

**VICTOR HARBOR**  
**District Centre**

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**LOCAL HERITAGE REGISTER**



November 2001

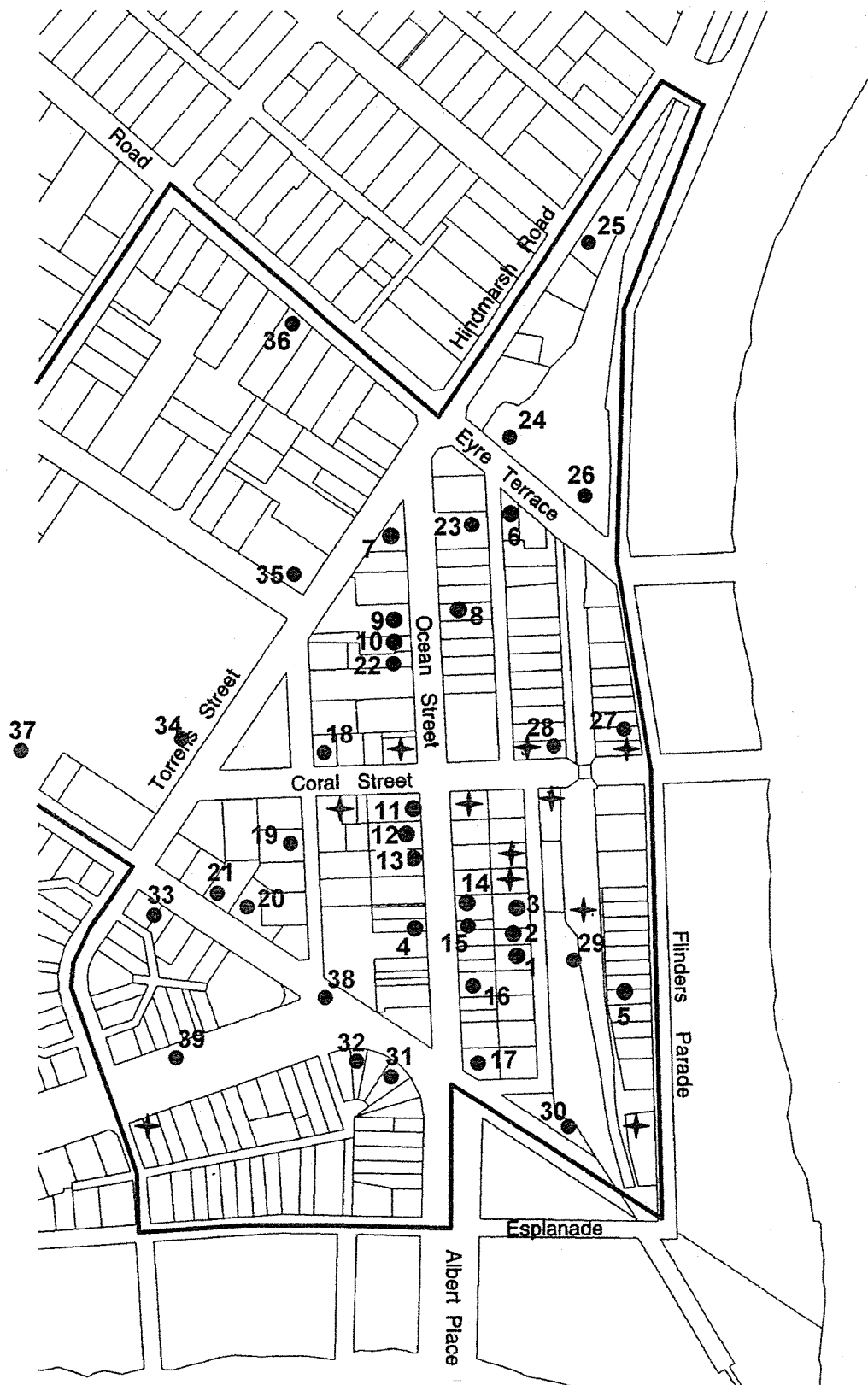
**District Centre**  
**LOCAL HERITAGE REGISTER**

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- Local Heritage Place
- ✚ State Heritage Place
- District Centre Boundary

  
 District Centre  
**LOCAL HERITAGE REGISTER**  
**Map DC/1**



## District Centre LOCAL HERITAGE REGISTER

### WHAT IS LOCAL HERITAGE

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The Development Act 1993 defines a 'local heritage place' as a place that is designated as a place of local heritage value by a Development Plan, and establishes the criteria for their designation.

Under the provisions of the Development Act 1993 a council may compile a list of places which are of heritage value to that local area or region, but may be repeated in the same or similar ways in other areas.

Local heritage places must be scheduled in a Development Plan and may comprise places of built form or features of the natural environment. Accordingly, consideration may be given to the designation of buildings, trees, bridges, gardens, lakes, monuments, memorials and more.

Local Heritage Registers play an important role in the conservation of heritage places by:

- Identifying and preserving a community's collective identity, in its economic, cultural, aesthetic and historical context.
- Ensuring that change, as it inevitably occurs, is managed with proper regard to local heritage values (eg. providing an integrated relationship between new housing and established settlement).
- Contributing to other community projects such as Mainstreet programs, development of local heritage/cultural tourism and assisting in the preparation of local histories.

Before a place is included on a Local Heritage Register it is subject to an assessment process that investigates its local heritage values against the designated criteria. Places of local heritage value must fulfil one or more of the criteria designated in the Development Act, 1993, to a significant degree.

**A place is considered as having local heritage value if it satisfies one or more of the following criteria:**

- (a) it displays historical, economic or social themes that are of importance to the local area:**

#### **Commentary:**

Places listed under this criterion are those which represent the historical development of the area and region and may include groups of buildings which display the close concentration of commercial and residential buildings in the early settlement of the area, farmhouses which have been engulfed by spreading residential or other development, or industrial complexes or buildings which have been the basis of settlement or economic activity in the area.

- (b) it represents customs or ways of life that are characteristic of the local area:**

**Commentary:**

Customs and ways of life involve groups within the whole community, or the community as a whole. These can be distinctive to the local area, or could be repeated in other places in the State in the same or a slightly different way. The sense of place and social value to the community of a place is also a consideration. Such places may include churches representing the religious practice of a particular group, or sporting facilities, which were the focus of community activity.

Buildings representing particularly local activities (eg shearing sheds, wharfs and railway precincts), and retail shops and commercial buildings, which have long served the local community, may also come under this criterion.

- (c) it has played an important part in the lives of local residents:**

**Commentary:**

Many types of buildings, which form the basis of community structure, can be included under this criterion. These building types are often repeated in every local government area, but each community will also have specific places to which they will have special attachment due to the particular circumstances of local development and sense of place. Such places can include schools, both primary and secondary, hotels, mechanics institutes and libraries, hospitals and/or churches.

- (d) it displays aesthetic merit, design characteristics, or construction techniques of significance to the local area:**

**Commentary:**

Local areas will have places, which are particularly characteristic of the conditions or materials available within the district. These places will often immediately come to mind when the locality is mentioned, as being 'typical' of the area. Examples may be the use of a particular local stone in buildings and houses, an unusual construction technique, or buildings designed by significant local architects/designers.

- (e) it is associated with a notable local personality or event:**

**Commentary:**

Their associations with people involved in early settlement, local politics and government, education, commerce, cultural pursuits or other noteworthy community activities, may determine the relative significance of places. Places associated with past activities/events such as racecourses (significant races, meetings), halls (enlistment), rotundas and parks also come under this criterion. Events may be local manifestations of state wide phenomena or specifically local in effect.

(f) it is a notable landmark in the area:

**Commentary:**

Places fulfilling this criterion will usually be visually prominent and a reference point for the whole community or a significant part of it. This criterion also covers significant trees and/or avenue plantings, and prominent memorials.

The Victor Harbor District Centre Local Heritage Register has been prepared by Bruce Harry & Associates, Architects and Heritage Consultants, and is based upon earlier Surveys of the City and District, in particular the 1997 Victor Harbor Heritage Survey by Donovan and Associates. It covers only those heritage places located within the Victor Harbor District Centre. Refer to Map DC/1 herein.

**District Centre**  
**LOCAL HERITAGE REGISTER**

**OVERVIEW HISTORY OF VICTOR HARBOR**

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The early history of Victor Harbor was associated with the whalers and sealers who set up camps and processing sites in the region from 1802. The area was later proposed, by the first white colonists of South Australia, as a site for the capital of the new colony of South Australia. Encounter Bay attracted permanent settlement after 1836 due to its agricultural potential and wheat, barley, oats, and potatoes were grown, with early development occurring in a similar manner to other agricultural villages in the new Colony. A road to Adelaide via Pt Elliot and Goolwa was opened in 1847.

The development of Victor Harbor was catalysed by the first steam navigation of the River Murray and the subsequent growth of river transport. Development was further encouraged by the early development of a deep sea port on Granite Island. The early township was a reflection of most other towns in South Australia with a mixture of public buildings, churches, commercial establishments and dwellings. The further development of the port, construction of a jetty and causeway, and the later breakwater and jetty on Granite Island were the most significant developments in this period, and they were in turn the catalyst for the railway facilities built to service them.

By the late 19<sup>th</sup> century, Victor Harbor had also become a major seaside resort, second only to Glenelg, and the consequent development of grand summer homes by wealthy South Australians and of large guest houses began to change the face of the township. Victor Harbor never developed into a major port, as the expansion of the railways throughout the State and in the neighbouring colonies diverted freight away from river ports, however it has remained a major seaside resort destination, with its population still increasing significantly each summer.

After WW1, the 1920s saw a decade of renewed development activities with a new railway station and turntable built in 1926, electricity provided, and many new hotels, banks and shop buildings constructed. This period of rapid growth was temporarily cut off by the onset of the 1930s Depression, but resumed after WW2 following the removal of rationing.

The closing of the passenger rail services in the 1970s and 80s as part of the economic rationalisation of the South Australian Railways, and not long after, the cessation of freight services, had a substantial impact on the township, and subsequent growth was subdued. It was around this time that Victor Harbor began to develop as a retirement locality for South Australia's ageing population, and a new momentum for development began to emerge.

Victor Harbor continues to undergo physical change, in response to an again expanding population, with new and enhanced services being provided. Victor Harbor remains a major resort town and this is reflected in the fabric of the town.

In summary, the substantial development of Victor Harbor has occurred in three distinct historical periods, ie;

- 1863 – 1898: the first period of establishment and growth of the township following the building of the jetty at Port Victor, bridges over the rivers, and the linking of Port Victor to Port Elliot by horse tram, and later train services, up to the onset of drought in South Australia and the Depression of the 1890's. The early beginnings of Victor Harbor as a summer resort, and decline as a port.
- 1918 –1939: the most rapid period of growth between the wars, with the development of community infrastructure and expansion of services, rapid growth of guesthouse accommodation, opening of the new railway complex, up to the onset of the Depression and the 1936 South Australian Jubilee.
- 1950 –1986: the post war period of resumed growth, triggered by the end of rationing and a new optimism, establishment of the District Council, to be dashed in the 1970's by the closure of the railway services, the closure of major businesses, and the eventual emergence of Victor Harbor as a desirable place to permanently retire to, as well as being a summer resort.

These were the periods of most intensive building (and landscaping) and they are evident in the townscape in the architectural styles of each period.

A comprehensive history of Victor Harbor is available in *Victor Harbor: from pioneer port to seaside resort*, by Michael Page, District Council of Victor Harbor, Victor Harbor, 1987.

District Centre  
LOCAL HERITAGE REGISTER

PRINCIPAL REFERENCES

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Bird, K.J. *South Coast Limited: a history of the Victor Harbor and Milang railway lines in South Australia*, Australian Railway Historical Society, South Australian Division, Adelaide, 1972.

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Donovan and Associates. 'Railway Heritage of South Australia', National Trust of S.A., Adelaide, Part I and II, 1992.

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**District Centre**  
**LOCAL HERITAGE REGISTER**

**TABLE OF PLACES OF LOCAL HERITAGE VALUE**

The following items situated within the District Centre Zone are scheduled as places of Local Heritage Value in the Victor Harbor (DC) Development Plan (refer Map DC/1).

In the following schedules, the extent of listing refers to the sections or elements of the place that contain the heritage values described by the criteria designated. In all cases, the interiors of the buildings are excluded.

Place	C.T.	Extent of Listing	Criteria
Shop/Dwelling 4 Railway Terrace (Item 1)	5210/975	All	a, e
Former Refreshment Rooms 5 Railway Terrace (Item 2)	5105/736	All	a
Former Bakery & tearooms 7/7A Railway Terrace (Item 3)	4026/827	All	a, e
Shop(s) 23 Ocean Street (Item 4)	5398/320	All	a, d
Former Wool Store 6-7 Flinders Parade (Item 5)	5690/245	The gable ended stone warehouse section only	a
Shop/Dwelling Cnr Eyre Terrace & McKinlay Street (Item 6)	5309/461	All	a
Former Shop/Studio & Dwelling 69-71 Ocean Street (Item 7)	5250/806	All	a, d
Former Fire Station 60 Ocean Street (Item 8)	5362/215	Front of building only	a, c
Police Complex & Courthouse 59 Ocean Street/61-65 Torrens Street (Item 9)	5430/751	All	a, c, d
Former Bank 57 Ocean Street (Item 10)	5009/629	All	a, c, d
Bells Store Cnr Ocean and Coral Streets (Item 11)	5084/392	All	a, c, e, f
Victa Cinema 37-41 Ocean Street (Item 12)	5309/930	All	a, c, d
Former Coffee Palace 31-35 Ocean Street (Item 13)	5212/395	The central two storey building section only	a, b

Place	C.T.	Extent of Listing	Criteria
Former Bank 26 Ocean Street (Item 14)	5740/642	All	a, c, d
Shop 24 Ocean Street (Item 15)	5381/456	All	a, e
Former Battye's Store 12-14 Ocean Street (Item 16)	5442/792	The two storey building section only	a, c, e
Crown Hotel 2 Ocean Street (Item 17)	5210/972	All, except drive-through bottle shop	a, c
Newspaper Office 13 Coral Street (Item 18)	5679/919	The front building only	a, c
Residence & Palm Tree 7 Stuart Street (Item 19)	5124/400	All	a, e
Former Guesthouse 16 Crozier Road (Item 20)	5604/608 & 5102/472	The front building only	a, b
Former Guesthouse 18 Crozier Road (Item 21)	5100/219	All	c
Shop(s) 55 Ocean Street (Item 22)	5449/7	The front building only	a, d
Former Workshop McKinlay Street (rear of 70 Ocean Street) (Item 23)	5063/28	All	a, d
Former Railway Yards, Turntable & Palm Trees (3) Eyre Terrace/Bridge Terrace (Item 24)	5549/900	All	a
Masonic Lodge 158 Hindmarsh Road (Item 25)	1358/5	All	a, c, d
Former Railway Cottage & Palm Trees (2) Cnr Eyre Terrace & Bridge Terrace (Item 26)	5549/900	All	a
Norfolk Island Pine Tree 20-23 Flinders Parade (Item 27)	-	All	a
Palm Tree Coral Street (Item 28)	5434/741	All	a
Moreton Bay Fig Trees (4) Railway Terrace (Item 29)	-	All	a, f
Row of Norfolk Island Pine Trees (8) Warland Reserve (Item 30)	5756/545	All	a, f
Shop/Dwelling 17 Albert Place (Item 31)	5416/196	All	a



Place	C.T.	Extent of Listing	Criteria
Shop/Dwelling 23-25 Albert Place (Item 32)	5311/789	All	a
Salvation Army Citadel 25 Crozier Road (Item 33)	5560/979	1942 building section only	c
Former School 21 Torrens Street (Item 34)	5199/70	All	a, c
Former Residence "Carrickalinga" 17-19 Torrens Street (Item 35)	5856/355	All	d
Church Of Christ 9 Seaview Road (Item 36)	5829/265	All	a
Norfolk Island Pine Tree 36 Crozier Road (Item 37)	-	All	a
Norfolk Island Pine Tree Cnr Albert Place & Crozier Road (Item 38)	-	All	a
Row of Trees (3 Pines & 2 Palms Victoria Street) (Item 39)	-	All	a, f

The following additional items in the District Centre Zone are entered in the State Heritage Register:

Place	SHR File No.
Former Customs House & Station Master's Residence, 2 Flinders Parade	12739
Victor Harbor Railway Station Historic Site (including former goods shed & level crossing gates)	11730
Shop & Dwelling, 8 Railway Terrace	11034
Shop & Dwelling, 9 Railway Terrace	12766
Former Post & Telegraph Office & master's residence, 2 Coral Street	11103
Anchorage Guesthouse, 20-23 Flinders Parade	11750
ANZ Bank, 2-6 McKinlay Street	14057
Grosvenor Hotel, 32-44 Ocean Street	12767
Bank SA, 45 Ocean Street	12769
Town Hall & Library, 11-12 Coral Street	14055
Newland Memorial Uniting Church, 20-28 Victoria Street	14090

District Centre  
LOCAL HERITAGE REGISTER

SHOP / DWELLING

Item No. 1

LOCATION

Address	4 Railway Terrace Victor Harbor
Owners	W.J.F Rawlins
Allotment No	Pt Lot 70, Lot 71
Section	Pt Section 16
CT	4083/5
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6115/3 & 4

Map DC/1



6115/4

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## DESCRIPTION

Two adjoined buildings, one a former shop, the other the associated residence. The residence is constructed of local limestone with brick quoins all now painted. The heavily panelled entrance door has sidelights and a fanlight above. The windows are timber framed double hung sash windows. The corrugated iron roof is hipped, with small ridge gables at each end, and a painted chimney.

The adjoining shop building is rendered. It has a deep porch with a rendered balustrade and two columns. The half-glazed entrance door is set to one side of the porch with a fanlight above, and a window to one side. The shop roof is gabled at the front and back and is of corrugated galvanised iron. The front gable is timber framed with a heavily pressed metal lining. A bull nosed verandah with stop chamfered timber posts extends the full width of the buildings.

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## HISTORY

This property was acquired by Albert Battye in 1894, and it is possible that the premises were later built by the Weymouth family who, as historian Anthony Laube notes, erected 'several of the shops in Railway Terrace'. Albert Battye ran a store in nearby Ocean Street and was prominent in local affairs having been a member of the Encounter Bay District Council for nine years. When he retired in 1908 his son, Harry, and Harry's wife took over running the business. Indeed, in September 1913 Harry also acquired title to this property and for many years leased the property out. Between 1930 and 1969 two cobblers owned the premises suggesting the property may have been used during this period as a cobbler's shop.

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## STATEMENT OF HERITAGE VALUE

Part of a group of buildings concentrated on Railway Terrace, the building is of heritage significance as an essential feature of an intact streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

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## RELEVANT CRITERIA

- (a) The shop/dwelling displays historical, economic and social themes that are of importance to the local area, particularly the early commercial development of Victor Harbor which grew once rail transport was established, and
- (e) the buildings are associated with the Battye family who were general merchants and carriers in Victor Harbor.

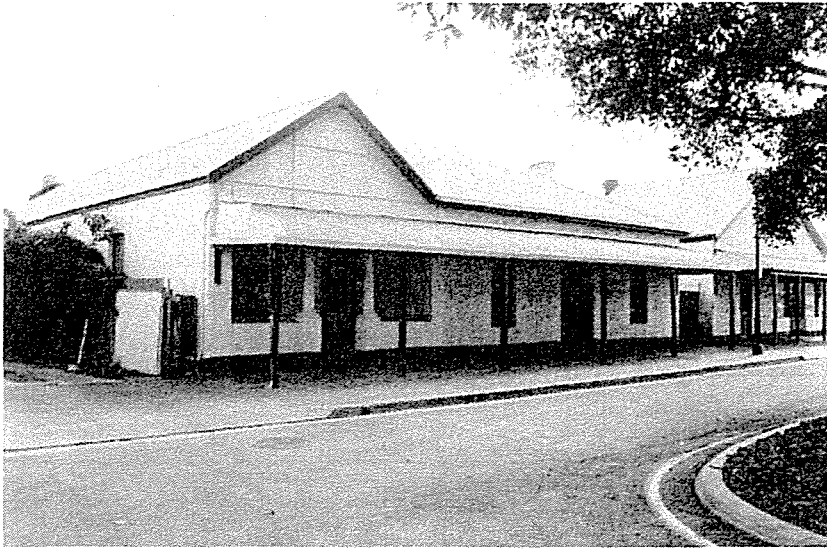
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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6115/3

**District Centre**  
**LOCAL HERITAGE REGISTER**

**FORMER REFRESHMENT ROOMS**

Item No. 2

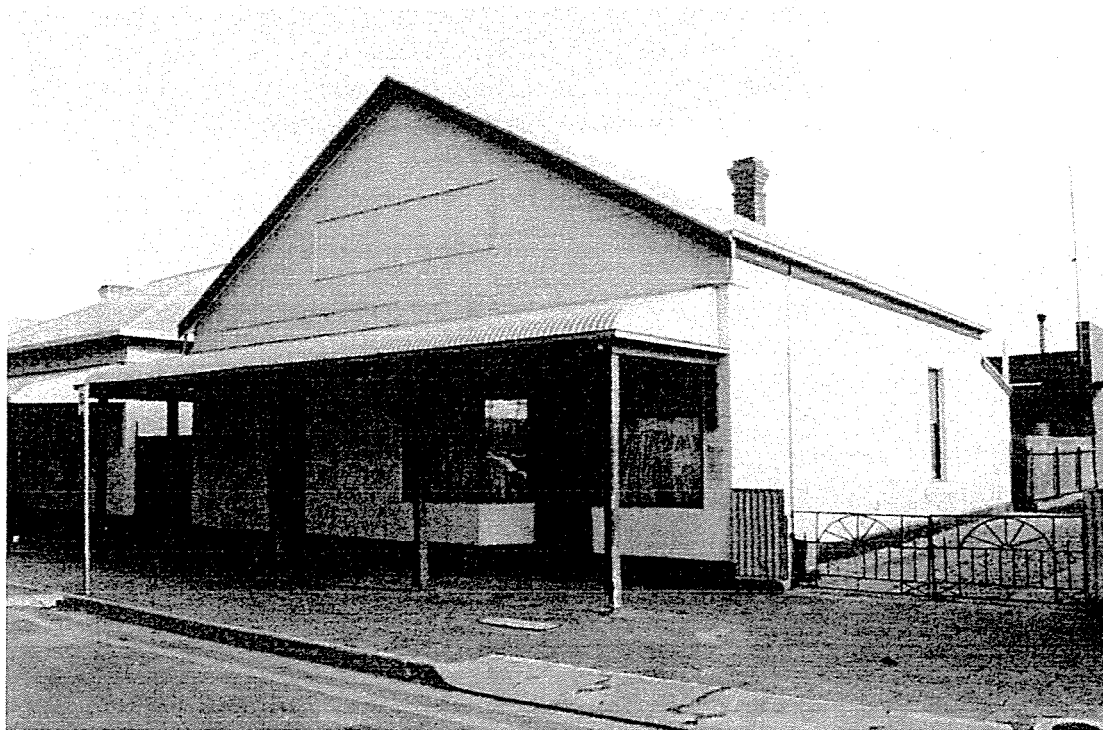
**LOCATION**

Address	5 Railway Terrace
Owners	Victor Harbor
	D. Christopoulos
Allotment No	Lot 69
Section	Pt Section 16
CT	5105/736
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3225/24 & 6115/5

Map DC/1



6115/5

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## DESCRIPTION

A single storey building with a corrugated iron roof and two distinct fronts below a large gable. One is constructed of local limestone with brick quoins and a single entrance door with twin glazing in the fanlight. Next to it is a shop front rendered below the windows. The shop front has a recessed entrance and solid timber door with panelling and a fanlight.

It appears that there were originally two pitched roofs with a large single roof later constructed over them.

The gable appears to be timber framed with a heavily textured pressed metal lining.

A bull nosed verandah with stop chamfered posts extends the full width of the building.

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## HISTORY

Lot 69 along with 68, 78 and 79 were owned by John Hart in 1900 and noted as having a rateable value of £16 suggesting this was vacant land. However, between 1904 and 1909 M.D. O'Leary had premises here with an annual rateable value of £36. It is possible that the premises were built by the Weymouth family who, as historian Anthony Laube notes, erected 'several of the shops in Railway Terrace'.

Dr Morgan O'Leary established a medical practice in Victor Harbor in 1884, and by the time he retired in 1902, he and his wife had endeared themselves to the community. The *Southern Argus* noted: 'His hearty helpfulness in any good cause, his generosity and kindness to the poor, were only equalled by his endeavor to hide his light under a bushel. But that his hosts of friends were aware of his reluctance and dislike of publicity, the greatest gathering ever held in this town would have met to wish him and Mrs O'Leary long life, health and happiness'.

However, as Anthony Laube notes, despite owning the property (and several others in Victor Harbor and Goolwa), Dr O'Leary did not practice here.

From about 1919 until 1953 the owners of this property were caterers: David Griffin who with his sons, Harry and Edgar, used the premises as refreshment rooms—they also ran the Victor Theatre and a motor and engineering works which included a garage and workshop—and George Augustus Prime, cafe proprietor.

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## STATEMENT OF HERITAGE VALUE

Part of a group of buildings concentrated on Railway Terrace, the building is of heritage significance as an essential feature of an intact streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

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## RELEVANT CRITERIA

- (a) the building displays historical, economic and social themes that are of importance to the local area, particularly the early commercial development of Victor Harbor which grew once rail transport was established.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



3225/24

**District Centre**  
**LOCAL HERITAGE REGISTER**

Former Bakery and Tearooms

Item No. 3

**LOCATION**

Address	7/7a Railway Terrace Victor Harbor
Owners	F.B. McLaren
Allotment No	Lot 483
Section	Pt Section 16
CT	4026/827
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3225/23 & 6115/6

Map DC/1



3225/23



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## DESCRIPTION

A single storey shop/dwelling constructed of local limestone with red brick quoins, and adjoining shop. The arched pediment notes that this group was once the Victor Harbor Bakery, Pastry Cook and Confectionery shop. The shop window has a masonry spandrel and separate glazed front door with fanlight. The residence has its own adjacent entrance door with sidelights of figured and patterned glass. The shop/dwelling has a hipped corrugated iron roof and a bull nosed verandah. Above the shop front is a rendered pediment for signage.

The shop/dwelling adjoins a single storey gable fronted building, which appears to be timber framed behind its later, false brickwork cladding. This shop building has its own, straight corrugated galvanised iron verandah at the front.

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## HISTORY

This building was used as a bakery at least until 1946. About seven different bakers have occupied the premises. A William Henry Smith appears to have been the first baker. Indeed, historians Anthony Laube and Walter Bruce note that the Smiths were 'established in the town as bakers in the 1890s.'

Henry Reynolds owned the property from 1910–1918 and took the opportunity to place an advertisement in the first edition of the *Victor Harbor Times* of 23 August 1912:

### H. REYNOLDS

OPPOSITE STATION

BAKERY and TEAROOMS.

Afternoon tea and Supper Parties

Arranged. Tea Meetings and Parties

catered for. Bread delivered to any

part of district. Our Malt Bread a

specialty.

SPECIAL NOTICE—Eggs and butter

bought, any quantity. Cash on delivery

and pay freight.

H. REYNOLDS

Baker, VICTOR HARBOR

Also Lessee of Kiosk, Granite Island.

The property was leased from 1919–1921 before George Amos Lush bought the premises. Of all the bakers, he traded the longest: between 1921 and 1946. The Lush family have been associated with the Victor Harbor district since the 1850s.

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## STATEMENT OF HERITAGE VALUE

Part of a group of buildings along Railway Terrace, the building is of heritage significance as an essential feature of an intact streetscape which emphasises the importance of the area in the early commercial life of Victor Harbor.

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## RELEVANT CRITERIA

- (a) the buildings display historical, economic and social themes that are of importance to the local area, particularly the early commercial development of Victor Harbor which grew once rail transport was established, and
- (f) the buildings are associated with the Lush family who have been associated with the District of Victor Harbor since the 1850s.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6115/6

District Centre  
LOCAL HERITAGE REGISTER

SHOP(S)    Item No. 4

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LOCATION

Address	23 Ocean Street Victor Harbor
Owners	A.E. Dutton
Allotment No	Lot 484
Section	Pt Section 16
CT	5398/320
Hundred	Encounter Bay

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State Heritage Status	None
Other Assessments	None

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Film/Neg No 3227/9 & 10

Map DC/1



3227/9

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## **DESCRIPTION**

A single storey building with a stepped pediment, deep verandah, and recessed shop front(s), with two entrances. The pediment is faced with ornamental metal, as is the ceiling of the recessed shop front(s). The verandah soffit is ornamentally battened. The glazed shop windows are metal framed with glazed tile stallboards. It is probable that this was originally constructed as a pair of shops, and has subsequently been aggregated into its current single use.

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## **HISTORY**

This pair of shops was built during the period of economic boom that followed WW1 and was accelerated by the upgrading of railway services to Victor Harbor and the construction of the new railway station in 1925.

Originally used as a drapery, and later a hardware store, the building was purchased by the present occupants, the Duttons, in the 1950s.

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## **STATEMENT OF HERITAGE VALUE**

An important example of the customs and wealth generated in the township by the opening of the new railway and the growth of tourism, and an unusually intact example of a 1920s shop front.

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## **RELEVANT CRITERIA**

- (a) the shop(s) display historical, and social themes that are important to the local area, and
- (c) the shop(s) display aesthetic merit and design characteristics of significance to the local area.

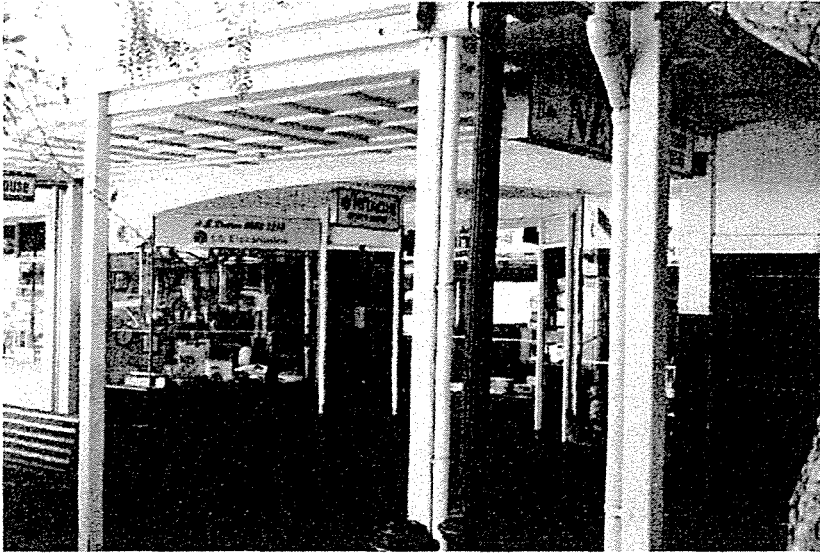
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## **References**

Information supplied by Anthony Laube and Rae Parker.

## PHOTOGRAPHS

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3227/10

District Centre  
LOCAL HERITAGE REGISTER

Former Wool Store

Item No. 5

LOCATION

Address	6-7 Flinders Parade
	Victor Harbor
Owners	Returned Servicemen's League
Allotment No	Lots 6 & 7
Section	Pt Section 16
CT	5690/245
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula National trust

Film/Neg No 3226/18 & 24

Map DC/1



3226/18

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## DESCRIPTION

A single storey rendered stone building with a skillion roof extension to the rear (Flinders Parade), which is now the frontage. A concrete ramp leads up to the entrance doorway, which has triple windows to each side.

The historic former warehouse section facing the railway complex was originally part of Reads Wool Store. It has gabled ends and a pitched roof of corrugated galvanised iron. The adjoining double doorway and windows face onto the railway line. There are two oval shaped vents with metal louvres above the windows.

The building is now used by the RSL as clubrooms.

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## HISTORY

Known as Reads Wool Store after George Septimus Read, a former ship's officer who began his business in Victor Harbor in 1864, handling outward-bound cargoes of wool and merchandise. He took over the business founded by Acraman, Main and Lindsay in 1878–9 and operated here into the twentieth century.

However, the store was used for other purposes as well. According to the *Advertiser* of 18 May 1871, Episcopal church services were held in the store. Moreover, on Thursday, 7 February 1878, a commemorative dinner was held in the wool stores for the passing of the vote for the breakwater. One hundred people attended this dinner, including the Premier and the Commissioner of Crown Lands.

The property, which by 1949 was owned by W.H.H. Adam, was left to the R.S.L. after his death in September 1951.

---

## STATEMENT OF HERITAGE VALUE

The building is of heritage significance because of its association with the early commercial and shipping development of Port Victor.

---

## RELEVANT CRITERIA

- (a) the former wool store displays historical and economic themes that are of importance to the local area, particularly because of its association with the early commercial and shipping development of Port Victor.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



3226/24



District Centre  
**LOCAL HERITAGE REGISTER**

SHOP/DWELLING

Item No. 6

**LOCATION**

Address	Cnr Eyre Terrace & McKinlay Street Victor Harbor
Owners	J.F. Moore and J.A. Mortenson
Allotment No	Lot 91
Section	Pt Section 16
CT	5309/461
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6114/24 & 25

Map DC/1



6114/25

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## DESCRIPTION

Opposite the railway yards, this single storey building is apparently constructed of local limestone with brick quoins (now rendered over), with a gable front and corrugated galvanised iron roof. There is a timber framed verandah to the front with scalloped timber decoration.

The dwelling at the side of the shop is also constructed of local limestone, with rendered brick quoins and a timber framed bull nose verandah.

On McKinlay Street there is a pressed metal hood over a side entrance door. There is a later addition at the rear constructed of rendered brickwork, and an attached, double storey rendered building beyond, the detailing of which suggests it may be older than the front building(s).

---

## HISTORY

While little is known of this building, Walter Bruce notes that it was being used as a bicycle shop by Victor Thomas in at least 1909. After boot maker Joseph Kellaway and his family owned the shop from 1912 to 1925, over a dozen others have also owned the property. In 1985 the building was being used as a dental surgery. It was acquired in May 1996 by the present owners.

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## STATEMENT OF HERITAGE VALUE

The building is of heritage significance, as a surviving example of the early phase of the township's development and its long association with the economic and commercial life of the town.

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## RELEVANT CRITERIA

- (a) the building displays historical, economic and social themes that are of importance to the local area, particularly its identification with the early economic and commercial life of the town.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6114/24

District Centre  
**LOCAL HERITAGE REGISTER**

FORMER SHOP/STUDIO & DWELLING

Item No. 7

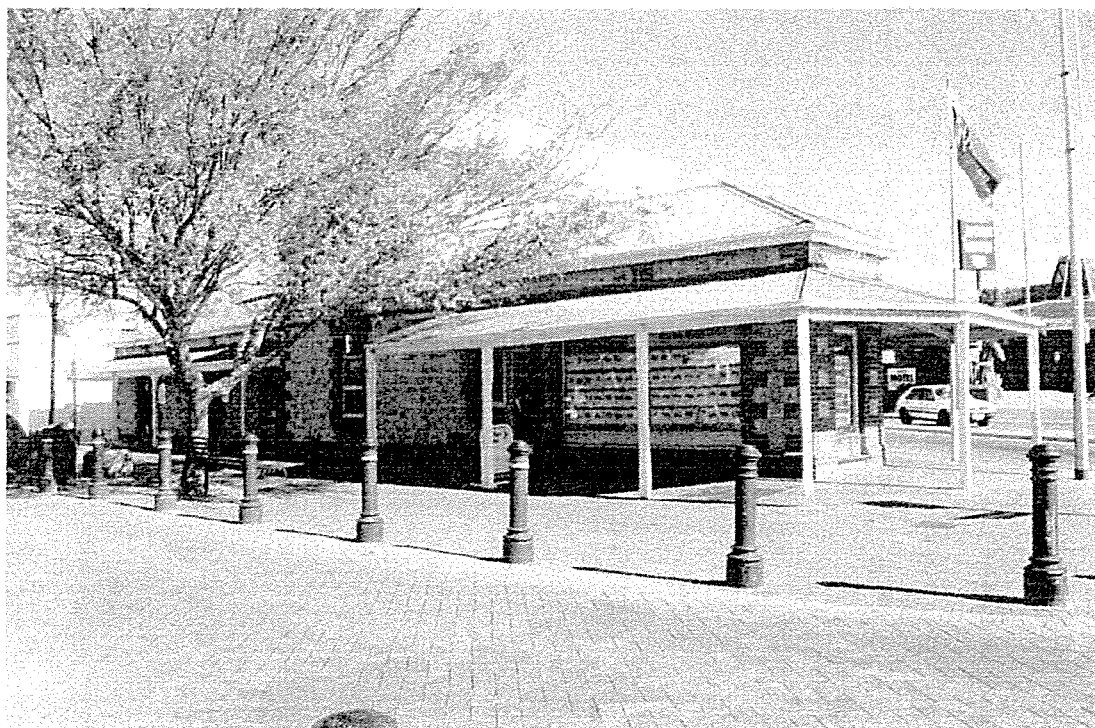
**LOCATION**

Address	69-71 Ocean Street Victor Harbor
Owners	Gaetjens Victor Harbor Pty Ltd
Allotment No	Lot 500
Section	Pt Section 16
CT	5250/806
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6114/18 & 19

Map DC/1



6114/19

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## DESCRIPTION

Constructed to fit the triangular site, this building group is constructed of local limestone with red brick quoins and detailing. The shop has a return verandah to Ocean and Torrens Streets, with a straight corrugated galvanised iron roof. The hipped roof of the shop is also of corrugated galvanised iron. A high timber framed and metal clad section rises above the ground floor roofline behind the shop. Walter Bruce and Anthony Laube indicate this was part of the original 1914 construction, 'being the old photographer's studios'. This adjoins another building which has been constructed in the same limestone, a symmetrical cottage with a verandah, which has cast iron lace and timber posts, and a tiled floor. This building appears to be the dwelling serving the shop/studio building.

An unsympathetic, flat roofed addition has been erected at the rear of the building.

---

## HISTORY

This property was bought by Charles Henry Bliss in April 1913. As Anthony Laube notes, 'The building was built as a bicycle shop and photographers' studio by Charles Bliss' and was completed in 1914. From March 1909 the Bliss family had conducted their photography business at 'Stirling House' in Torrens Street in a weatherboard studio that they had erected in their garden. By 1915 the property had a rateable value of £35. The *Victor Harbor Times* for 9 May 1913 carried his advertisement:

To cyclists  
Why send to Adelaide for your new  
Bicycle or any accessories that you may  
require when  
C.H. Bliss  
of Victor Harbor  
can suit you both as re-  
gards price and quality.  
New machines from £7, old machines  
taken in part payment.  
Repairs executed at lowest Rates.  
All Accessories, Tyres, Tubes, etc. kept  
in stock at City prices

The business was taken over in 1922 by John Sladdin of Port Elliot and 'later became the Victor Harbor bus office' under the proprietorship of Ray Wallage.

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## STATEMENT OF HERITAGE VALUE

This building is of heritage significance for its unusual design and use of high quality materials and detailing, and for its association with the early twentieth century expansion of commercial activities in the town centre.

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## RELEVANT CRITERIA

- (a) the buildings display historical and economic themes that are of importance to the local area, particularly because of its association with the early economic and commercial development of the town, and
- (d) the buildings display aesthetic merit, design characteristics and construction techniques of significance to the local area, in particular the quality of its design and detailing.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6114/18

District Centre  
LOCAL HERITAGE REGISTER

FORMER FIRE STATION

Item No. 8

LOCATION

Address	60 Ocean Street
	Victor Harbor
Owners	P. & J. Athans
Allotment No	Lots 52 and 53
Section	Pt Section 16
CT	5362/215
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6114/16

Map DC/1



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## DESCRIPTION

A single-storey building with an Art Moderne Style façade, and three former vehicle exit bays across the front now converted to shop fronts. The walls are rendered and painted. Behind the stepped pediment the building has a tiled, hipped roof. A fire connection is still attached to the front wall. The building has been divided and is now used for retail purposes.

---

## HISTORY

Little is known of this building, but the *Victor Harbor Times* of 21 September 1945 noted that the Fire Station 'will recommence on the 17th instant'. A plaque still remaining on the building notes:

THIS STONE WAS LAID  
BY  
HON. COLLIER ROBERT  
CUDMORE, M.L.C.  
26TH MAY 1945

In June 1946 title to the property passed to the Corporation of Victor Harbor.

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## STATEMENT OF HERITAGE VALUE

The building is of heritage significance for its unusual architectural style and for its representation of the importance of community services such as the Fire Brigade in the social and commercial development of the township.

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## RELEVANT CRITERIA

- (a) the building displays historical, and social themes that are of importance to the local area, particularly the provision of community services, and
- (c) the building has played an important part in the lives of local residents.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.



District Centre  
LOCAL HERITAGE REGISTER

POLICE COMPLEX & COURTHOUSE

Item No. 9

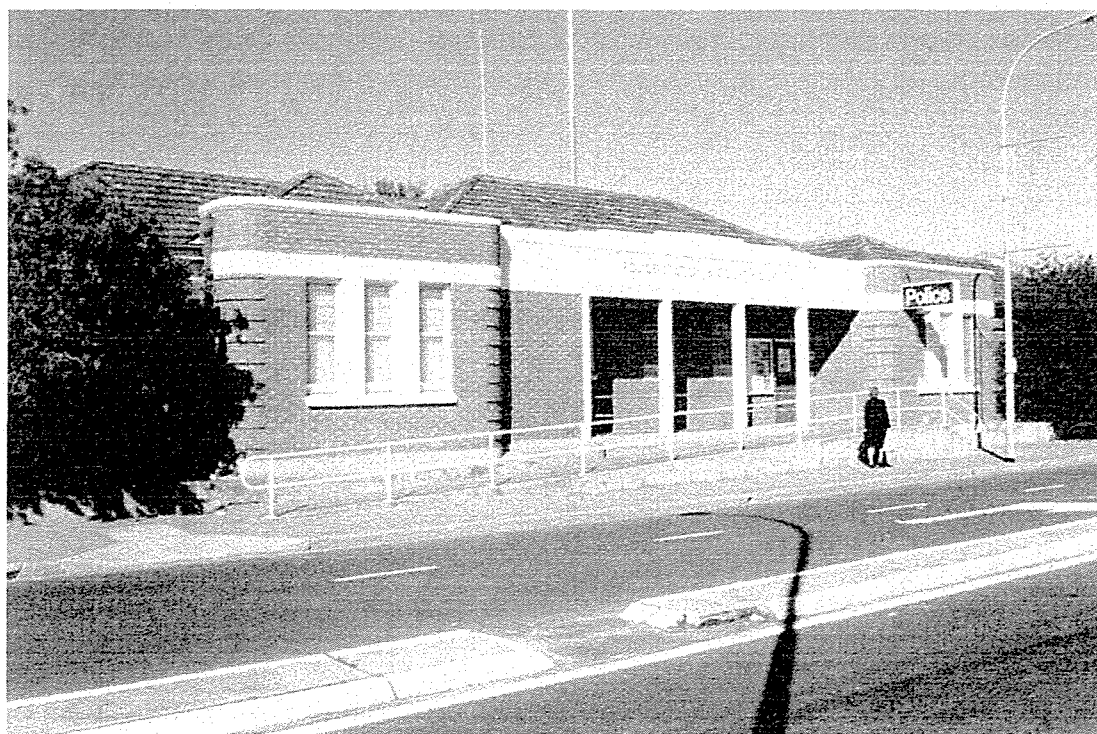
LOCATION

Address	59 Ocean Street / 61-65 Torrens Street
	Victor Harbor
Owners	SA Police Department
Allotment No	Lot 503
Section	Pt Section 16
CT	5430/751
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6114/17,21 & 23

Map DC/1



6114/21

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## DESCRIPTION

### **Old Police Station and Cells (facing Ocean Street)**

A finely detailed single storey building constructed of local limestone with brick quoins and dressings, now painted. The building has an ornamented Italianate stepped gable to the front, a hipped roof to the side with a small gablet and two brick chimneys, and a bull nose verandah to the front with moulded timber posts and cast iron decoration. On the main front gable there is a panel edged in brick on which the words 'POLICE STATION 1912' were inscribed, now painted over. There is a red brick lean-to addition at the rear.

Behind the old police station is the small cell block and beyond it the "new" police station and courthouse which faces onto Torrens Road.

The cell block is still in use. It is constructed of local limestone, with a skillion roof, red brick quoins and a parapet top to the old section.

### **New police Station and Courthouse (facing Torrens Street)**

A single storey building in the Art Moderne Style constructed of red brick with indentations on the rounded corners to give a streamlined effect. The entrance is set back behind a loggia with columns surmounted by a rendered pediment. Windows are timber framed and double hung. At one end is the entrance to the police station, and at the other is the entrance to the court. A long concrete ramp leads up to the raised levels.

The hipped roof is Marseille tiled.

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## HISTORY

As noted by Michael Page and Walter Bruce, the first police station in Victor Harbor dates from 1843 and was situated on Warland Reserve. The *S.A. Register* of 22 August 1865 states that the station was set up in a brick structure that was originally built for Governor Hindmarsh.

The second police station was built in Ocean Street in 1912 and cost £1,199. It contained a change-room and four rooms, with a kitchen, pantry and bathroom for the officer-in-charge. It had a verandah in front. The building was of stone with brick dressings. Two cells were built, as were stabling for two horses; a forage room was attached to the stables. The third police station containing a court house was built on the same lot as the 1912 structure, but facing Torrens Street.

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## STATEMENT OF HERITAGE VALUE

The police complex is of heritage significance because of its identification with the history of the South Australian police and the establishment of law and order in the Victor Harbor community.

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## RELEVANT CRITERIA

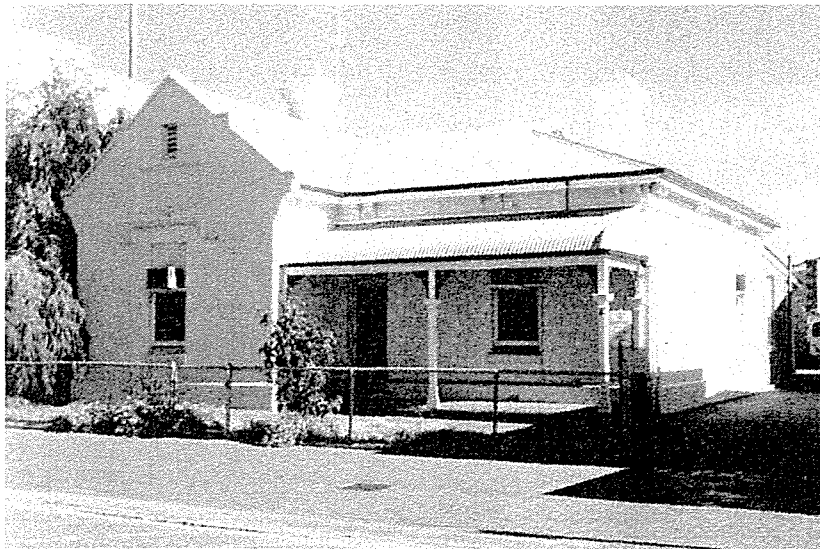
- (a) the police complex displays historical, and social themes that are important to the local area, especially the early police presence,
- (c) the police complex has played an important part in the lives of local residents, and
- (d) both police station buildings display aesthetic merit and design characteristics of significance to the local area.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

## PHOTOGRAPHS



6114/17



6114/23

District Centre  
LOCAL HERITAGE REGISTER

FORMER BANK

Item No. 10

LOCATION

Address	57 Ocean Street Victor Harbor
Owners	K.L. Pratt
Allotment No	SP 7700
Section	Pt Section 16
CT	5009/629
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6114/14

Map DC/1



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## DESCRIPTION

A double-storey rendered building in the Classical Style with a monumental porch. The facade incorporates bold order pilasters, a cornice, and parapet. The façade of the building is rendered and painted.

The rendered entablature has the words 'THE ENGLISH SCOTTISH & AUSTRALIAN BANK LTD' inscribed.

On the western wall is a cantilevered chimney which was associated with the upstairs living quarters, typically the Manager's residence.

The building is now in use as offices

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## HISTORY

Built for the English, Scottish & Australian Bank, the business of the bank actually began in the residence known as Summerlea, an old guest house, in 1923. The new bank building opened in June 1927 and was designed by F. Kenneth Milne and erected by local builder, R. Milton.

Costing £4000, when completed the ES & A Bank was the tallest brickwork structure in the town of Victor Harbor. It was described as being in the classical design in 'a fusion of Greek and Roman ideas' with the Greek lines predominating'. The banking chamber was 30 x 20ft, spacious, well lit and ventilated. It was designed to fill present and future requirements with every modern convenience being fitted. There were facilities for customers, a manager's room, tellers' cubicles and ledger keepers' desks. Fittings in the interior were described as being of polished blackwood with windows allowing plenty of light on the dullest of days. There were steel-lined doors. The ceilings were designed by A.W. Pitt Ltd and the glass for windows was supplied by Messrs. Thompson & Harvey Ltd.

The building was opened by J.J. Maloney who had been a customer of the bank for many years. After the building was opened, Albert Augustine (Bert) Edwards was the bank's first customer in the new building. Edwards, a well-known Adelaide identity, was the Victor Harbor Hotel's licensee at the time.

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## STATEMENT OF HERITAGE VALUE

The former bank building is of heritage significance because of its identification with the commercial history of Victor Harbor. The building is an important element in the streetscape.

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## RELEVANT CRITERIA

- (a) the former bank displays historical and economic themes that are of importance to the local area principally the commercial history of Victor Harbor,
- (c) the former bank has played an important part in the lives of local residents, and
- (d) the former bank displays aesthetic merit and design characteristics of significance to the local area.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

District Centre  
LOCAL HERITAGE REGISTER

BELLS STORE

Item No. 11

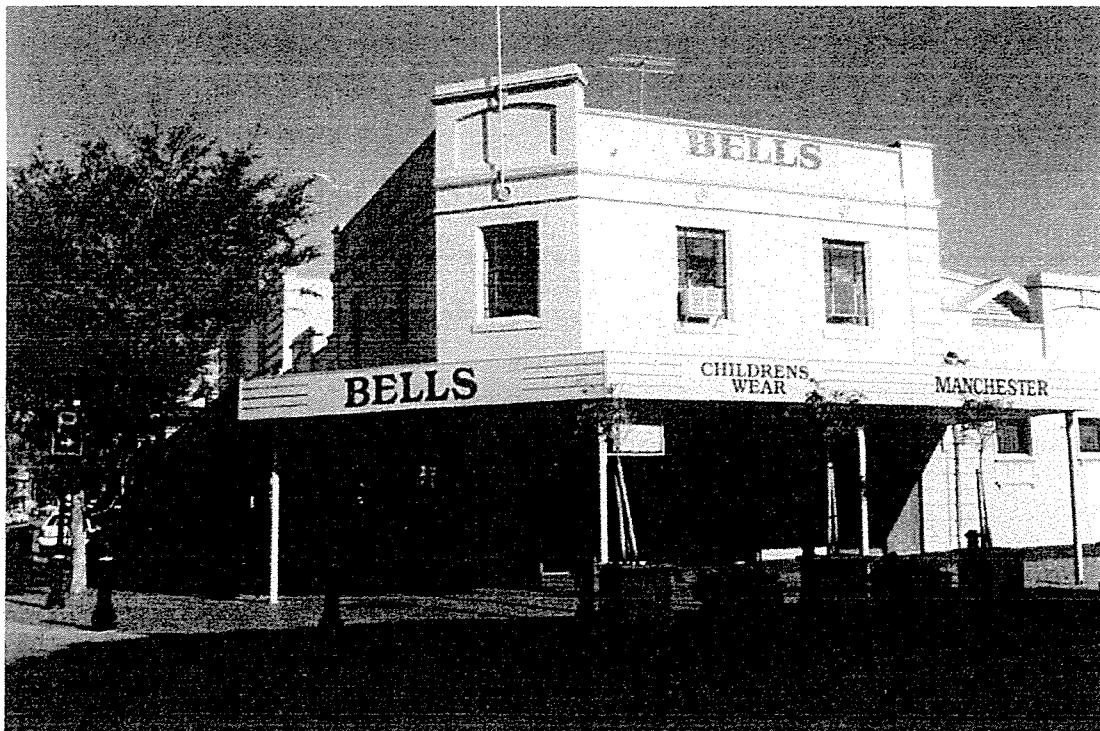
LOCATION

Address	Cnr Ocean & Coral Streets Victor Harbor
Owners	M.M. Canala, K. Mitropoulos
Allotment No	Lot 85
Section	Pt Section 16
CT	5084/392
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6115/22 &23

Map DC/1



6115/22



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## DESCRIPTION

A corner building of two storeys, extending along Ocean and Coral Streets in single storey sections. The corner section is rendered and lined, with a broad return verandah. Neither the verandah nor the ground floor shop front is original.

The first single storey section along Coral Street is of similar design to the corner building, with a stepped parapet and pediments, and a row of high, small, timber framed windows. The walls have a pebble dashed finish. A similar section, but with a shop front and verandah, extends along Ocean Street.

The large and complex roof is corrugated iron. Bell's store apparently contains a large cellar.

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## HISTORY

The corner shop has been a landmark for over 120 years with Bells Store being an integral part of the town's history from 1894. Before then, it was a store first for William Heggerton from 1866 to 1878 and from then until November 1894 the shop was occupied by Philip Wheaton. While the *Victor Harbor Times* of 25 September 1935 indicates that the original one-storey premises was rebuilt as a two-storey corner shop sometime before 1878, historian Anthony Laube is more specific. He notes that Ephraim Weymouth, snr. was responsible for rebuilding Heggerton's store in September 1868.

David Bell, who was born in Glasgow in 1834, was the founder of the firm David Bell and Co. Ltd. A former mayor of Strathalbyn, Bell began his store in Strathalbyn when he took over the business of Edward Sunter. The general merchant business prospered and a branch was opened at Victor Harbor in 1894 under the control of Mr. D.P. Bell who boarded at Gertymore and let out the house above the shop. Meanwhile in 1900, the now expanded premises became 'the first gas-lit shop in the town'.

In the intervening years, branches of David Bell & Co. Ltd were also opened at Mt Barker and Murray Bridge. After a fire in January 1934, in which the Victa Theatre was also damaged, the shop underwent considerable alteration. It is probable that it was at this time the two storey return verandah balcony was removed and the façade rendered and topped with parapets.

For a brief time in the 1960s it became known as Ryans, 'then a branch of Payne's Bon Marche of Melbourne', but after Myers bought the business the former Bells name was reinstated and, although the business has changed hands since, it continues to be known as Bells.

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## STATEMENT OF HERITAGE VALUE

Bells Store is of heritage significance as a survivor from the early phase of the township's development and for its long association with David Bell & Co. Its corner location, scale and prominence in the streetscape, reinforces the commercial character of the towncentre.

---

## RELEVANT CRITERIA

- (a) Bells Store displays historical, economic and social themes that are of importance to the local area, principally the commercial history of Victor Harbor,
- (c) the Store has played an important part in the lives of local residents,
- (e) the Store has been continuously associated with David Bell & Co. for over 100 years, and
- (f) the Store is a notable landmark in the commercial area of Victor Harbor and has been so for over 120 years.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6115/23

**District Centre**  
**LOCAL HERITAGE REGISTER**

**VICTA CINEMA**

Item No. 12

**LOCATION**

Address	37-41 Ocean Street
Suburb	Victor Harbor
Owners	Sarrs Pty Ltd
Allotment No	Lots 86, 94
Section	Pt Section 16
CT	5309/930
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6115/20

Map DC/1



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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

District Centre  
LOCAL HERITAGE REGISTER

FORMER COFFEE PALACE

Item No. 13

LOCATION

Address	31-35 Ocean Street Victor Harbor
Owners	Loch Gilpin Pty Ltd
Allotment No	Lot 87 & Pt Lot 99
Section	Pt Section 16
CT	5212/395
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6115/19

Map DC/1



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## DESCRIPTION

A double-storey shop constructed of local limestone with a wide verandah/balcony, and ornamental pediment above, behind which is a pitched corrugated galvanised iron roof. A central doorway with fanlight above opens on to the balcony with timber framed double hung sash windows each side of the door. The ground level shop fronts appear to be original, metal framed, with (re)tilled stallboards. The wide balcony balustrading is not original.

---

## HISTORY

Ephraim G. Weymouth bought this large (175 ft x 93 ft) property in June 1868. A house and an unfinished building with an annual rateable value of £26 is recorded for the first time in 1869.

George Weymouth, his father and his brother Ephraim were builders and, either between them, or individually, were responsible for the construction of many early Victor Harbor buildings. George and Ephraim jnr constructed the public school in Torrens Street in 1877 and several of the shops in Railway Terrace.

It was in 1895 that George built what was originally the Coffee Palace, a boarding house, alongside which the Weymouths also ran a small grocery shop. Between 1912 and 1943 this property was leased to a variety of tenants: John Harvey (1912); Charles Arthur Goldfinch (1918); William Olaf Peterson (1924); and L.M. Burden from 1931 until George Weymouth's death in December 1943. Family member Arthur James Weymouth, a Pinnaroo storekeeper, owned it until he sold it back to local resident Gwen P. Rumbelow in 1947 who continued to own the property for 20 years. In May 1957 the property was acquired by Reginald Spilsbury before it changed hands to the present owners in November 1976.

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## STATEMENT OF HERITAGE VALUE

The building is of heritage significance primarily because of its identification with the commercial history of Victor Harbor. Its location and scale also helps to reinforce the commercial character of the towncentre.

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## RELEVANT CRITERIA

- (a) the building displays historical and economic themes that are of importance to the local area, principally the commercial history of Victor Harbor, and
- (b) the building represents customs or ways of life that are characteristic of the local area.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

District Centre  
LOCAL HERITAGE REGISTER

FORMER BANK

Item No. 14

LOCATION

Address	26 Ocean Street Victor Harbor
Owners	Zamatoss Pty Ltd
Allotment No	Lot 80
Section	Pt Section 16
CT	5740/642
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6115/15

Map DC/1





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## DESCRIPTION

An early bank building of two-storey construction. The elaborately detailed front facade is rendered, with pilasters, an entablature, cornice, and a parapet with medallions.

The ground level façade has been converted to shop fronts, however the original granite plinth remains.

Side and rear walls are of red brick. There is an entrance on the western side which was the entrance to the upstairs dwelling, typically the manager's residence.

On the front facade there is also a highly detailed masonry balcony with an iron balustrade supported on masonry brackets. A non original bull nosed verandah has been added.

The building is now used for retail purposes.

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## HISTORY

In October 1929 Frank Reed, hotel keeper of the nearby Grosvenor Hotel, sold this property to the Commercial Bank of South Australia. A few months later, in April 1930, the *Victor Harbor Times* announced that a new Commercial Bank with attached residence would be built by R.G. Thomas, and added that it would be a 'welcome addition to the architectural beauty of Ocean Street'. The bank, which was opened on 29 September 1930, was designed by architects Jackman and Garlick.

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## STATEMENT OF HERITAGE VALUE

The former bank is of heritage significance primarily because of its identification with the commercial and economic history of Victor Harbor. Its design, location and scale also helps to reinforce the commercial character of the towncentre.

---

## RELEVANT CRITERIA

- (a) the former bank displays historical and economic themes that are of importance to the local area, principally the commercial and economic history of Victor Harbor,
- (c) the former bank has played an important part in the lives of local residents, and
- (d) the former bank displays aesthetic merit and design characteristics of significance to the local area.

---

## References

*Victor Harbor Heritage Survey*, 1997 prepared by Donovan and Associates, History and Historic Preservation Consultants.

District Centre  
LOCAL HERITAGE REGISTER

SHOP Item No. 15

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**LOCATION**

Address	24 Ocean Street Victor Harbor
Owners	Ainslie Nominees Pty Ltd
Allotment No	Lot 482
Section	Pt Section 16
CT	5381/456
Hundred	Encounter Bay

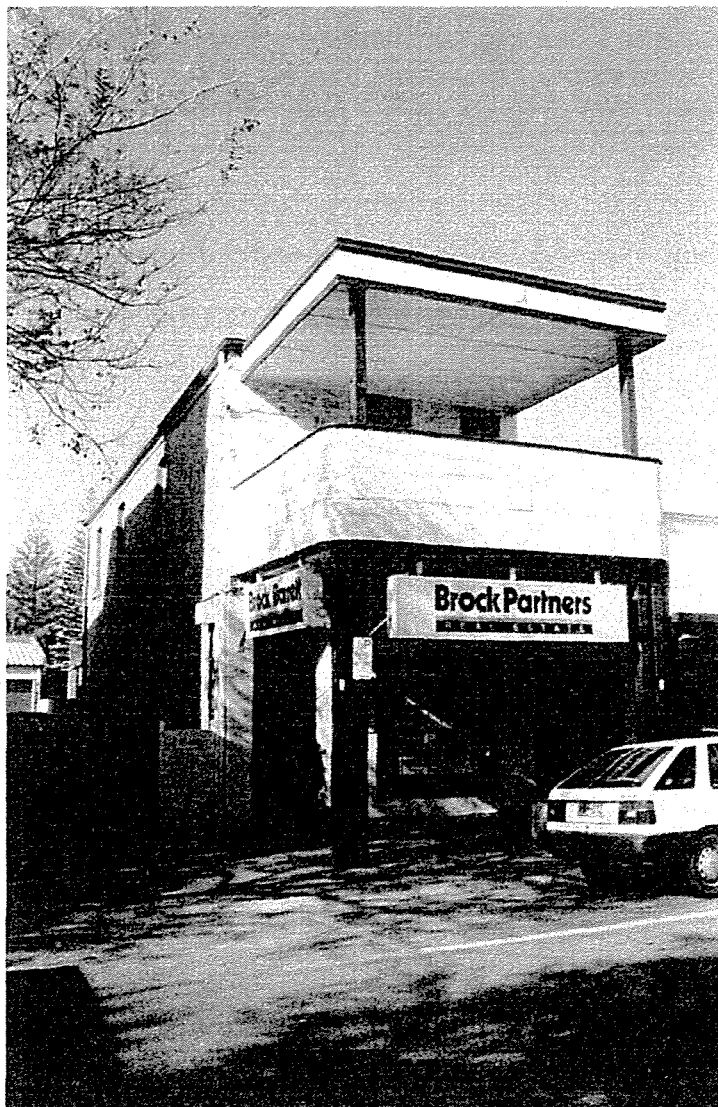
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State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

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Film/Neg No 6115/16

Map DC/1



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## DESCRIPTION

A long rectangular two-storey building, constructed of local limestone with brick quoins, the front now painted over, with a later verandah/balcony in the Art Moderne Style.

The building has a hipped galvanised iron roof. At ground level, the entrance door is offset to one side, with a large display window adjacent. The building is now in use as offices.

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## HISTORY

Historic photographs indicate that this building was constructed between 1880-1895.

In April 1897 Frederick Harris, a watchmaker, was noted as being the owner of Pt Lot 79 which measured 20 ft x 82.6 ft. However, in June 1898 Albert Battye acquired the property. Indeed, various members of the Battye family retained ownership until September 1919. During most of this time the property was leased to George Hill (who, as Walter Bruce notes, was the grandfather of former Premier of South Australia Don Dunstan) or Albert ('Wongy') Prince, both hairdressers.

Albert Prince acquired the property in September 1919 and in 1927 he also leased out the premises. The Prince family finally sold in 1940. Since then there have been several owners: a hairdresser from 1940-1953; and several butchers over the period 1953-1985.

The premises are still used commercially.

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## STATEMENT OF HERITAGE VALUE

The building is of heritage significance primarily because of its association with the commercial development of Victor Harbor. Its location and scale helps to reinforce the commercial character of the towncentre.

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## RELEVANT CRITERIA

- (a) the building displays historical, and economic themes that are of importance to the local area, particularly because of the association with the commercial development of Victor Harbor, and
- (e) the building is associated with the Battye family, prominent early business entrepreneurs, and active participants in community affairs.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

District Centre  
LOCAL HERITAGE REGISTER

FORMER BATTYE'S STORE

Item No. 16

LOCATION

Address	12-14 Ocean Street Victor Harbor
Owners	Ocean Street Properties
Allotment No	Lots 70 & 77
Section	Section 15
CT	5442/792
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3226/20, 6115/12 & 13

Map DC/1



6115/13

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## DESCRIPTION

A mostly two-storey building constructed of local limestone with brick quoins. There is a two storey verandah/balcony across the two storey building section, part of which has been enclosed. The hipped roof is of corrugated galvanised iron with tall brick chimneys. The building has been divided into three shops. None of the shop fronts are original.

---

## HISTORY

This store was built in 1880 by Alexander Hay on the site of an earlier store. In November 1882 the property, (Lot 77, 125 ft x 39 ft), was acquired by William Love for £83. Love retained ownership until December 1888, when the property was acquired by Albert William Battye.

Albert Battye's store was described in 1906 as the 'Cheapest house in Victor Harbor for drapery, groceries, ironmongery, etc. Horses and traps on hire'. Harry Battye (Albert's youngest son) and his wife Cissie took over the business when Albert retired in 1908, and became owner in 1913, retaining ownership until 1924.

As well as running the store, Albert was a member of the Encounter Bay District Council for nine years, president of the Institute, first president of the Rifle Club, and a leading member of the Masonic Order.

---

## STATEMENT OF HERITAGE VALUE

The building is of heritage significance primarily because of its association with the commercial development of Victor Harbor and also because of its association with the Battye family. Its location and scale also helps to reinforce the commercial character of the towncentre.

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## RELEVANT CRITERIA

- (a) the building displays historical, and economic themes that are of importance to the local area, particularly because of its association with the commercial development of Victor Harbor,
- (c) the building has played an important part in the lives of local residents, and
- (e) the building is associated with the Battye family, prominent early business entrepreneurs, and active participants in community affairs.

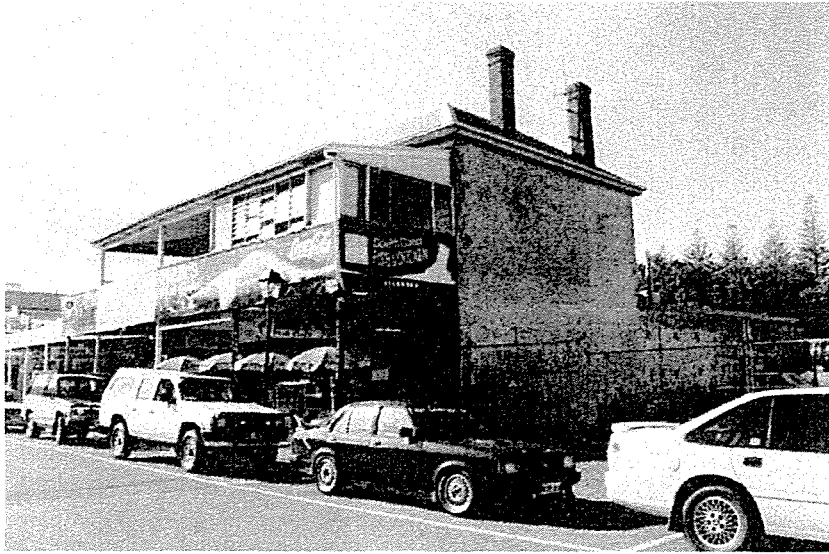
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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

## PHOTOGRAPHS

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6115/12



3226/20

District Centre  
LOCAL HERITAGE REGISTER

CROWN HOTEL

Item No. 17

LOCATION

Address	2 Ocean Street Victor Harbor
Owners	Gwynnie Pty Ltd & Gunnsta Pty Ltd
Allotment No	Lots 10-13 & 72
Section	Pt Section 16
CT	5210/972
Hundred	Encounter Bay
State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 6115/10

Map DC/1





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## DESCRIPTION

A two-storey building of rendered masonry with a hipped roof of corrugated galvanised iron, a two storey return verandah/balcony, and round arched windows and doors to the ground floor—some original and some not. On Ocean Street, the top half of the windows are leadlight which appears to be original.

The two storey verandah/balcony is timber framed with metal balustrading and timber decoration, with a projecting gable facing Ocean Street.

On the main corner of the building there is a prominent masonry Dutch gable. There have been large changes to this building, parts of which have been gutted and large parts of which are of modern construction.

The building continues to be used as a hotel.

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## HISTORY

The *Observer* of 13 August 1864 notes George Missen as having the seventeen room, two-storey Crown Hotel built of ironstone on a prominent corner. The hotel was first licensed on 6 April 1865. In 1866 the hotel was acquired by Mr James Greenfield of Mt Barker.

In 1867 the hotel was described as: 'having good accommodation for visitors. The building contains a large number of rooms, which are neatly and comfortably furnished and if the manner in which the house is conducted is equal to the amount of accommodation which it affords it might be well patronised'.

The Crown was further enlarged by the then licensee, John Hart, during 1875–76 during which time a balcony was also added.

In January 1880, F.W. Lindrum, 'the father of billiards throughout the world', died on the hotel premises when he was the hotel's licensee. In 1927 H.J. Jacob, licensee, spent £13 000 on extensive additions. Further alterations were carried out in 1935 when the *Victor Harbor Times* noted that the alterations featured new balconies which were over 300 ft in length and extended from Railway Terrace to Ocean Street. The hotel has subsequently been altered and refurbished several more times, and continues to be used as a hotel.

Although the building has undergone extensive internal alterations and external additions, the original form and fabric of the early 1865 hotel survives.

---

## STATEMENT OF HERITAGE VALUE

The Crown Hotel is of heritage significance primarily because of its identification with the social and business history of Victor Harbor. The hotel is also a notable landmark due to its prominent corner location, and scale.

---

## RELEVANT CRITERIA

- (a) the Crown Hotel displays historical, and social themes that are of importance to the local area, principally the commercial history of Victor Harbor, and
- (c) the hotel has played an important part in the lives of local residents as a hotel and gathering place.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

**District Centre**  
**LOCAL HERITAGE REGISTER R**

**NEWSPAPER OFFICE**

**Item No. 18**

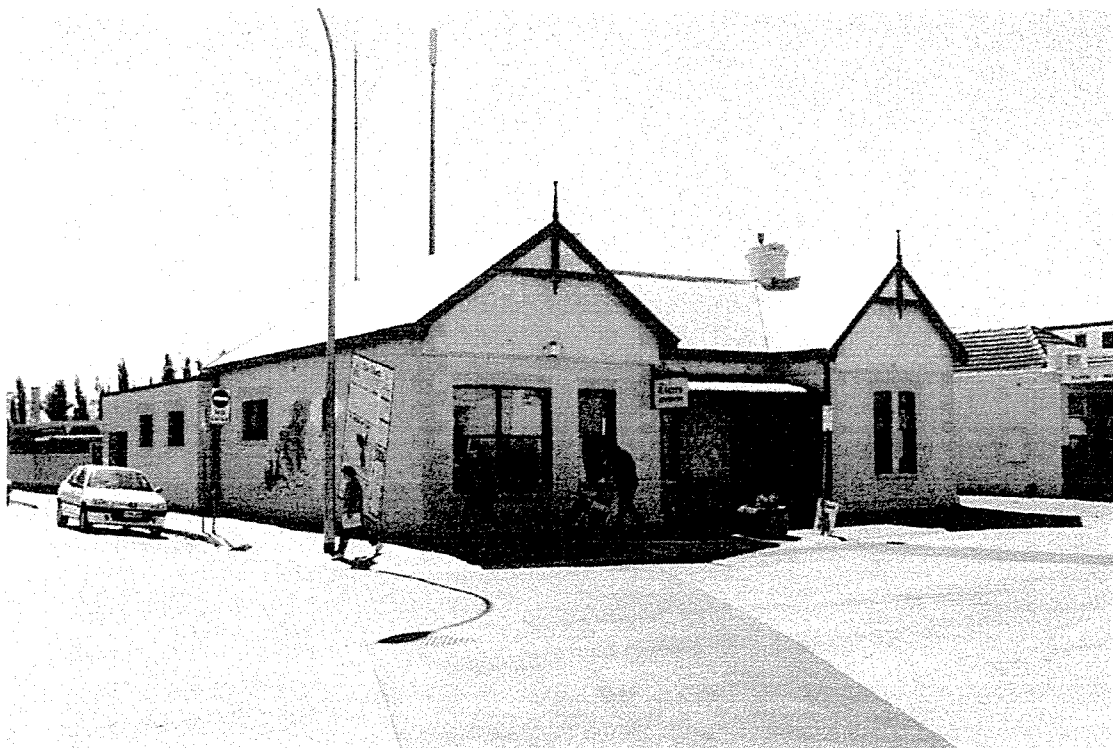
**LOCATION**

Address	13 Coral Street Victor Harbor
Owners	Country Publishers
Allotment No	Lot 562
Section	Pt Section 16
CT	5679/919
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 3226/8

Map DC/1



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## DESCRIPTION

A single storey building constructed of local limestone with brick quoining all now painted over. The front of the building has two projecting gabled bays of unequal width separated by a bull nosed verandah, and a hipped corrugated iron roof. The gables are trimmed with finials.

---

## HISTORY

The Times newspaper business was founded in 1911 and the first edition was published in August 1912. The business was relocated from Railway Terrace to the present site and building after its construction in 1914. The building originally contained the office, printing works, and a five roomed residence. The building has had numerous extensions to the rear. The central verandah is a reconstruction of the original. The building continues to be used as the offices of the local newspaper.

---

## STATEMENT OF HERITAGE VALUE

The newspaper office is of heritage significance for its historical association with the local community newspaper and its contribution to the social development of the Victor Harbor community.

---

## RELEVANT CRITERIA

- (a) the newspaper office displays historical, and social themes that are of importance to the local area, principally the social development of the Victor Harbor community, and
- (c) the newspaper office has played an important part in the lives of local residents.

---

## References

The Times, 75<sup>th</sup> Anniversary edition, 1987

**District Centre  
LOCAL HERITAGE REGISTER**

RESIDENCE & PALM TREE

Item No. 19

**LOCATION**

Address	7 Stuart Street Victor Harbor
Owners	G.L. Jennings
Allotment No	Lot 120
Section	Pt Section 16
CT	5124/400
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 3227/24 & 3226/10

Map DC/1



3226/10

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## DESCRIPTION

A large, return verandah villa, constructed of local limestone, ruled and black lined, red brick quoins, and a hipped corrugated iron roof. The timber framed verandah has ornamental mouldings and brackets, and a raised floor. Above the verandah roof is a decorative band of polychrome brickwork. Windows are paired, with brick mullions and doors are panelled. This grand residence has a mature Canary Island palm at the side rear.

---

## HISTORY

The residence was constructed in 1908 for Albert Battye, a prominent local merchant and entrepreneur. Albert sold his home to the Education Department in 1912.

---

## STATEMENT OF HERITAGE VALUE

A rare example of a grand residence in the town centre dating from 1908.

---

## RELEVANT CRITERIA

- (a) the residence displays historical, and social themes that are of importance to the local area, principally the social history of Victor Harbor.
- (e) the residence is associated with Albert Battye family, a prominent early business entrepreneur, and active participant in community affairs.

---

## References

Laube, Anthony. *Settlers around the bay: the pioneering families of Encounter Bay and Victor Harbor*, A. Laube, 1985, Hindmarsh Valley.

---

## PHOTOGRAPHS



3227/24

District Centre  
LOCAL HERITAGE REGISTER

FORMER GUESTHOUSE

Item No. 20

LOCATION

Address	16 Crozier Road Victor Harbor
Owners	ACN 080 988 807 P/L
Allotment No	Lots 71 & 122
Section	Pt Section 16
CT	5604/608 & 5102/472
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3226/16

Map DC/1





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## DESCRIPTION

A substantial two-storey building constructed of local limestone with rendered quoins now painted. It has a full length two storey balcony/verandah over the footpath added at a later stage. The corrugated iron roof is hipped at one end and at the other is a segmented Dutch gable. The ends of the building are rendered and painted. The building has undergone many alterations.

---

## HISTORY

This was Victor Harbor's famous guest house known as Gertymore, later known as Strathmore. It was run by Christina Baaner (nee Bruce) wife of Paul Baaner a migrant from Pitaa, Sweden. As Michael Page notes, 'Christina was among those who founded the tourist accommodation industry which was to become a mainstay of Victor Harbor'. Beginning about 1876 in a smaller property, Gertymore was increased in size in 1882 and further again in 1897. Named after Christina's birthplace in Scotland, Paul Baaner died in 1892 at which time his son, Oliver, and his wife, Mary, took over the running of Gertymore.

Oliver acquired the property immediately next door in 1906.

Oliver was active in local affairs, being elected to the Victor Harbor Council in 1906, and was at one time president of the local Horticultural and Floricultural Society.

In June 1914 Oliver and Mary Baaner sold both Gertymore and the property next door to David Roberts, a farmer of Meningie, and moved to the Blue Mountains; by October 1926, Gertymore was under the management of E.A. House and on 28 July 1934 Gertymore was put up for auction. At the time of its sale the property was described as containing twenty-two rooms and five staff rooms.

---

## STATEMENT OF HERITAGE VALUE

This building is of heritage significance primarily because it was Victor Harbor's first boarding house/guest house and became synonymous with seaside holidays and with the early development of tourism.

---

## RELEVANT CRITERIA

- (a) the building displays historical, economic and social themes that are of importance to the local area, namely the development of Victor Harbor as a major South Australian seaside resort, and
- (b) the building represents customs or ways of life that are characteristic of the local area, particularly the area's attraction as a holiday resort and the early development of the tourist industry.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

**District Centre**  
**LOCAL HERITAGE REGISTER**

**FORMER GUESTHOUSE**

Item No. 21

**LOCATION**

Address	18 Crozier Road Victor Harbor
Owners	Surbiton Pty Ltd
Allotment No	Lot 200
Section	Section 16
CT	5100/219
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 6115/21 & 25

Map DC/1



6115/21

---

## DESCRIPTION

A large two-storey building constructed of local limestone with red brick quoining, a hipped corrugated galvanised iron roof, and two storey return verandah/balcony at the front. The upper level balcony has timber posts and balustrade while the lower level verandah has concrete pillars resting on a low rendered balustrade wall. Single windows at balcony level are timber framed double hung sashes. At ground level, windows are paired. The building is currently used as part of a larger nursing home complex.

---

## HISTORY

Lot 126 was sold in 1906 to Oliver A. Baaner, the son of Paul and Christina Baaner who had built and ran the adjacent guesthouse known as Gertymore. As Michael Page has noted, 'Christina was among those who founded the tourist accommodation industry which was to become a mainstay of Victor Harbor'.

In June 1914 Oliver sold both this property on Lot 126 and Gertymore to David Roberts, a farmer of Meningie, and moved to the Blue Mountains. The building later became known as the 'Imperial Guest House', operated by the Maloney family.

---

## STATEMENT OF HERITAGE VALUE

The building is of heritage significance primarily because of its identification with the early tourist industry in Victor Harbor, in particular its association with the Baaner family, early catalysts of the industry and its development.

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## RELEVANT CRITERIA

- (c) the building has played an important part in the lives of local residents, particularly the Baaner family who played a crucial role in the development of Victor Harbor as a major South Australian seaside resort.

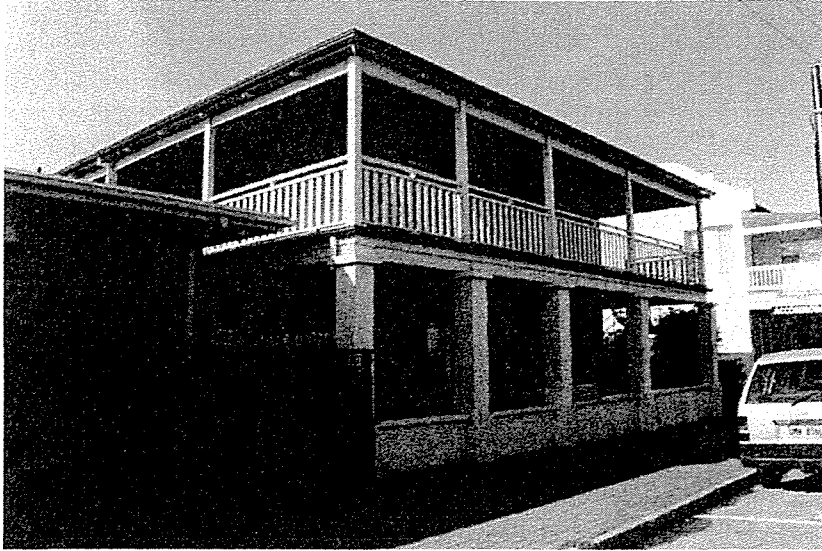
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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6115/25

District Centre  
LOCAL HERITAGE REGISTER

SHOP(S)

Item No. 22

LOCATION

Address	55 Ocean Street
	Victor Harbor
Owners	I.R. Warner Pty Ltd
Allotment No	Lot 302
Section	Pt Section 16
CT	5449/7
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 3226/, 6114/12 &15

Map DC/1



3226/7

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## **DESCRIPTION**

A pair of shops with recessed entrances, a wide awning with timber posts, and individual hipped corrugated iron roofs behind a gable, now lined with metal cladding. The original shop fronts have metal framed windows and glazed tile stallboards. Doors are half glazed and heavily moulded. Side and rear walls are bluestone with brick quoining. The awning soffit is lined.

---

## **HISTORY**

This pair of shops was built during the period of economic boom that followed WW1 and was accelerated by the upgrading of railway services to Victor Harbor and the construction of the new railway station in 1925.

Thought to have been constructed for the Davoren electrical business in the late 1920s/early 1930s, the building remained in the family's use and ownership for most of its history.

---

## **STATEMENT OF HERITAGE VALUE**

An important example of the customs and wealth generated in the township by the opening of the new railway and the growth of tourism, and an unusually intact example of a 1920s shop front.

---

## **RELEVANT CRITERIA**

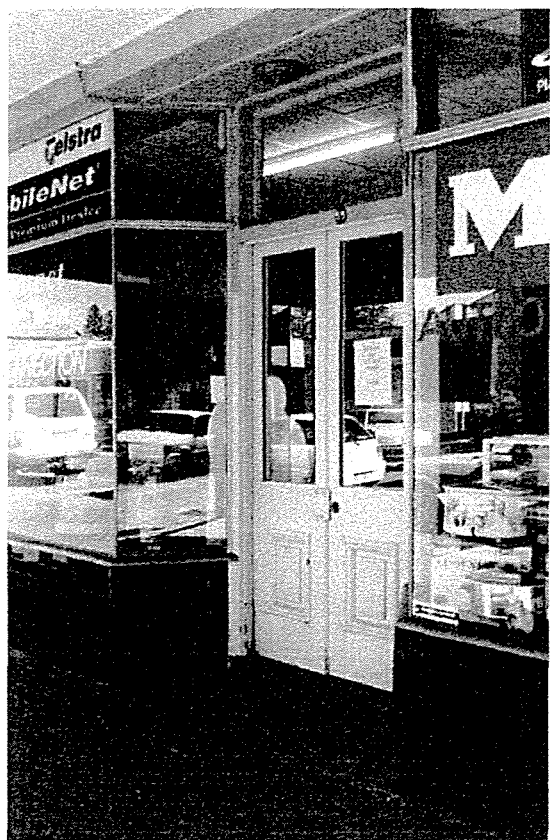
- (a) the shop(s) display historical, and social themes that are important to the local area, and
- (d) the shop(s) display aesthetic merit and design characteristics of significance to the local area.

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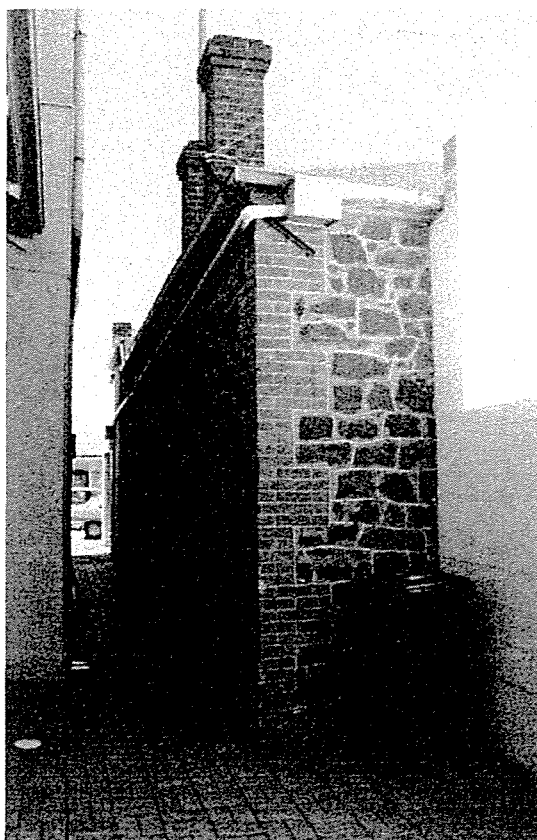
## **References**

Information supplied by Rae Parker.

## PHOTOGRAPHS



6114/12



6114/15



**District Centre**  
**LOCAL HERITAGE REGISTER**

FORMER WORKSHOP

Item No. 23

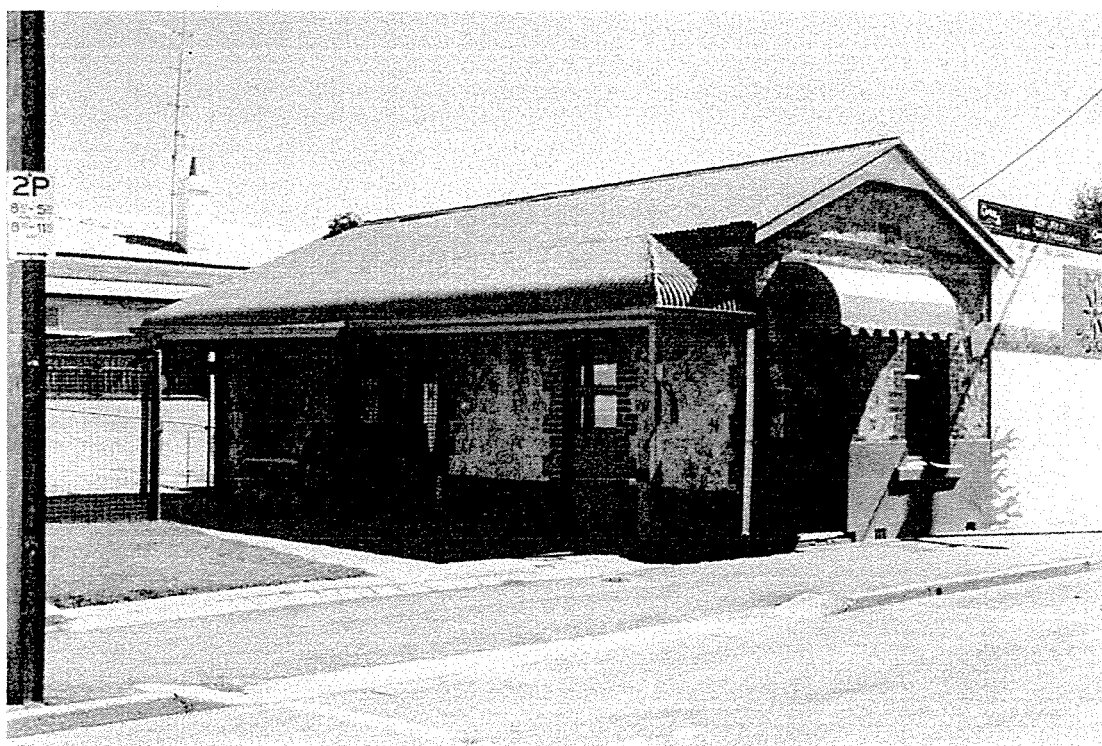
**LOCATION**

Address	McKinlay Street (Rear of 70 Ocean Street)
	Victor Harbor
Owners	J.A. Moritz
Allotment No	Lot 54465
Section	Pt Section 16
CT	5063/28
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 3226/3

Map DC/1



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## DESCRIPTION

A small, detached building constructed of local limestone with red brick quoins, a corrugated iron roof with gabled ends and an integrated bull nosed verandah of unusual detail. The wall beneath the verandah has four (4) doors, three with fanlights, and no windows. The end facing McKinlay Street has a solid, panelled door and single double hung sash window.

---

## HISTORY

The early history of this building is unknown, but it is apparent from its construction materials and details, that it dates from early in the development of Victor Harbor, probably before 1880. It appears to predate the former residence on the site, facing Ocean street, and from its unusual form and detailing, it is speculated that its original use was commercial, probably as a saddlery or harness makers workshop, servicing the former stable complex opposite and the wider community need. In later years the building was used by staff, servicing the front residence while in use as the Inverary Guesthouse.

---

## STATEMENT OF HERITAGE VALUE

One of the few survivors of the early phase of the township's development, and social history.

---

## RELEVANT CRITERIA

- (a) the workshop displays historical, and social themes that are important to the local area, and
- (d) the workshop displays aesthetic merit and design characteristics of significance to the local area.

---

## References

Information supplied by Rae Parker.

**District Centre**  
**LOCAL HERITAGE REGISTER**

**FORMER RAILWAY YARD, TURNTABLE AND PALM TREES (3)**

Item No. 24

**LOCATION**

Address	Eyre Terrace / Bridge Terrace
Suburb	Victor Harbor
Owners	Crown
Allotment No	Pt Lot 21
Section	Pt Section 17
CT	CR 5385/159
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3227/18, 19, 6114/6, 7 & 8

Map DC/1



6114/6

---

## DESCRIPTION

### Railway Yard

Little remains of the railway yards except for what appears to be a servicing pit which was probably housed in one of the goods sheds since removed, a precast railways telephone box, some of the tracks and several historic trees. Timber steps lead down into the concrete pit.

### Railway Turntable

A circular turning track on short sleepers and a concrete base, supporting the turntable of steel construction built by Perry Engineering Co. of Adelaide and Gawler. The turntable has large wheels at either end and a small driving cabin, with wooden sleepers and double track, on either side of which are timber walkways and steel handrails. There is a gantry with an electric overhead line.

The driver's cabin is of corrugated galvanised iron with a timber framed door.

### Palm Trees

Three Canary Island palms (*Phoenix canariensis*) approximately seventy to eighty years old are planted within the area of the Yard.

---

## HISTORY

Historian K. Bird has noted that the Victor Harbor railway has undergone three major changes. 'In 1885, although sidings adjacent to the railway stations were of a similar arrangement to the present day, there was a triangle near the present home signal, the apex of which was built up over the beach.'

This triangle was later replaced when a 50 ft turntable and a locomotive shed (formerly used at Middleton in early days) were assembled between the station and goods sheds adjacent to Railway Terrace.

About 1908 the locomotive depot was moved to this site and a two-road shed, coal stage, overhead water tank and two columns were eventually erected. However, the double shed was replaced by a single type in 1938 and this was demolished in 1962. The overhead tank and water column were removed in 1961.

The present turntable was built in 1926, following the relaying of the line in 1925 to take heavier motive power and rolling stock. It was built during William Alfred Webb's period as Railway Chief Commissioner when he set about modernising the South Australian Railway system between 1922–1927.

Palms, pepper trees and European species were popular plantings of the post Federation period, and palm trees in particular have a tradition of association with railway stations in South Australia. This may be attributable to a personal preference of reformist Railway Chief Commissioner, William Alfred Webb who actively pursued the upgrading of all aspects of the South Australian railway system during the 1920s, or to the advice of Charles Reade, the South Australian Government Town Planner of the time, who was an active proponent of the garden suburb concept and had

been advising the local council on the foreshore redevelopment in the preceding years. From the size and age of these trees it is likely they were planted after 1926 when the whole of the Victor Harbor railway complex was substantially upgraded. Historic photographs support this opinion.

---

## STATEMENT OF HERITAGE VALUE

The railway yard and turntable are of heritage significance because of their association with the South Australian Railways which had a significant influence upon the growth and development of the town of Victor Harbor.

---

## RELEVANT CRITERIA

- (a) the railway yard, with its turntable and trees, display historical, economic and social themes that are of importance to the local area, particularly the development of the South Australian Railways which was vital in servicing Port Victor and also in promoting the early tourist industry.

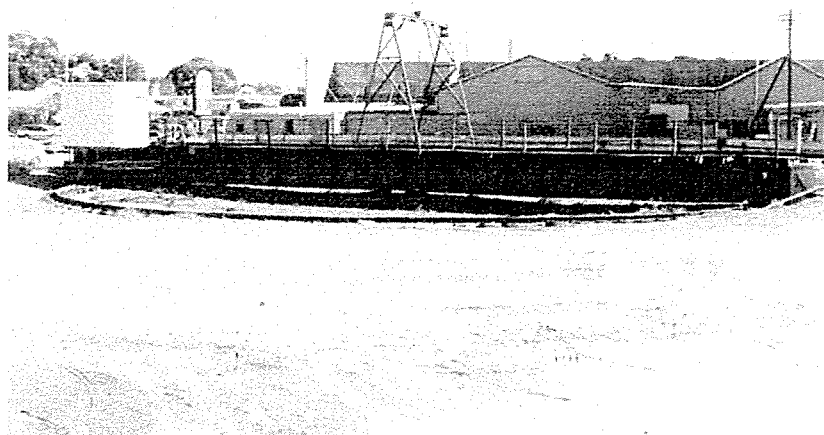
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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



6114/8

## PHOTOGRAPHS

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6114/7



3227/19

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## PHOTOGRAPHS



6115/1



3227/18

District Centre  
LOCAL HERITAGE REGISTER

MASONIC LODGE

Item No. 25

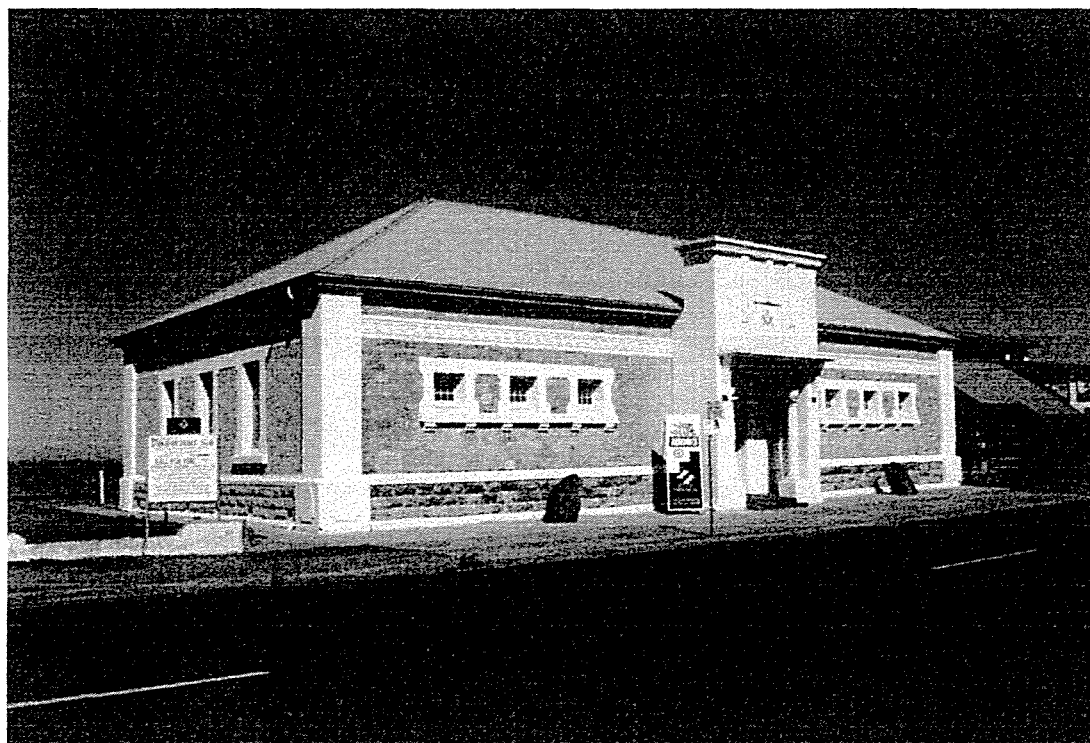
LOCATION

Address	158 Hindmarsh Road Victor Harbor
Owners	Lodge of Peace
Allotment No	Lot 185
Section	Pt Sectio 16
CT	1358/5
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 3227/6 & 7

Map DC/1



3227/6



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## DESCRIPTION

A substantial temple building constructed of brick and sandstone with rendered quoins and decorative rendered string course (the rear walls are of brick while the front and sides are of coursed sandstone set on a plinth of rusticated sandstone).

The central entrance porch is a feature of the front of the building, incorporating a decorative pediment and columns to each side of the main doorway, with small, high windows each side of the porch.

The orientation of the building, and the positioning of the above elements, are traditional to Freemasonry.

---

## HISTORY

Lodges were, as historian Geoffrey Blainey notes, 'a major private precursor of today's welfare state ...' Formed throughout the country, they enjoined the aspirations of morality, charity and obedience to the law.

The foundation stone for the Lodge of Peace No 99 was laid on 25 May 1928:

THIS STONE WAS LAID BY  
THE MOST WORSHIPFUL GRANDMASTER  
THE HONOURABLE MR. JUSTICE NAPIER LLB.

G.H. GRIFFIN  
WORSHIPFUL MASTER

25 MAY 1928

The stone is of Macclesfield pink marble inlaid with Murray Bridge freestone. A report in the *Victor Harbor Times* noted that the cost of the building was £2,000.

---

## STATEMENT OF HERITAGE VALUE

The temple building is of heritage significance because of its identification with Freemasonry and the Crafts influence in the local community. Its traditional design, siting and scale also make it a notable landmark.

---

## RELEVANT CRITERIA

- (a) the building displays historical, and social themes that are of importance to the local area, namely the role of Freemasonry in the community and district,
- (c) the building has played an important part in the lives of local residents, particularly the members of the Lodge of Peace, and
- (d) it displays design characteristics unique to masonry tradition.

---

## References

*Victor Harbor Heritage Survey, 1997*, prepared by Donovan and Associates, History and Historic Preservation Consultants.

---

## PHOTOGRAPHS



3227/7

**District Centre**  
**LOCAL HERITAGE REGISTER**

**FORMER RAILWAY COTTAGE & PALM TREES (2)**

**Item No. 26**

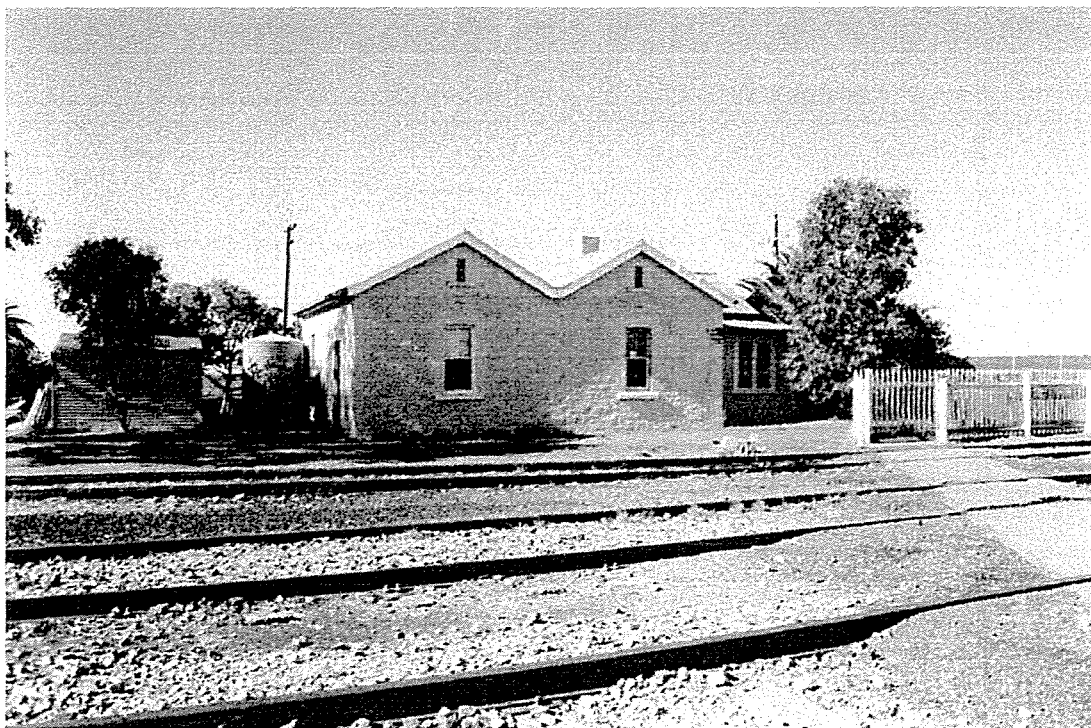
**LOCATION**

Address	Cnr Eyre Terrace & Bridge Terrace Victor Harbor
Owners	Australian Railway Historic Society
Allotment No	Pt Lot 21
Section	Pt Section 17
CT	CR 5385/159
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 3227/16, 6114/9 & 6115/2

Map DC/1



6114/9

---

## DESCRIPTION

A single storey building constructed of local limestone with brick quoins and dressings all now painted. The corrugated iron roof has a double gable on the railway yard side and is hipped on the Bridge Street side with a verandah.

The Bridge Terrace side appears to be the back of the building.

At the Eyre Terrace end there is a corrugated galvanised iron timber framed gabled addition, and at the opposite end there is a small timber framed and corrugated galvanised iron shed and a corrugated galvanised iron tank on a tank stand.

Also at the Eyre Terrace end there are two Canary Island date palms.

---

## HISTORY

The building was part of the Railway Yard complex and is associated with the early railway history of Victor Harbor. It is currently used by volunteers running the steam tourist train.

---

## STATEMENT OF HERITAGE VALUE

The railway cottage is of heritage significance primarily because of its association with the development of the railway, and its role in the growth of Victor Harbor.

---

## RELEVANT CRITERIA

- (a) the railway cottage and its palm trees display historical, and social themes that are of importance to the local area, namely the development of the railways.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

## PHOTOGRAPHS



6115/2



3227/16

District Centre  
LOCAL HERITAGE REGISTER

NORFOLK ISLAND PINE TREE

Item No. 27

LOCATION

Address	20-23 Flinders Parade
Owners	Victor Harbor
Allotment No	Road Reserve
Section	-
CT	-
Hundred	-
	Encounter Bay

State Heritage Status	None
Other Assessments	SHR F/N 11750

Film/Neg No 3227/17

Map DC/1



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## DESCRIPTION

A single Norfolk Island Pine (*Araucaria heterophylla*) on the site of the Anchorage Guesthouse, probably around eighty years old.

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## HISTORY

Norfolk Island Pines are traditionally associated with seaside towns in South Australia and are evident along the coast of many towns in the Fleurieu Peninsula. Historic photographs indicate their use from the late 1890s on Granite Island, and they were planted extensively in Victor Harbor before and after World War 1.

It is likely this tree was planted after the construction of the Anchorage Guesthouse between 1907 and 1917, at around the same time as those in the nearby Soldiers Memorial Gardens on Flinders Parade, shortly after WW1.

---

## STATEMENT OF HERITAGE VALUE

An important example of the historical use of Norfolk Island Pines in seaside towns in particular, to establish an exotic resort character in support of the development of the tourist trade.

---

## RELEVANT CRITERIA

- (a) the tree displays historical, and social themes that are of importance to the local area, namely the development of Victor Harbor as a seaside resort town.

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## References

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987.

District Centre  
LOCAL HERITAGE REGISTER

PALM TREE Item No. 28

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LOCATION

Address	Coral Street
	Victor Harbor
Owners	City of Victor Harbor
Allotment No	Pt Lot 798
Section	-
CT	5434/741
Hundred	Encounter Bay

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State Heritage Status	None
Other Assessments	SHR F/N 11730

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Film/Neg No 3227/14

Map DC/1





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## DESCRIPTION

A single Canary Island Palm (*Phoenix canariensis*) approximately seventy to eighty years old planted adjacent the railway level crossing gates in Coral Street.

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## HISTORY

Palm trees have a tradition of association with railways in South Australia. This may be attributed to a personal preference for exotic trees held by the Railway Chief Commissioner, William Alfred Webb who held this position between 1922-1927. Historic photographs indicate this tree was planted after the relaying of the rail lines and the construction of the railway station in 1925.

---

## STATEMENT OF HERITAGE VALUE

An unusual example of the use of exotic species in public gardens/reserves, and the use of a palm tree, in particular in association with Railway Complexes.

---

## RELEVANT CRITERIA

- (a) it displays historical, and social themes that are of importance to the local area.

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## References

District Centre  
LOCAL HERITAGE REGISTER

MORETON BAY FIG TREES (4)

Item No. 29

LOCATION

Address	Railway Terrace
	Victor Harbor
Owners	Road Reserve
Allotment No	-
Section	-
CT	-
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	SHR F/N 11730

Film/Neg No 3227/22 & 23

MapDC/1



3227/23

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## DESCRIPTION

A group of four (4) Moreton Bay Fig Trees (*Ficus Macrophylla*) from Queensland, planted on the former Railway Station reserve.

---

## HISTORY

The Railway Station was constructed in 1925 when the rail lines were relaid, and historic photographs indicate that these trees were planted simultaneously. They are the only Moreton Bay fig trees in the township.

---

## STATEMENT OF HERITAGE VALUE

An unusual example of the use of exotic species in public gardens/reserves, and the use of Moreton Bay Fig trees in particular in association with a Railway Station.

---

## RELEVANT CRITERIA

- (a) they display historical, and social themes that are of importance to the local area, and
- (f) they are a notable landmark in the area.

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## References

Mortlock Library, the Victor Harbor Collection.

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## PHOTOGRAPHS



3227/22

District Centre  
LOCAL HERITAGE REGISTER

ROW OF NORFOLK ISLAND PINE TREES (8)

Item No. 30

LOCATION

Address	Warland Reserve
	Victor Harbor
Owners	City of Victor Harbor
Allotment No	Pt Lot 774
Section	-
CT	CR 5756/545
Hundred	-

State Heritage Status	None
Other Assessments	None

Film/Neg No 3227/21

Map DC/1



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## DESCRIPTION

A row of eight Norfolk Island Pines (*Araucaria heterophylla*) planted in Warland Reserve adjacent the former railway goods shed, probably around eighty years old.

---

## HISTORY

Norfolk Island Pines are traditionally associated with seaside towns in South Australia and are evident along the coast of many towns in the Fleurieu Peninsula. They were planted extensively in Victor Harbor before and after World War 1, and it is likely these trees were planted at around the same time as those in the Soldiers Memorial Gardens on Flinders Parade, shortly after WW1.

---

## STATEMENT OF HERITAGE VALUE

An important example of the historical use of Norfolk Island Pines in seaside towns in particular, to establish an exotic resort character and to commemorate an event important to the community.

---

## RELEVANT CRITERIA

- (a) They display historical and social themes that are of importance to Victor Harbor, and
- (f) They are a notable landmark in the area and contribute strongly to the character of the township.

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## References

Page, Michael F. *Victor Harbor: from pioneer port to seaside resort*, District Council of Victor Harbor, Victor Harbor, 1987.

District Centre  
LOCAL HERITAGE REGISTER

SHOP/DWELLING

Item No. 31

LOCATION

Address	17 Albert Place Victor Harbor
Owners	Neline Pty Ltd
Allotment No	Lot 41
Section	Pt Section 15
CT	5416/196
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 5409/11 & 12

Map DC/1



5409/11

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## DESCRIPTION

A two-storey Shop/Residence, constructed of limestone with red brick surrounds to rendered doors and windows and a rendered masonry parapet. The hipped roof is of corrugated galvanised iron.

The building has a full width, two storey, timber balcony/verandah. At ground level, the verandah ceiling is ornamentally battened. The shop front remains largely original, with stallboards and leadlighting, and one side has a traditional, recessed entrance. A single central doorway with leaded sidelights leads to the balcony, with timber framed double hung sash windows to each side.

---

## HISTORY

This shop has long been associated with bakers and confectioners. The structure appears to date from the early 1900s, although rate assessments for this period do not enable a specific date to be determined.

Joseph Sedunary owned the building from 1914 when it comprised Lots 9 and 10. Sedunary advertised his business in the *Victor Harbor Times* as:

J.E. Sedunary  
baker and caterer  
Victor Harbor  
First class smallgoods and the best bread in the south  
carts call daily in Victor Harbor and surrounding districts  
Buy where your money goes furthest

He expanded into Lot 11 in 1922 when he bought that portion. His son, Alfred, took over ownership of the business in 1939 and expanded the bakery to include a confectioners. In 1963 the business was taken over by Lovell's Wheatsheaf Bakery Ltd.

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## STATEMENT OF HERITAGE VALUE

The building is of local heritage significance for its association with the early commercial development of Victor Harbor.

---

## RELEVANT CRITERIA

- (a) The building displays historical and economic themes that are of importance to the local area, because of its association with the early commercial development of Victor Harbor.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



5409/12



**District Centre**  
**LOCAL HERITAGE REGISTER**

SHOP/DWELLING

Item No. 32

**LOCATION**

Address	23-25 Albert Place Victor Harbor
Owners	D.W. and M.V. McLaren
Allotment No	Lots 102, 103
Section	Pt 17
CT	5311/789
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 5409/7 & 9

Map DC/1



5409/7

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## DESCRIPTION

A double-storey bluestone building with a hipped roof of corrugated galvanised iron, red brick quoins and surrounds, and brick chimney. There is an unusual combination of Office/Shop fronts at ground level. The two storey balcony/verandah is only partly original. A central door leads to the balcony at first floor level with timber framed double hung sash windows to each side.

---

## HISTORY

The building dates from the mid-1890s. The site was acquired by Charles Rischbeith 1883 and during his ownership rate assessments do not record any structure on the land. Hugh John Bird, a Victor Harbor butcher, acquired the property in June 1895 and it would appear that the building was constructed soon after. By 1903 the premises were leased to H.A. and E.H. Mayfield; in 1908 to Mary J. Roach. Walter.

The shop was sold to butchers J.J. Hall and J.F. Bruce in 1911 who continued in partnership until August 1943 when Hall died and Bruce continued alone. After John Fraser Bruce's death in 1949 the family continued to own the shop until 1972.

---

## STATEMENT OF HERITAGE VALUE

The building is of local heritage significance for its association with the early commercial development of Victor Harbor.

---

## RELEVANT CRITERIA

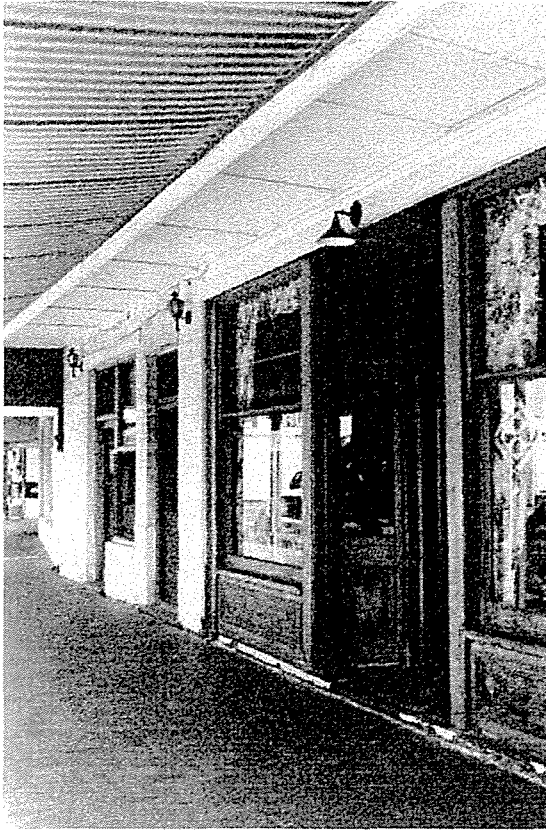
- (a) the building displays historical and economic themes that are of importance to the local area, because of its association with the early commercial development of Victor Harbor.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

## PHOTOGRAPHS



5409/9

District Centre  
LOCAL HERITAGE REGISTER

SALVATION ARMY CITADEL

Item No. 33

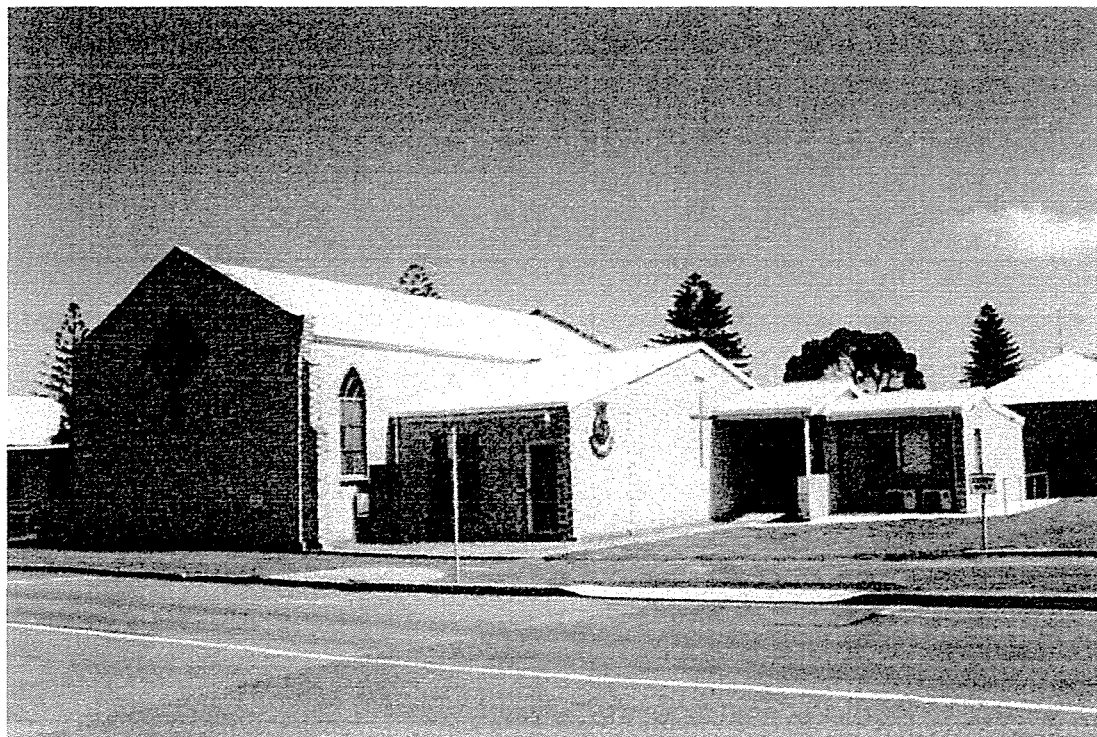
LOCATION

Address	25 Crozier Road, Victor Harbor
	Victor Harbor
Owners	Salvation Army (SA) Prop.
Allotment No	Lots 63, 64
Section	
CT	5560/979
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula

Film/Neg No 5409/5

Map DC/1



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## DESCRIPTION

A single-storey Church/Hall of cream brick construction and corrugated galvanised iron roof with later sympathetic additions on the south western side. The building continues to be used by the Salvation Army.

---

## HISTORY

This building was originally constructed and used by two different Synods of the Lutheran Church at Victor Harbor. Prior to the building's construction, one of the Lutheran congregations met in the supper room of the Town Hall while the other met in the Masonic Lodge building. However, in 1951 the land on which the present building stands was purchased for £1,250 by the two different Synods who agreed to jointly erect a church. An historic approach for the Lutheran Church, the foundation stone was laid in May 1956 and the church was dedicated on 7 April 1957. The architect was Dean Berry while the builders were A.A. Appleby and W.D. Pearce.

However, once the Lutheran Church established itself at the old Amscol factory site, the building was taken over by the Salvation Army in 1984. A foundation plaque notes:

THIS BUILDING WAS OPENED  
TO THE  
GLORY OF GOD  
AND FOR THE  
SALVATION OF THE PEOPLE  
BY  
LT. COMMISSIONER W.R. DALZIEL

4TH APRIL 1942

GEORGE L. CARPENTER  
GENERAL

RELOCATED FROM  
53 VICTORIA STREET, 1984

---

## STATEMENT OF HERITAGE VALUE

The Citadel is of local heritage significance for its association with the activities of the Salvation Army and their religious and welfare work in the local community over many years.

---

## RELEVANT CRITERIA

- (c) the Citadel has played an important part in the lives of local residents.

---

## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

**District Centre  
LOCAL HERITAGE REGISTER**

**FORMER SCHOOL**

**Item No. 34**

**LOCATION**

Address	21 Torrens Street Victor Harbor
Owners	Victor Harbor Property Investments
Allotment No	Pt Lot 6
Section	Pt Section 16
CT	5199/70
Hundred	Encounter Bay
State Heritage Status	None
Other Assessments	Heritage Survey of Fleurieu Peninsula National Trust

Film/Neg No 5409/1, 2 & 4

Map DC/1



5409/2

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## DESCRIPTION

A single storey bluestone building with red brick quoins, banding and dressings. There are large nine-light windows with heavy frames to the front, rear and side, (to allow maximum daylight to enter the classrooms). The hipped corrugated galvanised iron roofs have steep pitches with vents, flues and a brick chimney.

The building is now in use as a Community Centre.

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## HISTORY

The first school in Victor Harbor was opened by Matilda Absalom in 1867 in a cottage known as "Alexandra". Initially accommodating thirty-five pupils, numbers soon reached over fifty causing overcrowding. After William Evans took over the school in 1874 he lobbied the council for bigger premises. The Council, in turn, made a successful request to the Minister of Education for a new school.

Opened in 1877, the new school was one of the first in the Colony to be built by the government under the new Education Act. The building was constructed in two stages, with the western section being added in 1878. Constructed by local builders, Ephraim and George Weymouth, the building continued to be used as a school for the next 108 years.

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## STATEMENT OF HERITAGE VALUE

The former school building is of local heritage significance for its representation of the manner in which government service (education) followed and assisted the development of country town and communities in South Australia, and for its association with the generations of children who were educated there.

---

## RELEVANT CRITERIA

- (a) the former school displays historical and social themes that are of importance to the local area, in particular the social development of the local community, and the extension of education services to the district, and
- (c) the building has played an important part in the lives of the many local residents who were educated at the school.



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## References

*Victor Harbor Heritage Survey, 1997*, prepared by Donovan and Associates, History and Historic Preservation Consultants.

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## PHOTOGRAPHS



5409/1



5409/4

District Centre  
LOCAL HERITAGE REGISTER

FORMER RESIDENCE "CARRICKALINGA"

Item No. 35

LOCATION

Address	17-19 Torrens Street
Owners	Victor Harbor
Allotment No	District Council of Victor Harbor
Section	Lot 575, F. 165824
CT	Pt Section 16
Hundred	5856/355
	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 5409/19 & 20

Map DC/1



5409/20

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## DESCRIPTION

A substantial single storey limestone rock faced villa with painted and lined brick quoining and a bullnose return verandah on three sides. The corrugated iron roof is hipped with gablets, and high brick chimneys (now painted). The unusual verandah design has short timber posts on stone and brick piers forming balustrades and a gabled corner entrance. The main entry door is of heavily moulded timber with wide sidelights of leadlight and coloured glass. Timber framed double hung sash windows are generally paired.

The site is fenced along Hill and Torrens Streets with ornamental rendered masonry and brick piers, overpainted with red ochre and white lined, above which are timber posts and rails which have been set on the diagonal.

---

## HISTORY

'Carrickalinga' was originally built as a residence by local builders, the Williams brothers, on land originally owned by Alfred H. Dennis and sold to James Malthouse (of Carrickalinga) who is supposed to have given this name to the house. From 1920 until 1945 the property was owned by W.J. Edmonds, a prominent local storekeeper, whose family ran the dwelling as a Boarding House. In 1955 the property was acquired by Dr and Mrs Ben Brookman and in 1976 by the Local Council. After extensive fundraising, and with the support of the local Apex Club, the South Australian Government, and the Council, the building was converted for use as a Senior Citizens Centre and opened in March 1977. It continues in this use.

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## STATEMENT OF HERITAGE VALUE

The building is of local heritage significance as an important and unusual example of a large early residence.

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## RELEVANT CRITERIA

- (d) the building displays aesthetic merit and design characteristics of significance to Victor Harbor.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

## PHOTOGRAPHS

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5409/19

**District Centre**  
**LOCAL HERITAGE REGISTER**

**CHURCH OF CHRIST**

Item No. 36

**LOCATION**

Address	9 Seaview Road Victor Harbor
Owners	Churches of Christ in SA
Allotment No	Lots 573-F.P. 165822
Section	
CT	5829/265
Hundred	Encounter Bay

State Heritage Status	None
Other Assessments	None

Film/Neg No 5409/21

Map DC/1



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## DESCRIPTION

A brick building with a rendered front in the Moderne Style, with timber framed windows and double hung sashes. The front windows have sides dressed with small, figured brickwork. The recessed front entrance has a concrete canopy and circular window above. The corrugated iron roof is hipped, with ridge vents.

---

## HISTORY

For ten years before the Church of Christ was constructed, the congregation worshipped in the Masonic Lodge. With the design of the church completed, tenders were called on 29 September 1939 and the foundation stone was laid on 28 December 1939.

Two hundred people attended the laying of the foundation stone which was carried out in a most unusual way. Scores of white tapes, which were fastened to a main rope, were given to those attending to hold. As the signal was given to unveil the foundation stone, everyone pulled slowly on the tapes so that a flag was raised and the stone was uncovered. For four years the congregation had donated cash and promises—all anonymously—and by such means over £1,800 was raised.

The church was opened the evening before Good Friday in 1940, and continues to be used for its original purpose.

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## STATEMENT OF HERITAGE VALUE

The Church of Christ is of local heritage significance for its association with the history and development of the Church of Christ, its representation of its extension across South Australia and its role in the social and religious development of the Victor Harbor community.

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## RELEVANT CRITERIA

- (a) the Church of Christ displays historical and social themes that are of importance to the local area, in particular the activities of the denomination in the social development of the local community.

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## References

*Victor Harbor Heritage Survey*, 1997, prepared by Donovan and Associates, History and Historic Preservation Consultants.

**District Centre**  
**LOCAL HERITAGE REGISTER**

**NORFOLK ISLAND PINE TREE**

Item No. 37

**LOCATION**

Address 36 Crozier Road  
Victor Harbor

Owners  
Allotment No  
Section  
CT

Hundred Encounter Bay

State Heritage Status None  
Other Assessments None

Film/Neg No 5409/23

Map DC/1



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## DESCRIPTION

A single Norfolk Island Pine (*Araucaria heterophylla*) at the edge of the Shopping Centre carpark, probably around eighty years old.

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## HISTORY

Norfolk Island Pines are traditionally associated with seaside towns in South Australia and are evident along the coast of many towns in the Fleurieu Peninsula. Historic photographs indicate their use from the late 1890s on Granite Island, and they were planted extensively in Victor Harbor before and after World War 1.

It is likely that the site on which the tree is situated was once a residential property and that the tree was planted in connection with the residence.

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## STATEMENT OF HERITAGE VALUE

An important example of the historical use of Norfolk Island Pines in seaside towns in particular, to establish an exotic resort character in support of the development of the tourist trade.

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## RELEVANT CRITERIA

- (a) the tree displays historical, and social themes that are of importance to the local area, namely the development of Victor Harbor as a seaside resort town.

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## References

None.



**District Centre**  
**LOCAL HERITAGE REGISTER**

**NORFOLK ISLAND PINE TREE**

Item No. 38

**LOCATION**

Address Cnr Albert Place & Crozier Road  
Victor Harbor

Owners  
Allotment No  
Section  
CT  
Hundred

Encounter Bay

State Heritage Status None  
Other Assessments None

Film/Neg No 5409/6

Map DC/1



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## DESCRIPTION

A single Norfolk Island Pine (*Araucaria heterophylla*) on the footpath, probably around eighty years old.

---

## HISTORY

Norfolk Island Pines are traditionally associated with seaside towns in South Australia and are evident along the coast of many towns in the Fleurieu Peninsula. Historic photographs indicate their use from the late 1890s on Granite Island, and they were planted extensively in Victor Harbor before and after World War 1.

It is likely this tree was planted at around the same time as those in the nearby Soldiers Memorial Gardens on Flinders Parade, shortly after WW1.

---

## STATEMENT OF HERITAGE VALUE

An important example of the historical use of Norfolk Island Pines in seaside towns in particular, to establish an exotic resort character in support of the development of the tourist trade.

---

## RELEVANT CRITERIA

- (a) the tree displays historical, and social themes that are of importance to the local area, namely the development of Victor Harbor as a seaside resort town.

---

## References

None.

District Centre  
LOCAL HERITAGE REGISTER

ROW OF TREES (3 PINES & 2 PALMS)

Item No. 39

LOCATION

Address Victoria Street  
Victor Harbor

Owners  
Allotment No  
Section  
CT  
Hundred

Encounter bay

State Heritage Status None  
Other Assessments None

Film/Neg No 5409/13 & 16

Map DC/1



5409/16

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## DESCRIPTION

A row of three Norfolk Island Pines (*Araucaria heterophylla*) and two Canary Island palms (*Phoenix canariensis*) planted along Victoria Street, probably around eighty years old.

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## HISTORY

Norfolk Island Pines are traditionally associated with seaside towns in South Australia and are evident along the coast of many towns in the Fleurieu Peninsula. They were planted extensively in Victor Harbor before and after World War 1, and it is likely these trees were planted at around the same time as those in the Soldiers Memorial Gardens on Flinders Parade, shortly after WW1.

---

## STATEMENT OF HERITAGE VALUE

An important example of the historical use of Norfolk Island Pines in seaside towns and an uncommon example of the use of exotic species in particular, to establish an exotic resort character and to commemorate an event important to the community.

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## RELEVANT CRITERIA

- (a) They display historical and social themes that are of importance to Victor Harbor, and
- (f) they are a notable landmark in the area and contribute strongly to the character of the township.

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## References

None.

## PHOTOGRAPHS



5409/13