

NAME: Dwelling, 17 Rowlands Hill Road, COROMANDEL VALLEY

CURRENT USE:	Dwelling
FORMER USE:	Dwelling
DATE(S) OF CONSTRUCTION:	C.1854 cottage dwelling with various periods of additions dating to the late 19 th and 20 th centuries.
LOCATION:	17 Rowlands Hill Road, COROMANDEL VALLEY
LAND DESCRIPTION:	CT 5101/423, Section 860, Hundred of Noarlunga
OWNER:	Private ownership
RECOMMENDATION:	Local Heritage Place



17 Rowlands Hill Road, Coromandel Valley (GGA, 2022)

NAME: 17 Rowlands Hill Road, COROMANDEL VALLEY

DESCRIPTION:

Cottage dwelling dating from c.1854 with various periods of later additions dating to the late 19th century and various periods of the 20th century. Constructed of masonry (including portions of sandstone and bluestone) with brick quoins, surrounds and dressings. Early timber entrance doors and early timber window elements. Late 19th century brick chimneys, original hipped and gabled roof forms with later corrugated steel cladding extending to c.20th century timber verandah structure to all sides of the building. Evidence of extensive modifications and reconstruction works dating to the 20th century, particularly to the east elevation of the building.

Extensive c.19th century retaining walls to the immediate north and east of the dwelling.

c.19th century brick domed underground water tank with concrete lid to immediate east of dwelling, retaining early metal pump.

It is recommended that the dwelling at 17 Rowlands Hill 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:

17 Rowlands Hill Road, Coromandel Valley is of local significance as a mid-19th century cottage dwelling with later periods of additions dating to an important period of development for the district and providing a strong contribution to the Coromandel Valley historic landscape. The residence is closely associated with the Weymouth family, particularly John Weymouth senior (1802-1887) and John Weymouth junior (1859-1934), who constructed and resided at the residence. The Weymouths were prominent local builders for the Adelaide Hills region and important early settlers and residents of the Coromandel Valley district.

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 attributed as a mid-19th century residence with later periods of additions dating to an important period of development for the Coromandel Valley township, providing a strong heritage contribution to the landscape. The residence was also constructed by the Weymouths, prominent local builders of the 19th and early 20th centuries for the region.

b) it represents customs or ways of life that are characteristic of the local area; being attributed as a mid-19th century residence with later periods of additions dating to an important settlement period of the Coromandel Valley district. The residence was also constructed by the Weymouths, prominent local builders of the 19th and early 20th centuries for the region.

e) it is associated with a notable local personality or event; being strongly associated with both John Weymouth senior (1802-1887) and John Weymouth junior (1859-1934) who constructed and resided

at the residence. The Weymouths were also prominent local builders for the Adelaide Hills region and important early settlers and residents of the Coromandel Valley district.

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:

17 Rowlands Hill Road, Coromandel Valley does not appear to have been identified or assessed as part of any previous heritage survey.

While historical assessments have not been identified, a brief site history of 17 Rowlands Hill Road, strongly associated with the adjoining property at 19 Rowlands Hills Road, was provided in the National Trust of South Australia's 'Coromandel Walking Guide' as follows:

John Weymouth I bought about two acres of land here in 1854 from Thomas Matthews, which he later sold to his son, John Weymouth II in 1879. A further allotment was created at the southern end of Rowlands Hill Road which would be settled by the Wait family. John Weymouth II built a house on his land (now No. 19) for himself and his wife Elizabeth (nee Scutter) whom he married in 1881. He also built, alongside his bluestone house, a sandstone cottage of two rooms in which his mother lived until she died in 1908, after which John Weymouth added two more rooms to the rear of the small cottage and it was here that Tim Jones, a son of Annie Jones (nee Wait), and his wife Ellen (nee Weymouth), moved into in mid-1915. John Weymouth also built, below this house, a bakehouse, in which Hurtle Jones' brothers Tim and Stan operated a bakery business

Current research has largely substantiated historical findings. The earliest identified Lands Title records date to February 1864 when the site of 17 & 19 Rowlands Hill Road was acquired by John Weymouth, bricklayer of Coromandel Valley. The 1864 title identifies that Section 860 had been previously acquired by Thomas Matthews in March 1841. A mason and builder by trade, Weymouth had constructed Matthew's residence 'Hurds Hill' in 1849. It is understood that John Weymouth and his neighbour William Wait acquired portions of Section 860 from Thomas Matthews by the mid-1850s, though no Torrens Title certificates relating to these transactions have been identified.

Of the two residences constructed by the Weymouths on this allotment, 17 Rowlands Hill Road is understood to be the earlier residence, with several periods of development dating from the mid-1850s onwards. Weymouth registered several mortgages during the 1860s, likely in relation to construction works. It is presumed that the later extensions undertaken to the immediate south of the mid-19th century building were constructed around the time of the property transfer from John Weymouth senior to his son John Weymouth junior in May 1879. John Weymouth junior registered a mortgage in 1881, discharged by 1887, which likely related to these additions.

John Weymouth senior (1802-1887) was a very significant figure in the history and development of the Coromandel Valley district. Born in Marlborough, Devon, England, arriving in South Australia in 1838 aboard the *Pestonjee-Bomanjee* with his wife Mary and their six children. The couple would have two more children before Mary's death in 1858; Weymouth would re-marry in 1858 and would have an additional five children with his new wife Jane, of which his son John Weymouth junior, born in 1859, was the eldest. Weymouth senior was responsible for many of Coromandel Valley's earliest buildings, constructed from stone sourced from the family's quarry.

John Weymouth junior (1859-1934) has been described as one of the best-known builders of the Adelaide Hills; identified as having built numerous houses and churches at Eden Hills, Clarendon, Cherry Gardens, Iron Bank and Victor Harbor, in addition to numerous buildings at Coromandel Valley. Tragically killed in a bushfire, John Weymouth junior's important contributions to the Coromandel Valley district are commemorated by the naming of Weymouth Road and Weymouth Recreation Reserve.

A new residence (now 19 Rowlands Hills Road) immediately south of the c.1854 residence was completed by the mid-1910s and sold to Walter Stewart Jones, baker of Coromandel Valley. Weymouth junior subdivided the original allotment in June 1918 and retained 17 Rowlands Hill Road as the Weymouth family residence.

Following Weymouth junior's tragic death in 1934, 17 Rowlands Hill Road was sold to the Sheldon family who registered several mortgages, possibly in relation to construction works, in the 1930s and 1940s. Subsequent owners include the Jones family (1957-1966) Brian Harold McFarlane (1966-1975). The property appears to have changed hands frequently in the late 20th century.

EXTENT OF LISTING:

The form and materials of all early masonry fabric to the c.mid-19th century residence and late 19th century additions, including external walls, quoins, surrounds and dressings, chimneys and window & door openings. Surviving early timber window and door elements are considered of significance and included in the listing. The form of the hipped and gabled roof is considered of significance, as is the use of corrugated steel as the roof cladding material. Current replacements elements are considered stylistically appropriate but are not historic fabric and are not included in the listing.

All historic fabric associated with the site's retaining walls and the underground water tank and pump are included in the listing.

All later additions and alterations, including all 20th century additions and modifications, are not included in the listing.

REFERENCES:

CTs 48/90; 308/111; 1095/109; 4042/451; 4105/437; etc.
<https://www.wikitree.com/wiki/Weymouth-55>
<https://www.southeastaustralianhistory.com.au/weymouth.htm>

SITE MAPPING:



Site of 17 Rowlands Hill Road, Coromandel Valley (Planning SA SAPPa)

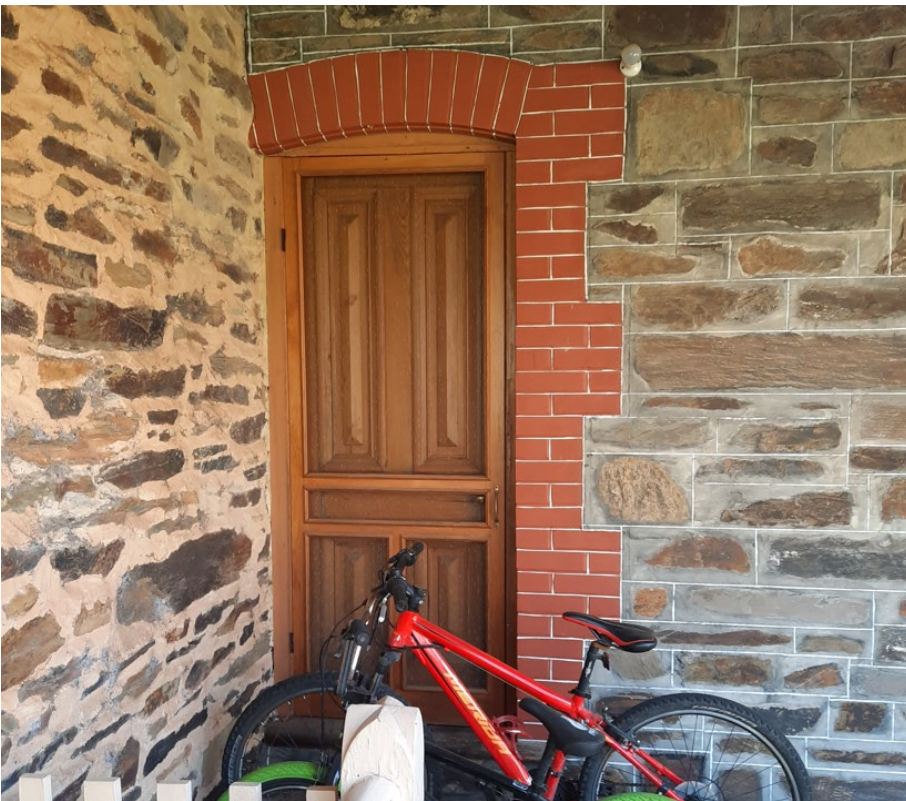
OTHER IMAGES:



Primary west elevation of the mid-19th century cottage at 17 Rowlands Hill Road; the matching bluestone to later additions could suggest this elevation was reconstructed at a later date (GGA, 2022)



Later 19th century additions immediately south of c.mid-19th century cottage looking north; these additions appear to have undergone extensive alterations during the 20th century, particularly to the eastern portion of the building (GGA, 2022)



West elevation showing joint between mid-19th century fabric to the left, and late 19th century fabric at right (GGA, 2022)



Brick stairs to the original cellars to the base of the c.mid-19th century residence, looking east (GGA, 2022)



South elevation of c.late-19th century additions looking north (GGA, 2022)



Extensive early retaining walls to the north-east of the mid-19th century residence (GGA, 2022).



East elevation looking west, showing late 19th century fabric and various periods of additions and alterations dating through the 20th century (GGA, 2022).



19th century brick underground tank with original pump still intact, located to the rear gardens immediately east of the residence (GGA, 2022).