

NAME: Dwelling, 395 Main Road, COROMANDEL VALLEY

CURRENT USE:	Commercial premises
FORMER USE:	Butcher's premises and associated dwelling
DATE(S) OF CONSTRUCTION:	C. 1905 with later additions and alterations
LOCATION:	395 Main Road, COROMANDEL VALLEY
LAND DESCRIPTION:	CT 6135/266, Section 1361, Hundred of Noarlunga
OWNER:	Private ownership
RECOMMENDATION:	Local Heritage Place



395 Main Road, Coromandel Valley (GGA, 2021)

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DESCRIPTION:

C.1905 symmetrical cottage constructed of freestone with brick quoins, surrounds and dressings. Brick chimneys to original roof line with original timber apex ventilators with later corrugated steel cladding. Early timber doors and windows. Original timber framed verandah with replacement corrugated steel cladding. Original lean-to additions to east elevation. Late 20th/early 21st century sheds, retaining walls and other fabric associated with current commercial usage.

It is recommended that the dwelling at 395 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:

395 Main Road, Coromandel Valley is of local significance as a prominently-sited early 20th century cottage dwelling, dating to the district's early settlement and providing a strong visual contribution to the Coromandel Valley historic streetscape. Constructed in c.1905, the dwelling retains a high degree of original fabric and is a good representation of Coromandel Valley's early residential cottage typology, dating from the district's semi-rural origins.

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 significant early 20th century dwelling dating to an early period of development for the Coromandel Valley township,
 - b) it represents customs or ways of life that are characteristic of the local area; being an early 20th century cottage dwelling, an important typology for the local district, dating to the early settlement of the Coromandel Valley. The dwelling retaining a high degree of original fabric.
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RELEVANT HISTORIC THEMES:

Theme 2: Regional Life in the Southern Vales

2.1 Cottages and small dwellings

BRIEF HISTORICAL BACKGROUND:

395 Main Road, Coromandel Valley was briefly identified by Paul Stark's 1983 Meadows Heritage Survey as one of a number of 'Category C: Items and Sites of Interest' within the Coromandel Valley township, though no associated or subsequent assessment appears to have been undertaken. Very little previous historical information relating to the property has been identified.

Current research has identified Lands Title records dating to February 1900 when the site, originally comprising a thirteen acre farming allotment, was granted to Robert James Fuller of Blackwood, gardener who would own the land until 1905. Sands & McDougall directories between 1900-5 do not indicate Fuller residing in the district, though subsequent owner Robert Cook of Coromandel Valley, gardener is recorded as a permanent resident of the township from 1903. This would suggest Cook is responsible for constructing the residence, most likely shortly after acquisition in 1905; a mortgage recorded in December 1905 supports this likelihood. The property would transfer to Leonard Veasey Cook in 1911 who placed mortgages in 1911 and 1917 respectively. In 1923, the property was subdivided with a portion sold to Leonard Alfred Scroop, who later acquired 395 Main Road in 1924; the Scroop family being early settlers of the Clarendon/Blackwood/Coromandel Valley area. Leonard Scroop would retain both properties until 1971 when both sites were sold to Hills Estates Developers Proprietary Limited. It is understood that Scroop, a local butcher, operated the site as a local butcher's shop and associated residence, as recorded by Stark's 1983 Meadow's Heritage survey.

Amalgamated to a single Title, the original c.1900 thirteen-acre site was again subdivided, forming the east-west corridor of Oakdene Crescent and the southern portion of Meadowvale Road, including all residential sites associated with these thoroughfares on Section 1361. The c.1905 residence at 395 Main Road and land comprising Allotment 37 were sold in 1976 to the Fisher family. Subsequent owners before transition to commercial usage include the McClure family (1989-1900) and the Coates family (1990-). The site of 395 Main Road, now including Allotments 38 & 39 facing Main Road, forms a commercial enterprise currently operating as Blackwood Landscape & Firewood Supplies.

While now comprising commercial premises, the external fabric of the former c.1905 cottage retains a high degree of integrity.

EXTENT OF LISTING:

The form and materials of all surviving external masonry fabric to the c.1905 residence, including all walls, brick chimneys, window & door openings, quoins, surrounds and dressings. The form and materials of early windows and doors is considered of significance and is included in the listing. The original roof and verandah form, the use of timber-framing, corrugated iron cladding and use of timber gable ventilators is considered of significance and is included in the listing, though current materials are not included in the listing.

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

REFERENCES:

CTs 657/167; 1307/113; 1460/2; 3833/85; 4338/85; etc.
'Coromandel Walking Guide', National Trust of South Australia, 2014.
Paul Stark, 1983, Meadows Heritage, p.93.

SITE MAPPING:



395 Main Road, Coromandel Valley (Planning SA SAPPa)

OTHER IMAGES:



Photograph of 395 Main Road, Coromandel Valley, looking east (GGA 2021)



Photograph of 395 Main Road, Coromandel Valley looking north, showing original lean-to additions to the east elevation (GGA 2021)



395 Main Road, Coromandel Valley looking east, showing extensive commercial development on the site (Google Maps, 2021).