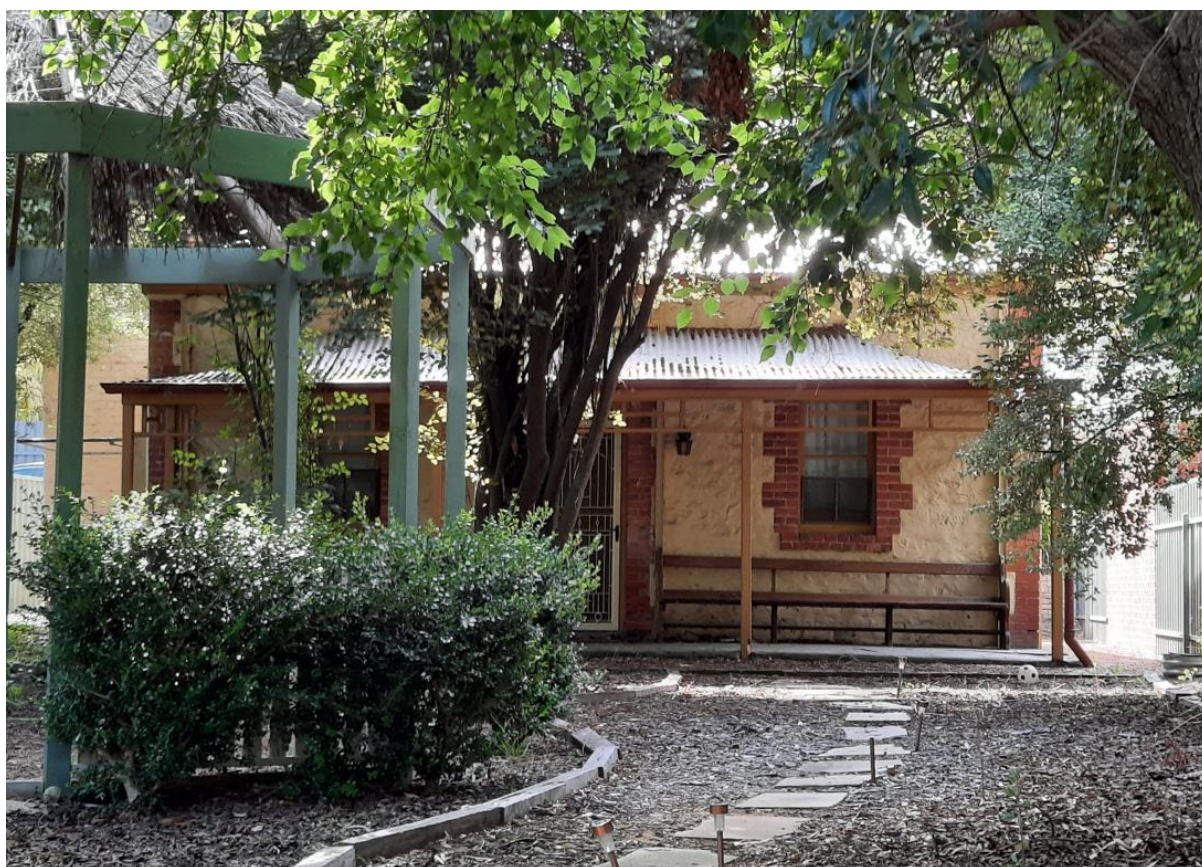


NAME: 'Colmer Cottage', 413b Main Road, COROMANDEL VALLEY

CURRENT USE:	Dwelling
FORMER USE:	Dwelling
DATE(S) OF CONSTRUCTION:	C.1880 (c.1895?) with later additions and alterations
LOCATION:	413b Main Road, COROMANDEL VALLEY
LAND DESCRIPTION:	CT 6164/714, Section 697, Hundred of Noarlunga
OWNER:	Private ownership
RECOMMENDATION:	Local Heritage Place



413b Main Road, Coromandel Valley (GGA, 2021)

NAME: 'Colmer Cottage', 413b Main Road, COROMANDEL VALLEY

DESCRIPTION:

Late 19th century symmetrical cottage constructed of freestone with brick quoins, surrounds and dressings with recent paint removal. Brick chimneys to original roof line with corrugated steel cladding. Early timber doors and windows. Replacement timber framed verandah over original slate paving with replacement corrugated steel cladding. Early lean-to additions to west elevation constructed of brick with later 20th century adjoining lean-to additions.

It is recommended that the dwelling at 413b Main Road, Coromandel Valley be included on the South Australian Heritage Register as a Local Heritage place.

A delineation of significant historic fabric is provided in the Extent of Listing.

STATEMENT OF HERITAGE SIGNIFICANCE:

413b Main Road, Coromandel Valley is of local significance as a highly-intact late 19th century example of a local cottage dwelling, providing a strong visual contribution to the Coromandel Valley historic streetscape. The residence is also associated with its original owners the Colmer family, prominent late 19th and early 20th century residents of Coromandel Valley.

RELEVANT CRITERIA (As defined in Section 67(1) of the PDI Act 2016):

- a) it displays historical, economic or social themes that are of importance to the local area; being a late 19th century dwelling dating to a primary period of development for the Coromandel Valley township.
 - b) it represents customs or ways of life that are characteristic of the local area; being a good, highly-intact example of a late 19th century small cottage dwelling typology for the district.
 - e) it is associated with a notable local personality or event; being strongly associated with the Colmer family, prominent early Coromandel Valley residents.
-

RELEVANT HISTORIC THEMES:

Theme 2: Regional Life in the Southern Vales

2.1 Cottages and small dwellings

Theme 4: Local Settlers and Local Entrepreneurship

4.1 Notable early local settlers and families

BRIEF HISTORICAL BACKGROUND:

The heritage values of 413b Main Road, Coromandel Valley do not appear to have been identified or assessed as part of any previous heritage survey.

413b Main Road, also known as 'Colmer Cottage' was briefly described in the National Trust of South Australia's 'Coromandel Walking Guide' as follows: "COLMER'S COTTAGE: Traditionally dated c.1880, but the first purchaser of a land grant in this area was Albert Edward Colmer in 1902; the cottage may have been built while the land was leased."

Current research largely supports previous historical accounts; the earliest identified Lands Title records date to September 1902 when the allotment, then comprising 18 acres stretching eastward along Crane Avenue, was first granted to Albert Edward Colmer of Coromandel Valley, labourer. While the cottage has 'traditionally' been dated to c.1880, Sands & McDougall directories first record Colmer as a resident of Coromandel Valley from 1895 onwards; suggesting c.1895 as a construction date. As the building's physical fabric does appear to stylistically date to c.1880, it is possible the residence was constructed by another earlier, currently unidentified resident of the district. The original allotment was subdivided in 1910, when the allotment of nearby 4 Crane Avenue was transferred to Colmer's relative Edgar Harold Colmer. 413b Main Road, Coromandel Valley was retained by A. E. Colmer until his death in 1922. The property was again subdivided after 1922 and changed hands frequently throughout the 20th century. The dwelling was most recently listed for sale in 2020.

413b Main Road, Coromandel Valley retains a high degree of original fabric, including internal fittings such as fireplaces and timber ceilings. Retaining early brick lean-to additions, later additions and minor modifications were undertaken in the late 20th century.

EXTENT OF LISTING:

The form and materials of all surviving masonry fabric to the late 19th century residence, including all walls, brick chimneys, window & door openings, quoins, slate verandah paving surrounds and dressings. Early lean-to additions to the west elevation are also included in the listing. The form and materials of early windows and doors is considered of significance and is included in the listing. The original roof form and the use of corrugated steel cladding is considered of significance and is included in the listing, though current replacement materials are not included in the listing.

All later additions and alterations are not included in the listing.

REFERENCES:

'Coromandel Walking Guide', National Trust of South Australia, 2014.
CT 694/82; 848/71; 1284/2; 1722/138; etc.
Sands & McDougall Directory, 1895, p. 226.

SITE MAPPING:



Site of 413b Main Road, Coromandel Valley (Planning SA SAPPa)

HISTORICAL IMAGES:



C.1912 photograph of 413b Main Road, Coromandel Valley, highlighted within red box (SLSA B 28529)



Enhanced photograph of c.1912 image of 413b Main Road, Coromandel Valley (SLSA B 28529)



West elevation of 413b Main Road, Coromandel Valley (<https://www.realestate.com.au/property/413b-main-rd-coromandel-valley-sa-5051>, accessed 18/1/2022).

OTHER IMAGES:



West elevation of 413b Main Road, Coromandel Valley ((<https://www.realestate.com.au/property/413b-main-rd-coromandel-valley-sa-5051>, accessed 18/1/2022)).



Original timber ceiling and fireplace to living room of 413b Main Road, Coromandel Valley ((<https://www.realestate.com.au/property/413b-main-rd-coromandel-valley-sa-5051>, accessed 18/1/2022)).



Early lean-to fireplace to current kitchen of 413b Main Road, Coromandel Valley
((<https://www.realestate.com.au/property/413b-main-rd-coromandel-valley-sa-5051>, accessed 18/1/2022)).