of Adelaide*, 1988 pp.105-110, 126, 144, 150, 160.
- John Healey (ed) *S.A.'s Greats: the men and women of the North Terrace Plaques* , Sir George Brookman, p16.
- John Lewis, *The Walkerville Story 150 years*, 1988.
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988, Item 65 p 144.
- *SA Register* 2/9/1899 p5 - article about George Brookman and mining.
- Marjorie Scales, *John Walker's Village: a history of Walkerville*,1974.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977, p16.

ASTON
20 EDWIN TERRACE, GILBERTON

Lot: 3 & 4 **Section:** 475
C.T.: 5746/708

HISTORY AND DESCRIPTION: A large asymmetrical two storey late Victorian Italianate style villa residence constructed in random coursed square cut nail-picked freestone. While there is the adornment of verandah and balconies to much of the exterior of the house, the cast iron balustrading is plain in style. There is a small dormer window with verandah/balcony protruding from the main roof overlooking the garden. Alongside the main building facing the garden, is a one storey stone billiard room with French windows which was built after 1940. There is a carved seal decoration on the chimney breast closest to the James Street frontage.

This 1898 gracious stone villa, with stabling for six horses, was built for Amelia who was the wife of Charles De Rose and sister-in-law of Sir George Brookman. The property has had five owners, with Byron Hugh MacLachlan associated with it for the longest period of forty six years until 1986.

The De Rose family owned the villa for thirteen years but due to a reversal in their fortunes, the property was sold to pastoralist, Adolph Gustav Gebhardt and his wife Helena Emma who owned Port Wakefield Station. They owned the Gilberton property until 1924 when it was transferred to Florence Mabel Claridge. In 1940 she transferred it to pastoralist Byron Hugh MacLachlan who lived here for forty six years. As he was the property's longest term owner and occupier, this gracious dwelling represents the private life of one of South Australia's most successful pastoral families.

Many wealthy pastoralists controlled their rural empires from 'town' and this was certainly so for MacLachlan. In his lifetime he built an empire of seventeen stations, carrying around 355,000 sheep through South Australia, Western Australia, New South Wales and Queensland. He was living proof that not all pastoral empires were carved out in the nineteenth century. Born in 1900 with the land in his blood, he followed his forbears into the wool industry to become the 'pioneer who tackled the "useless" land'. Learning about the pastoral industry on the family's property of Paratoo near the Flinders Ranges, when he was promoted to manager, he never looked back. The Byron MacLachlan success story really began in 1931 when he bought the 3,548 square kilometres Lake Everard Station, in the north-west of South Australia. This was followed by the 101,678 square kilometres Commonwealth Hill in 1937, recorded by the *Guinness Book of Records* circa 1982, as the largest sheep station in the world.

ASTON
20 EDWIN TERRACE, GILBERTON (cont)

In battling the problems with dingoes, camels, kangaroos and foxes, MacLachlan called upon the expertise of BHP to design a form of fencing that was stronger, yet allowed rabbits and foxes to pass through without damage to the fence. The steel company designed a 100-millimetre, 15-gauge mesh wire which transformed the economic viability of land in remote regions.

MacLachlan had a 'reputation for being hard, relentless - even ruthless - in his business dealings', but in the words of one of his friends 'you don't get any marks in business for trying to run it like a flower stall at a church bazaar!' When in his 82nd year MacLachlan was interviewed by Stewart Cockburn, in 1982, he regularly walked from Gilberton to his office at Jumbuck House in French Street, Adelaide. Four years later after he sold his Gilberton property to live out his remaining years at Springfield, Williamstown, he died there 4 August 1991, a few days short of his 91st birthday.

The large twelve room dwelling is believed to have been designed by Alfred Wells. Two architects advertised for builders to construct 'villa residences' in Gilberton in the timeframe that this property was built. One was HJ Cowell in July 1897 and the other was Alfred Wells in February 1896. However, it is more than likely to have been Alfred Wells, for he undertook work for the Broken Hills Mining Company, of which Charles De Rose was a director together with his brother-in-law George Brookman. Wells' tender notice appeared on 8 February 1896 in the *South Australian Register* which was within a week of the Gilberton land being transferred to Amelia De Rose.

Examples of Wells' work are Bertram House at 73 Grenfell Street in 1897, the Allan Campbell Building of the Adelaide Women and Children's Hospital in North Adelaide in 1897 and row houses at 102-120 Stanley Street in 1906.

Between 1897 and 1898 the Walkerville Rate Assessments for this property then owned by 'De Rose', record that there was a 'residence in course of erection'. It was given an annual rateable value of £100 indicating that it was almost completed at the time of the assessments undertaken in June 1898. The imposing entrance gates and fence were constructed at the same time as the house.

During MacLachlan's ownership, a one storey billiard/family room was added to the property.

STATEMENT OF HERITAGE VALUE: This is an excellent example of an 1890s two storey residence located in a fashionable street with other buildings of similar size and quality. It displays competent architectural design and craftmanship in its construction, and was connected to the De Rose family for some years, and they were responsible for its construction. However, it was associated with pastoralist, Byron Hugh MacLachlan, for the longest period of over forty years. He established Commonwealth Hill which was once the largest sheep station in the world.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large detached residences constructed in Walkerville during the late nineteenth century, a period of major economic prosperity in Adelaide.

b) It represents customs or ways of life that are characteristic of the local area as it is an outstanding representative of a particular class of places of cultural significance as an 1898 grand residence. It is an outstanding representative of a particular class of places of cultural significance as a grand residence that was built for a mining investor in the late nineteenth century in a street that became Gilberton's most fashionable after 1880.

c) It has played and important part in the lives of local residents; it has strong cultural associations for the community as the residence is located within an undulating leafy street that became Gilberton's most fashionable after 1880.

ASTON
20 EDWIN TERRACE, GILBERTON (cont)

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it demonstrates a high degree of aesthetic and design characteristics notable in an Italianate style residence, where extensive cast iron verandahs and balconies are evident to several facades.

e) It is associated with notable local identity; it has a special association with several prominent people. It was built for mine investor Charles De Rose and his family who lived here until 1909, and pastoralist and owner of the largest pastoral station in the world in the 1980s, Byron Hugh MacLachlan lived here with his family for over forty years.

EXTENT OF LISTING: External form, materials and detailing of the 1898 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- *Advertiser*, Stewart Cockburn, 'Pioneer who tackled the "useless land"', 10 August 1982, p4.
- *Advertiser*, 5 August 1991, death and funeral notice for B H MacLachlan.
- Hamish Angas, Family history information relative to Byron H MacLachlan.
- *The Bulletin*, 'How the laird of Commonwealth Hill built his wool empire', 9 Dec 1986, pp 76-82.
- John Lewis, *The Walkerville Story 150 years*, 1988.
- Rob Linn, Historical Consultants Pty Ltd,*Walkerville Heritage Survey*, 1988, Item 70.
- Marsden, S, Stark, P, Sumerling, P, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 88, 351, 352, 380.
- Marjorie Scales, *John Walker's Village: a history of Walkerville*,1974, pp117-8.
- Walkerville Rate Assessments from 1858.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.
- Walkerville Rate Assessments from 1858

THE BRIARS
15 BRIAR AVENUE, MEDINDIE

Lot: 1, 2, 4 **Section:** 460
C.T.: 5442/867, 5443/75, 5443/77

HISTORY AND DESCRIPTION: A large two storey mansion of around thirty rooms. The main palazzo style facade of two tiers of colonnades of Classical Italianate white rendered arches, is centred by a square tower that rises above the roof line. The colonnade design is carried down the sides to a width of three archways. Behind the colonnade facade the residence is of cut dressed freestone in random courses. The older building behind the colonnade addition appears to be constructed of Adelaide limestone, reflecting its earlier construction from the 1850s.

'The Briars' has played several distinct and noteworthy roles in its 155 years of history as a gracious private residence and a maternity hospital.

From circa 1850 until 1913, the property was developed from a modest dwelling into one of the grand mansions of Adelaide. Such a property reflected the wealth that nineteenth century pastoral and mining pursuits brought to many successful colonists.

Indeed, pastoralism in the 1850s as quoted in *Bungaree* by Rob Linn, was such that for pastoralists who hung onto their good runs, they were 'fortunate enough to take on the one pursuit in which they could not help making money in spite of themselves'. This was the experience of the Hawkers of Bungaree Station in the mid-north who owned the land on which 'The Briars' was established for more than forty years from 1857. Being so conveniently close to Adelaide, the property was ideally located for George Charles Hawker's parliamentary career.

Established as a single storey house in 1857 the property was developed and increased in size over a number of years to one of fifteen acres between 1879 and 1891. The early house on Lot 38 which Hawker added to, was most likely built for Francis Corbet Singleton when he owned between May 1850 and January 1857. Singleton bought this lot of 3 3/4 acres for £225 from Francis Hayborough Dutton in May 1850. When Hawker bought Lot 38 from Singleton in January 1857 'with messuage or dwelling house now standing', it also included Lots 10 and 37 on a total of about eight acres, all for £3500. In December 1858 Hawker bought for £475, a further five acres from Singleton made up of Lots 20 and 21. This increased the Medindie acreage to about twelve acres in 1858. It was another thirty years before Hawker bought Lots 12 and 13 from FH Dutton in January 1891.

THE BRIARS
15 BRIAR AVENUE, MEDINDIE (cont)

Hawker's Medindie property always attracted a high annual rateable value, from the first Walkerville rate assessments in 1858 when it was recorded as 'Hon G C Hawker - Briers' at an annual rateable value of £290'.

Rate assessments for Hawker's property in 1859 report it as comprising ten rooms, together with stables, shed and paddocks. While information relating to the annual rateable value usually informs of possible significant additions by noticeable increases, this is somewhat confused because of the buying and selling of the surrounding land that fluctuated between ten and fifteen acres. This dramatically affected the annual rateable value and if one piece of land was omitted one year or had been bought or sold, this affected the annual assessment.

When the Hawker family went to live in England for ten years the property was leased to John Acraman between 1865 and 1874. Following the family's return, during a thriving economic period, significant additions were undertaken to 'The Briars' during 1878 and 1879. By this time the property was on eleven lots measuring about twelve acres and there were a further five acres used as paddocks. Additions may have been made to the house between June 1879 and June 1880. In that year the annual rateable value increased from £180 to £240. It is about this time that the colonnade facade was added, completely transforming the character of the mansion.

Not long after Hawker died in May 1895, the property was transferred to Norwood timber merchant James William Cowell who owned the property on twelve acres between June 1899 and his death in February 1910. After Cowell's death when the property was managed by the Executive Trustee & Agency Company, it was subdivided in 1913 into twenty six half acre lots, leaving 'The Briars' on little more than an acre. It was at this time that the lot comprising the mansion was transferred to William Bramwell Booth of the Salvation Army for a modest sum of £3100. In 1920 about half an acre was added for £900.

From 1914 until into the mid 1980s, 'The Briars' was used as an institution by the Salvation Army after being donated to them by wealthy philanthropist Robert McBride. Named in his honour as 'McBride's Maternity Hospital', it provided a much needed facility that catered for unmarried mothers and for married mothers of limited means.

According to John Lewis' 1988 history of Walkerville, he states that the hospital started to lose money after it was downgraded when Medicare was introduced in 1984 and federal funding was reduced. When there were plans to build twelve funded cottages on site, they were opposed by local residents. Shortly after the hospital ceased to operate, the property was sold in 1987 for over two million dollars with intentions to transform it into a retirement village, but these plans did not go ahead.

The architecture of the property is dominated by its two storey colonnade additions. They are of particular note as the design used for this house was later copied by James Smith Reid of Melbourne for his own house 'Romsdal' in Toorak. Reid who also owned properties in Adelaide, bought 'Woodford House' in 1887 (now known as Rostrevor College), and commissioned English and Soward in 1901 to design an almost exact replica of the colonnade facade used in 'Romsdal' and 'The Briars'.

While the design of the facade of 'The Briars' has the hallmark of English and Soward, architects Hamilton & Campbell used an arcaded design in 1881 for the rebuilding of the Kentish Arms Hotel in Stanley Street, North Adelaide and in 1882 Edmund Wright designed the Cudmore home of Paringa Hall in Somerton Park.

The late nineteenth century additions to the facade have entirely changed the character of the mid-nineteenth century house to one with a two storey colonnade of Classical Italianate white arches.

THE BRIARS
15 BRIAR AVENUE, MEDINDIE (cont)

STATEMENT OF HERITAGE VALUE: This is an excellent example of a development of a modest 1850s residence into one of the great mansions of South Australia. It displays an exceptional and flamboyant architectural design and craftmanship in its mid 1880s additions to the facade. The property was connected to pastoralist and politician George Charles Hawker and his family for around forty years. Moreover, the property is significant in the social history of South Australia, for its long and worthy association as the Salvation Army Maternity Hospital for over seventy years between 1914 and the mid 1980s.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is representative of development of a modest 1850s residence into one of the great mansions of South Australia.

b) It represents customs or ways of life that are characteristic of the local area as it is an outstanding representative of a grand late nineteenth century residences constructed for the beneficiaries of the mining and pastoral booms of the 1880s and 1890s in South Australia and elsewhere in Australia.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it demonstrates a high degree of architectural design. Pastoralist, George Hawker commissioned the two storey colonnaded addition to be built onto the main facade in the mid 1880s, the design of which was copied for another mansion in South Australia and one in Toorak, Melbourne.

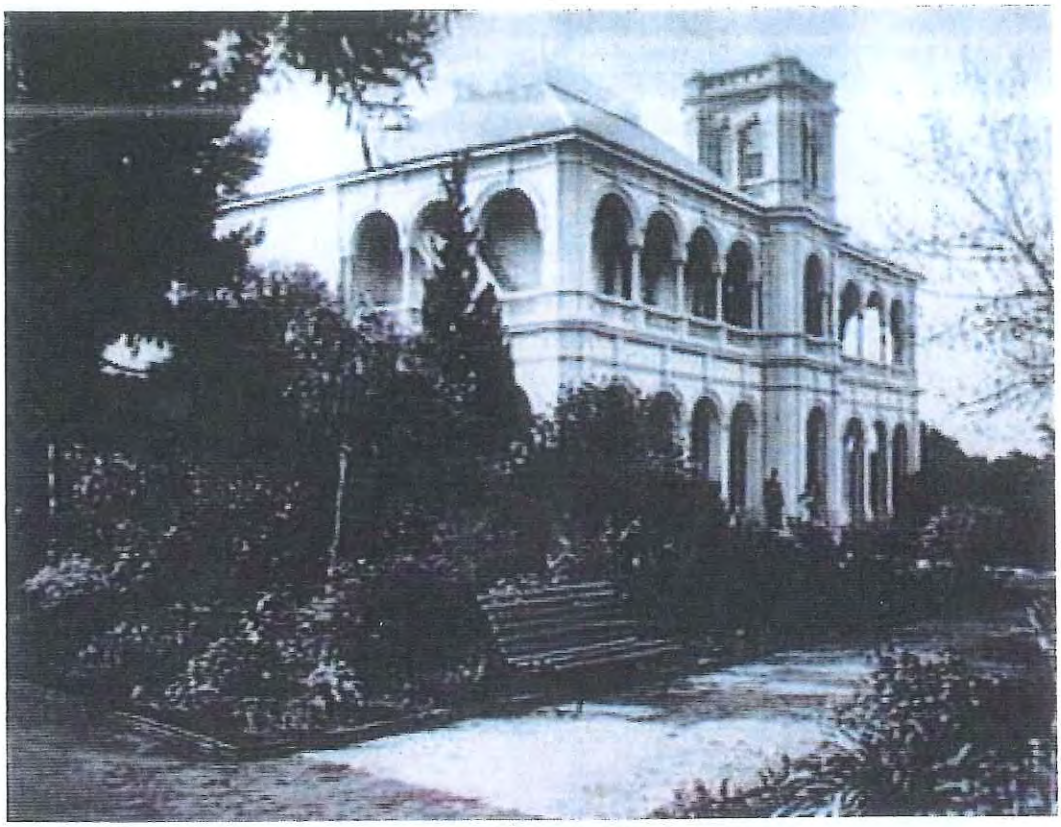
e) It is associated with a notable personality or event; it has a special association with the work of the Salvation Army. The Army which began its work in Australasia in Adelaide in 1880, opened the former residence as a maternity hospital in 1914, made possible by Robert MacBride. After he bought the property for the Salvation Army for this purpose, it was run as a hospital for around seventy two years.

EXTENT OF LISTING: External form, materials and detailing of the 1850-1900 residence. Excludes later additions and alterations.

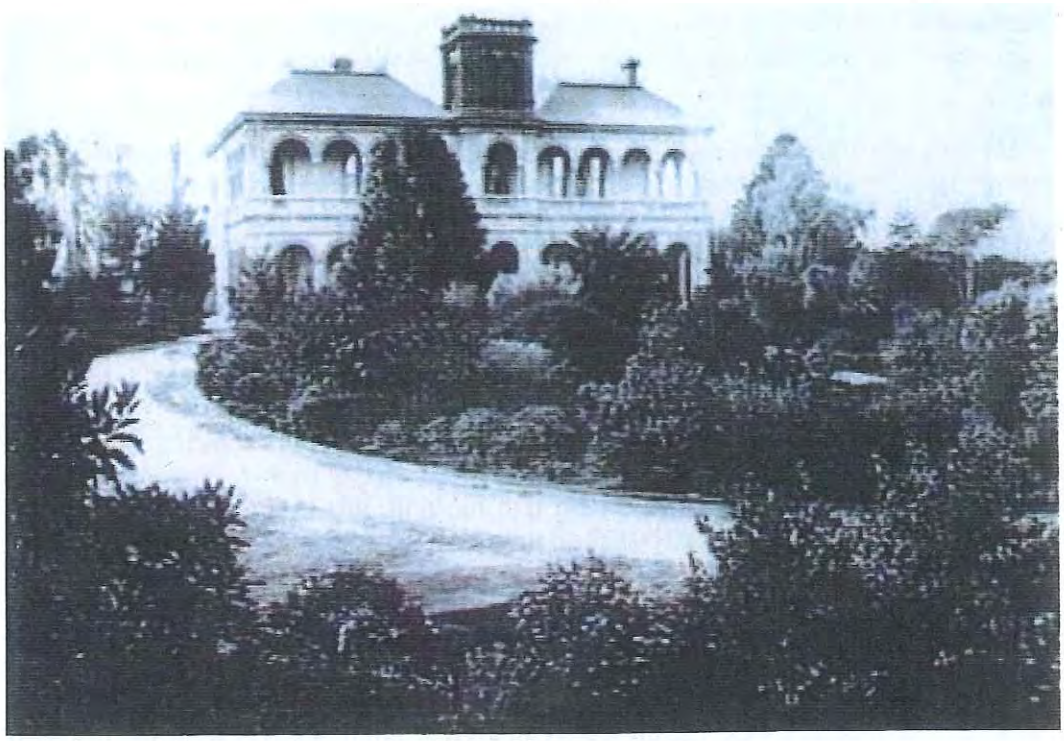
SOURCES OF INFORMATION:

- John V Bourke, *The Rostrevor Story: 1923-1983*, 1991, pp29, 31.
- General Registry Office, RPA Applications 12556, 14820, 20732
- Eric Gunton, *Gracious Houses of Colonial Adelaide*, 1983, pp 21-22.
- Frankie Hawker and Rob Linn, *Bungaree: Land, Stock & People*, 1992, pp 76, 77, 78, 108, 119, 186.
- LTO, CTs 223/156, 497/45, 545/9, 962/71, 973/71, 981/34, 1722/73, 1827/56.
- John Lewis, *The Walkerville Story 150 years*, 1988, p 134.
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988, Item 87.
- Rob Linn information 19 January 2005.
- *The Mail*, 8/9/1928, p 14.
- Salvation Army Heritage Centre, Nailsworth (Info coming -Norm Blakely)
- Marjorie Scales, *John Walker's Village: a history of Walkerville* ,1974 pp 43, 57, 83-4, 116, 129, 135.
- State Heritage Branch 'Rostrevor House' - Item 6628-13746.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.
- State Library - Mortlock Photos:
- B245 - 1914 - Opening of McBride's Hospital
  See following photos for similar architecture
- B48069 - 1890 - Rostrevor House & B1314 - 1923 - Opening of Rostrevor College
- Walkerville Rate Assessments 1858-1912

THE BRIARS
15 BRIAR AVENUE, MEDINDIE (cont)



The Briars, c1880
(Source: SLSA B41858)



The Briars, c1890
(Source: SLSA B41857)

HOUSE
20 ROBE TERRACE, MEDINDIE

Lot: 101 **Section:** 460
C.T.: 5404/510

HISTORY AND DESCRIPTION: A one storey T- shaped residence constructed using the stone from an earlier house on site which was re-split and layered in a 'natural manner' to face the walls of the new design. The asbestos tiled pitched roof has wide overhangs and strong horizontal lines. The southern and western elevations are of heavier construction than the east and north. The south main street side is low and ground hugging. The lower third of the single storey house is of rendered brickwork which is topped by alternating zones of natural stone and Western Red Cedar timber-framed glazing. On a corner site, the residence nestles snugly within its site.

This one storey residence, designed in 1964 by Adelaide-born architect Peter Neil Muller, was built shortly afterwards. Specialising as a domestic and Pan-Pacific resort architect, he has been described as 'one of the most important Australian practitioners of organic architecture in the twentieth century'. The architect and his work were the subject of a University of Sydney MA thesis by Jacqueline Urford in 1993, whose analysis of his *oeuvre* is quoted in this assessment.

Born in Adelaide in 1927, Muller, was educated locally at Adelaide High School, St Peter's College and the University of Adelaide. Urford noted that he had always admired the work of local architect F W Dancker because of his wonderful roofs which 'were almost Japanese in a sense'. 'More like Lutyens type of architecture...high, strong, slate roofs that sweep right down almost to head height', Urford states 'clearly the influence of this architecture has pervaded Muller's work. The essence of the strength and power of Dancker's houses is evident in the architecture that he [Muller] produced in the years from 1958 to 1963.'

After graduating from Adelaide University in the late 1940s, Muller worked briefly in two Adelaide and Sydney architectural practices before becoming the first Australian graduate architect to win a fellowship to an American university under the Fulbright Scheme.

He returned to practice in Sydney, and 'from the outset the domestic architecture of Peter Muller was the earliest and most original of a circle of Sydney architects in the 1950s to approach the problem of integrating house and Australian landscape, and whose work showed influences of Frank Lloyd Wright and Asian philosophy'.

HOUSE
20 ROBE TERRACE, MEDINDIE (cont)

Muller had been established in Sydney for over twelve years when he undertook to design the house on the Robe Terrace site. It was 'recognisable as one that paid homage to the organic principles of design and imputs of Asian origins'. When Muller's client asked for a house that would create 'a feeling of permanence rather than transience from the house - as if it had always been part of the locality', Muller recalled that while the client 'didn't specifically ask for a Japanese house, there are obvious Japanese elements incorporated within'.

With its white painted gyprock vaulted cathedral ceiling, the interior was described as 'a light, bright house imbued with a Wrightian warmth and intimacy without dark ceilings of traditional Japanese buildings and the resultant qualities of its more Asian inspired precursors'.

While many of his homes have a Japanese character, only Muller's own Gipps Street office in Sydney and this residence on Robe Terrace, were fitted with imported authentic Japanese shoji screens, described as 'delicate instruments of light, shade and texture [which] pervade the atmosphere of the interior and exterior...' Also of note was the use of rough sawn exterior timber in a lightly protected state which when used in the Adelaide context, 'revolutionised the local architectural climate'.

Urford states that 'it is this aspect of Muller's love of patina that is in total accordance with eastern philosophy that teaches of the beauty of the material of nature and of their intrinsic ageing and weathering processes. He developed within the Australian context, Wright's recognition of the organic nature, beauty, honesty and simplicity of Japanese building, and its use of each material in a manner that was always appropriate to its nature'. In Japanese architecture Muller evidently admired the refined proportions, the exquisite carpentry, the use of humble materials and the subtle placement in nature. All of which was demonstrated in this Medindie residence.

The Robe Terrace residence as the only example of Muller's domestic architecture in South Australia, is unique not only to the Walkerville council area, but to the state. More than forty years since its completion, the residence is still owned by its original owners.

STATEMENT OF HERITAGE VALUE: This low horizontally aligned stone residence was constructed in 1964 to the design of Peter Muller, an Adelaide born but Sydney based architect. It reflects the precepts of mid-twentieth century organic architecture, and uses form, materials, detail and context based on Japanese models. It is the only house designed by Muller in South Australia.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it reflects the precepts of mid-twentieth century organic architecture, and uses form, materials, detail and context based on Japanese models. It is the only house designed by Muller in South Australia.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an outstanding representative of an architectural aesthetic that was new to Adelaide in the mid 1960s, in which Muller, influenced by Frank Lloyd Wright, created a simple form of building which respected the organic nature and simplicity of Japanese design in the use of specific materials in ways that were always appropriate to the nature of that material. This mid-twentieth century organic architecture aimed to create complete harmony of the parts of a building and its setting. This house succeeds admirably and the building blends with the substantial planting on the site. The use of masonry and stone walls and elegant roof form reminiscent of Japanese buildings creates a significant but restrained architectural form.

HOUSE
20 ROBE TERRACE, MEDINDIE (cont)

e) It is associated with a notable personality or event; it has a special association with the work of Adelaide-born architect Peter Neil Muller who was the earliest and most original of a circle of Sydney architects in the 1950s who approached the problem of integrating house and Australian landscape, and whose work showed influences of Frank Lloyd Wright and Asian philosophy. Muller has been described as 'one of the most important Australian practitioners of organic architecture in the twentieth century'.

EXTENT OF LISTING: External form, materials and detailing of the 1964 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988.
- Jacqueline Urford, *Architecture of Peter Neil Muller*, 1993 MA Thesis, Sydney University.

WILLYAMA
12 THE AVENUE, MEDINDIE

Lot: 87, 8, 6, 7 **Section:** 460
C.T.: 5731/711, 5151/208, 5151/209

HISTORY AND DESCRIPTION: An early 1880s single story residence with later additions. Constructed of random coursed bluestone with ornate moulded quoining, the house was designed as a typical Italianate villa, which over time has been refined to emphasise its classical Georgian elements. The main western elevation retains its classical entrance portico which is now flanked by a simplified verandah supported by slender square columns. The property is slightly raised, above a half basement level, and the southern patio area is now edged with a moulded balustrade. The eastern, or rear section of the house is irregular and built in a number of stages that reflect the expansive tastes of early owners.

This one storey villa known as Willyama was described in 1883 as 'in course of erection' when it was being built for medical practitioner Dr Oscar Gorger. He practised on North Terrace, where he catered for a large German community that lived in the north east corner of the city between Wakefield and Grenfell streets. His association with this property was brief, for he sold it six years later. Thereafter, the house has had only three owners, all long term.

Aboriginal for Broken Hill, Willyama was named by Charles Rasp as a symbol of the great fortunes obtained by his discovery of the rich silver-lead-zinc lodes in NSW in September 1883.

After Rasp's marriage to Agnes in 1886 and a trip to Germany, they returned to buy Gorger's house in April 1887. According to Beames and Whitehill's *Some Historic Gardens in South Australia*, the Rasps 'added stables and a magnificent ballroom connected to the house by a long timber and glass entrance hall'.

The house was bought for Agnes Rasp (nee Kleversahl) by her husband and she is best remembered through local folklore for her eventful social life. Although the dwelling remained within her name for nearly fifty years until her death in May 1936, it was briefly owned by the Public Trustees between 1916 and 1921 when it was seized by Order of the Supreme Court under the Enemy Properties Act of 1915. This hiccup came about following events after her first husband's death in 1907. She travelled to Germany in 1912, where after meeting Count Von Zedwitz, she married him and continued living there after the First World War broke out. Her new marital status made her technically an alien and after her second husband died, she was stranded in Berlin until after hostilities ceased.

WILLYAMA
12 THE AVENUE, MEDINDIE (cont)

When she returned to South Australia in 1920, she found that her Australian assets, including her BHP shares, had been confiscated four years before, by the government. She was successful in reclaiming them however, and Willyama was restored to her ownership in October 1921. Her German title caused her so many difficulties that in 1929 she formally renounced and relinquished the Von Zedtwitz name to take up her first married name of Rasp. But according to Beames and Whitehill her ordeal 'had made her mentally disturbed and [she] became a recluse'. A novel based on the life and times of Agnes Rasp, *Anya: Countess of Adelaide*, was published in 1998.

A magnificent garden was laid out, with assistance, by Agnes Rasp in order to 'create a proper setting for the house'. This changed over time to become a 'series of contiguous courtyards incorporating elements of the previous garden'. However, there are plantings such as the *Ginkgo biloba*, a maidenhair tree, which remains from the earlier garden. Now over a hundred years old and one of the earliest planted in Adelaide, in 1981 it was reported as 'a particularly fine specimen'. The Victorian cast-iron fountain installed by Agnes Rasp also remains.

Following the transfer of the property to the O'Halloran Giles family in 1936, they owned it for slightly less period than the Rasps'. The present owners have owned it for almost twenty five years.

STATEMENT OF HERITAGE VALUE: This is an excellent example of an early 1880s one storey residence located within a short carriage ride to the city. It displays competent architectural design and craftmanship in its development over a number of years and was owned by Broken Hill mine investor Charles Rasp, but more particularly, his wife Agnes for nearly fifty years.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is an excellent example of an early 1880s one storey residence located within a short carriage ride to the city. .

b) It represents customs or ways of life that are characteristic of the local area as this mansion is an outstanding representative of grand late nineteenth century residences constructed for the beneficiaries of the mining and pastoral booms of the late 1880s and 1890s in South Australia and elsewhere in Australia. The mining and pastoral booms which were a feature of the South Australian and other state economies in the late nineteenth century led to the construction of a number of substantial residences in the fashionable areas such as North Adelaide and Walkerville. The beneficiaries of the investments in mining and other successful speculative ventures felt duty bound to display their wealth and status through their residences as well as through good works and philanthropic acts. This is one of a concentration of similar mansions in Walkerville, which were constructed by similarly successful entrepreneurs after 1880.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it demonstrates a high degree of aesthetic and design characteristics typical of an 1880s mansion. Although the encircling verandahs have gone, later additions by the various owners were carefully undertaken to create a Georgian style villa to complement the original classical entrance portico. Situated in the heart of Medindie, at the end of The Avenue (originally the drive to the house), the property is sited within a landscaped environment of mature plantings. Many of the original palms visible in the early photographs have been removed.

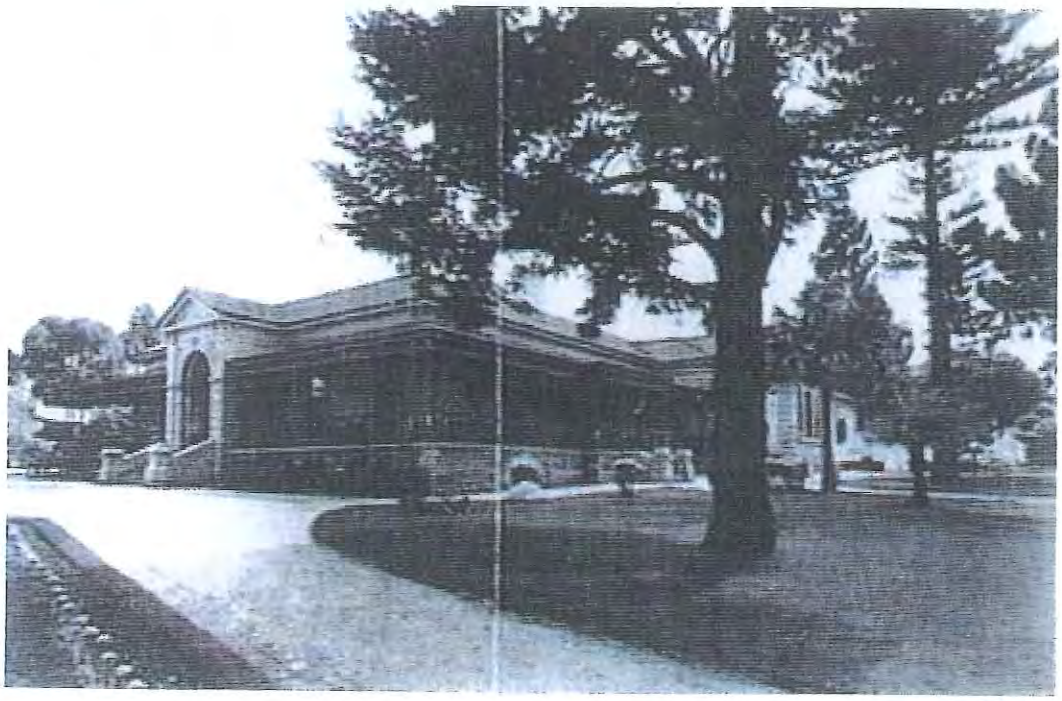
e) It is associated with a notable personality or event; it has a special association with the life of Charles Rasp, discoverer of the mines that became the Broken Hill Proprietary Company (BHP). More particularly it was associated with his socialite wife Agnes, who owned the property for nearly fifty years but whose time in Europe after her husband's death led to her losing Willyama and other assets, including her BHP shares, for several years from 1916 to 1921, during and after the First World War.

WILLYAMA
12 THE AVENUE, MEDINDIE (cont)

EXTENT OF LISTING: External form, materials and detailing of the 1883 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- Judith Armstrong, *Anya: Countess of Adelaide*, 1998
- RO Beames, JAE Whitehill, *Some Historic Gardens in South Australia*, 1981, pp 93-97.
- Ron Gibbs, *Bulls, Bears and Wildcats*, 1988, pp 32, 202, 303 (photo of Willyama about 1900).
- John Lewis, *The Walkerville Story 150 years*, 1988, p135
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988, Item 110.
- Wilf Prest (ed), *The Wakefield Companion to South Australian History*, 2001, p 445.
- Marjorie Scales, *John Walker's Village: a history of Walkerville*,1974, pp115-116.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977, pp 60, 61.



Medindie, Willyama, c1890

(Source: SLSA B15977)

WILLYAMA
12 THE AVENUE, MEDINDIE (cont)

Medindie, Willyama, c1890

(Source: SLSA B28300)

MONKLANDS
52 CHURCH TERRACE, WALKERVILLE

Lots: 91, 92, 93, 94, 95 **Section:** 477
C.T.: 5684/968

HISTORY AND DESCRIPTION: A late Victorian austerely designed asymmetrical two storey residence constructed of bluestone and with Gothic revival styled steeply pitched roof with gable ends and tall brick chimneys. It appears more like a design transplanted from the cold climate of the north of England with its lack of eaves, lack of balconies and its tiny windows; ornamentation is in the use of brickwork to alleviate the austere massing of the coursed stone.

The land on which this house was constructed was made available for resale and development to Charles Hawkes Todd Connor by William Morgan and Samuel Dening Glyde after part Section 477 was brought under the Real Property Act and given a Torrens Title in 1882.

This two storey stone residence, which was built on four lots measuring more than an acre, for Irish-born Connor in 1883, 'was designed to enjoy a view towards the hills.' In March 1892, a further two lots (162, 192) were bought from his wife's relative, Charles Dashwood.

Connor, who was well known in the business world of Adelaide, was acquainted with agriculture and milling. He owned large tracts of land around the colony, as well as having interests in several mineral leases at Wallaroo during the period of copper discovery between 1859 and the early 1860s. He went on to become manager of the Adelaide Milling Company and was prominent in public affairs, holding several important offices. However, in the economic recession that set in during the late 1880s and early 1890s, he went bankrupt. His ownership of the property was cut short when the Mercantile Marine & Insurance Company foreclosed on him in August 1895 and transferred it to Anna J Chapman who owned it for fourteen years.

In 1909 the property was transferred to garden lover, lawyer and later Supreme Court judge, Edward Erskine Cleland, who in the quarter of a century that he owned it until 1934, set out a series of 'marvellous sloping gardens, running in terraces, from the eastern side of the house to Devonshire Street'. Naming the property Monklands after the Cleland family fifteenth century ancestors, he and his wife Edith Mary (née Auld), brought up their three children there.

After his wife's death in 1928 Cleland continued to live at Monklands for a further six years before selling it and moving to a city property.

MONKLANDS
52 CHURCH TERRACE, WALKERVILLE (cont)

When he was King's Counsel, Cleland successfully represented the South Australian government in the Privy Council in 1913 in a dispute with Victoria over the boundary between the two states. He is remembered as 'a fluent and able advocate' with 'great and rare qualities as a jurist'.

Built in 1883, the twelve roomed Monklands with its Tudor style hallway and landing, was described in 1929 as being in the romantic setting of an Italian garden, surrounded by masses of luxuriant shrubberies and trees. It was also noted for its unusual features of lack of balconies. Due to later subdivision, the rear of the house now faces the street. Romantic arbors and shrubberies known to have been in existence when C H T Connor and Miss Chapman owned the property, were replaced by a tennis court, during Cleland's ownership. Within the grounds were old stables comprising two looseboxes and a coachman's room, which by 1929, were being used as a motor garage and storeroom, but which were demolished by the present owners. A central gable of the house facing the garden has also been removed.

According to Peter Morgan, the son of a past owner Sir Edward Morgan (1934-1953, 1953-1968), the architect is believed to be George Klewitz Soward who was well known for his use of decorative bricks for quoining and dressings to door and window openings in houses he designed.

STATEMENT OF HERITAGE VALUE: This is an excellent example of an 1880s two storey residence located in a fashionable inner suburb. It displays an unusual architectural design and craftmanship in its construction and was connected to milling industry executive C H T Connor who had the residence built with the front facing south into the garden to take advantage of the views of the Adelaide Hills. It was also associated with judge Edward Cleland who developed a notable garden associated with the house.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is an excellent example of an 1880s two storey residence located in a fashionable inner suburb of Adelaide.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it demonstrates a highly competent use of the Victorian Gothic revival style and is very reminiscent in character to a northern England Victorian Anglican rectory with its ecclesiastical Gothic character of stone massing, small narrow windows, Gothic styled openings, and lack of overhanging eaves, verandahs or balconies. It is believed to be the work of architect George K Soward. (Soward specialized in large houses, often in the Gothic style.) During the 1920s it was described as 'quaint' in a newspaper series on the stately homes of Adelaide.

e) It is associated with a notable personality or event; it has a special association with the life of several owners. C H T Connor, a leading figure in the SA wheat and milling industries, had the residence built and lived here for twelve years with his family until 1895. Lawyer, KC and later Supreme Court judge, Edward Cleland who owned and occupied the property for twenty five years until 1935, was responsible for the notable terraced garden.

EXTENT OF LISTING: External form, materials and detailing of the 1883 residence. Excludes later additions and alterations.

MONKLANDS
52 CHURCH TERRACE, WALKERVILLE (cont)

SOURCES OF INFORMATION:

- *Advertiser*, 3/7/1943 p4, obituary for Justice Cleland.
- GRO, RPA Application 19028 15/2/1882.
- Lands Titles Office, CTs 398/167, 531/18, 816/69.
- John Lewis, *The Walkerville Story 150 years*, 1988.
- Rob Linn, Historical Consultants Pty Ltd,*Walkerville Heritage Survey*, 1988, Item 8 p87.
- *The Mail*, Monklands, 19/1/1929 p13c.
- Peter Morgan, January 2005
- Marjorie Scales, *John Walker's Village: a history of Walkerville*,1974, p122, 123.
- ER Simpson, *The Clelands of Beaumont*, 1986, pp 17, 83-85.
- *South Australian Register*, 22/5/1926, p14f, obituary of CHT Connor.
- Walkerville Rate Assessments from 1858.
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977, p54.

HOLMWOOD
20 DEVONSHIRE STREET, WALKERVILLE

Lot: 87 **Section:** 477
C.T.: 5350/858

View of Holmwood
(rear of house - facing Devonshire Street)

HISTORY AND DESCRIPTION: A large stone white rendered residence, with its main facade facing south over the garden. Of a complex design using 'a fusion of abstracted Greek with the freedom of the Picturesque', the residence is made up of single and two storey components that interpenetrate with each other, and create a complicated but carefully arranged massing of elements. As a copy of 'Holmwood House', Cathcart, Glasgow, Scotland, it was described as having 'the main facade of two gables, the right one lower than the other, joined by a yet lower flat 'hyphen', above which is the tower, now a circular drum, glazed all around between square columns and standing on a square block of masonry'.

This villa, a copy of one of Alexander 'Greek' Thomson's renowned villa designs in the Glasgow area in Scotland, was built for William Austin Horn about 1885.

Described as 'able, humane and cultured', Horn was 'one of the most generous public men' in South Australian history. First making his name as the young man 'of the epic ride' from Moonta to Adelaide on behalf of Sir Walter Watson Hughes to lodge mining claims for the Moonta copper discovery in May 1861, the young Will Horn was well rewarded with shares in the rich mine, and went on to become a pastoralist and politician. He also funded several exploring expeditions. When about thirty years old, on a mine fundraising venture to England in 1872, he put himself through school and matriculated at Worcester College, Oxford where he discovered the classics. This became a life interest and most probably influenced his choice in design when building 'Holmwood' in Walkerville.

It is not yet known if Horn had seen the original Holmwood, or his imagination was fired by the reproduction of the house in the pattern book. However, it is more than likely that Horn saw Thomson's 'Holmwood House' design together with plans, elevations and details in *Villa and Cottage Architecture,* which was published by Blackie & Son in Glasgow in 1868. As the publication's aim was 'at assisting those about to build, in forming their ideas as to what may be their particular requirements', Horn would have shown the publication to a local Adelaide architect who was able to undertake a good imitation of it. However, it is not known how much of the lavish interior design of the 'Holmwood House' in Scotland was actually copied for the Walkerville villa.

HOLMWOOD
20 DEVONSHIRE STREET, WALKERVILLE (cont)

The Walkerville villa was built eight years after Thomson's death. However, Thomson was so highly regarded by his contemporaries in Glasgow, that he was 'often imitated before and after his death'. Thomson, who spent his working life entirely in the Glasgow area between the late 1840s and early 1870s, mastered the principles of Greek architecture to create his own distinct style. His output was never described as beautiful and of his designs, it was stated that 'there is nothing cosy or pretty about them'. Rather, 'he designed buildings of an exotic, haunting strangeness that impressed contemporaries and have fascinated or baffled subsequent generations'.

He was prolific designing many churches, houses, terraces, tenements, warehouses and offices. His Moray Place in Glasgow has been described as 'the finest of all Grecian terraces - that is, anywhere', and American historian Henry Russell Hitchcock insisted that he built 'three of the finest Romantic Classical churches in the world'. As an individualist, Thomson 'adopted a purely trabeated Grecian manner particularly from the 1850s, where beams rather than vaults and arches were used. When it came to villas, his designs incorporated 'the use of repetitive ornament incised into his planes of masonry'. Part of the brilliance of Thomson's classical Greek styles, was in the use of coarse Glasgow granites shown off by the stunning carving used as detailing to create a relief in the granite massing.

If the Walkerville villa was rendered at the time it was built, it can be deduced that Horn and the architect failed to understand that Thomson's architecture was shown off to special effect in the use of coarse granite relieved by the carved decoration details in the stonework. However, if the villa was rendered by later owners, they too can be forgiven for not knowing about the importance of the Thomson style.

STATEMENT OF HERITAGE VALUE: This is an excellent example of an important villa design originally dating from 1856-57, which was transplanted from another country, in this case Scotland, and adapted for local conditions. It was constructed to the design of Glasgow architect Alexander 'Greek' Thomson (1817-1875) whose surviving villas, terraces and churches in the Glasgow area are now much revered. This Walkerville villa was built copying Thomson's original design for Holmwood House, Netherlee Road, Cathcart, near Glasgow. It was constructed for wealthy mine investor William Austin Horn who lived in the house from 1885 until his death in 1911. It was also associated to the pastoralist family of Robert Crawford for several decades.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) It displays historical, economical and social themes that are of importance to the local area as it is an excellent example of an important villa design originally dating from 1856-57, which was transplanted from another country, in this case Scotland, and adapted for local conditions.

d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it demonstrates a high degree of architectural accomplishment as an almost exact copy of a Scottish villa that was designed by revered Glasgow architect, Alexander 'Greek' Thomson who in his Scottish work used the best procurable of Scottish granites. The design was probably copied by a competent Adelaide architect from an 1868 architectural pattern book that was freely available to those intending to build and requiring examples to consider. It is a unique building in South Australia, as it is the only example where a 'purely trabeated Grecian manner' has been adopted for a villa residence.

e) It is associated with a notable personality or event; 'Holmwood' has a special association with the life of William Austin Horn, pastoralist, politician and philanthropist, who built and occupied the house from 1885 until 1911 and with the family of pastoralist Robert Crawford, who owned the property for several decades in the twentieth century. As such, the house continues the pattern of substantial residences for successful investors in pastoral and mining ventures.

HOLMWOOD
20 DEVONSHIRE STREET, WALKERVILLE (cont)

EXTENT OF LISTING: External form, materials and detailing of the circa 1885 residence. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- *Australian Dictionary of Biography* , Vol 9 1891-1939, Gil-Las, 1983, for WA Horn, pp 367-369.
- Blackie & Son, *Villa & Cottage Architecture*, 1868, contains drawings and plans for Holmwood House, Cathcart, Renfrewshire, Scotland.
- A Gomme & D Walker, *Architecture of Glasgow*, revised edition 1987, pp 123-135.
- John Lewis, *The Walkerville Story 150 years*, 1988
- Rob Linn, Historical Consultants Pty Ltd, *Walkerville Heritage Survey*, 1988,
- Marjorie Scales, *John Walker's Village: a history of Walkerville*, 1974
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977.
- Gavin Stamp, *Alexander 'Greek' Thomson*, 1999, pp 9-35, 53.

SOMERSET COTTAGES
1/1-18/1 MARGARET STREET, WALKERVILLE

Lot: 1, 2, 10, 11, 12 **Section:** 476
C.T.: 5821/639

HISTORY AND DESCRIPTION: These stone attached houses were originally designed as twelve individual small residences. They are simple in form and structure but are elaborated with Edwardian design details including three gables with half timbering, face red brick quoining to the doors and windows and an continuous verandah with simple timber posts and cast iron corner brackets. The original design included finials topping each of the three gables.

Local businessman and philanthropist, Charles Drew, donated £2500 for the construction of these attached houses which were built in 1896 and named Somerset Cottages, after his English birthplace. He and his wife lived locally in Edwin Terrace in Gilberton for some years until his death in October 1896.

Only a month before his death, elevation plans showing the twelve attached row houses and which were designed by architect, John Quinton Bruce, were published in *The Chronicle* of 5 September 1896. Titled 'Philanthropic provision: cottage homes for the poor at Walkerville, to be built by Mr Charles Drew', they were intended for the use of 'the honest poor', who were of good moral character and whose poverty was such as to make them eligible. Further, there was no restriction to race or religion.

After his death, it was stated that with regard to the provision of such accommodation, 'for some time Mr Drew had been making arrangements for carrying out a long cherished purpose of contributing to the relief of the suffering and hardship endured only too frequently by persons of good character who had been the victims of misfortune and were reduced to poverty'. He gave much thought for the housing of future tenants. He bought a site that was close to the tram-line and respected their dignity by ensuring that each cottage, which had a small front garden and one at the back, was fenced to give privacy from each other.

Thinking beyond his lifetime, he set up a board of trustees to manage the project that comprised Sir Samuel Way, Sir John Colton, Reverend Canon W Buckton Andrews and William Taylor. The cottages were managed by this group for some time, when in April 1919 the certificate of title for the property recorded that the cottages were then 'vested in Somerset and Perth Cottages Incorporated by Certificate of Incorporation of the said institution'.

SOMERSET COTTAGES
1/1-18/1 MARGARET STREET, WALKERVILLE (cont)

Drew, who was a merchant and investor in mining, began his first business enterprise with his two brothers John and Thomas after their arrival in South Australia in 1854. They opened a store together in Burra but after the discovery of the Wallaroo and Moonta mines, Charles moved to establish a business there.

He was one of the early investors in the Broken Hill mines and held 580 shares in the Koolgardie Gold Mining Company in Western Australia. He was known for his philanthropic activities and these attached houses which were part of his legacy, were built after his death.

The architect for these cottages was John Quinton Bruce. One of his better known major commissions was that for his design of Carclew House in North Adelaide. He was also one of the architects for the Freemasons' Hall on North Terrace. Before he set up on his own, he worked with Bayer and Withall, Evans and Evans, and with William Cumming.

The cottages have a long history of providing accommodation for the economically disadvantaged, for in September 1982, the property was vested in the South Australian Housing Trust. The SAHT plays a crucial role in providing low cost public housing by not only building new homes, but for a short period of time at the end of the 1970s and early 1980s, it bought older homes and renovated them for the rental market. Apart from this property in Walkerville, the Trust also bought nearby, a large old property at 128 Stephen Terrace which was also renovated for rental accommodation. The Trust bought many older homes throughout the city of Adelaide and in other inner suburbs and its role in welfare housing is extremely important in South Australia's public housing history.

STATEMENT OF HERITAGE VALUE: Designed initially to house the 'worthy poor' and constructed in 1897 through the philanthropic action of Charles Drew, South Australian businessman and mining investor, this row of cottages continues to provide low cost housing through the South Australian Housing Trust. When renovated by the SAHT in the early 1980s, it was part of the Trust's policy to buy low cost older homes for the rental market.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

a) The Somerset Cottages display historical, economical and social themes that are of importance to the local area as they are representative of low cost housing constructed for the 'worthy poor' in Adelaide.

b) The Somerset Cottages represent customs or ways of life that are characteristic of the local area as it an outstanding representative of late Victorian row housing constructed through private philanthropy, and built for the accommodation of the 'deserving poor'. The provision of housing for the poor and destitute was an issue which occupied the thoughts of British social reformers during the nineteenth century and consequently was of concern to many of South Australia's wealthy residents also. Often known as 'alms houses', housing for the poor was provided in two ways – by church based housing societies or by privately established philanthropic trusts. This row of attached cottages is an excellent example of accommodation provided by an individual with a social conscience, intended for those unable to secure a home of their own due to poverty. No rent was charged to those 'of good moral character' who 'were the victims of misfortune and reduced to poverty'. Sets of cottages like this one can still be found in the city and suburbs; these attached houses can be compared to the several rows of attached houses in Stanley Street which were also intended for the 'deserving poor'. However there are few rows of attached houses of this length surviving from the nineteenth century. This row was refurbished for rental by the Housing Trust in the early 1980s.

SOMERSET COTTAGES
1/1-18/1 MARGARET STREET, WALKERVILLE (cont)

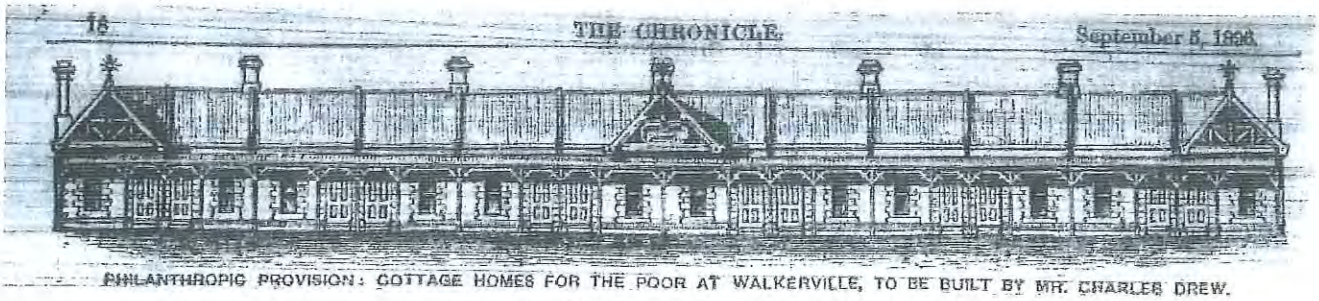
d) The Somerset Cottages display aesthetic merit, design characteristics and construction techniques of significance to the local area as designed by architect John Quinton Bruce, the row is notable in that the simple design of a single fronted cottage has been successfully extended to incorporate twelve individual dwellings with the repetition of basic detailing and form. The form of these alms cottages was well established in the 1890s. This row was designed by architect John Quinton Bruce and is notable in that the simple design of the single fronted cottage has been successfully extended to incorporate twelve individual dwellings with the repetition of basic detailing and form. The design of the houses and the separation of their yards by fences were intended to provide some privacy for the residents despite their reduced circumstances.

e) The Somerset Cottages are associated with a notable personality or event; they have a special association with Charles Drew, local businessman and philanthropist, and the South Australian Housing Trust, the state's provider of public housing. Charles Drew, South Australian businessman, mining investor, avowed Christian and philanthropist, shortly before his death provided the finance to enable the attached houses to be built as an expression of his concern for the welfare of the poor in SA. The cottages also are evidence of the work of the SA Housing Trust, the state's public housing authority, and its policy in the late 1970s and early 1980s, of buying older inexpensive homes in the city and inner suburbs and renovate them suitable for rental.

EXTENT OF LISTING: External form, materials and detailing of the 1896 cottages. Excludes later additions and alterations.

SOURCES OF INFORMATION:

- *The Chronicle*, 5/9/1896 p 18; 10/10/1896, obituary for Charles Drew.
- John Lewis, *The Walkerville Story 150 years*, 1988
- S Marsden, P Stark and P Sumerling, *Heritage of the City of Adelaide: an illustrated Guide*, 1990 pp 142, 162, 363.
- Walkerville Rate Assessments from 1858
- Bill Walls, Marjorie Scales, *Walkerville Sketchbook*, 1977, pp 30-31.



Sketch of cottages
(Source: The Chronicle, 5 September 1896, page 18)