

NAME: Farmhouse and Outbuildings, Lot 28 Main South Road, HACKHAM

PLACE NO.: Local, HID 5298

CURRENT USE: Dilapidated farmhouse with outbuildings

FORMER USE: Farmhouse with outbuildings

DATE(S) OF CONSTRUCTION: C.1870s with later alterations

LOCATION: Lot 28 Main South Road, HACKHAM

LAND DESCRIPTION: CT 5742/224, Section 45 & 46, Hundred of Noarlunga

OWNER: Renewal SA

REGISTER STATUS: Local, HID 5298



Lot 28 Main South Road, Hackham (GGA, 2021)

NAME: Farmhouse and Outbuildings, Lot 28 Main South Road, HACKHAM

PLACE NO.: Local, HID 5298

DESCRIPTION:

C.1870s former farmhouse, constructed of masonry with brick quoins and surrounds with brick chimney with early door and window openings. Early lean-to additions to the south-east with rendered masonry chimney. Original timber-framed roof form with early corrugated iron with early timber-framed corrugated iron-clad verandah to north-west elevation. Farmhouse currently in dilapidated condition, roof timbers appear to have been recently burnt.

C.1870 farming outbuilding to immediate south of farmhouse, constructed of masonry with brick quoins and surrounds with various areas of external concrete rendering. Brick-lined 'oculus' ventilator window to north-west elevation. Timber lintel to external window to south-west elevation.

Early masonry outhouse with early timber lintel, door frame and door leaf with various areas of external concrete render.

Early freestone masonry fencing to north-west elevation and to courtyard immediately east of farmhouse and outbuilding.

It is recommended that Lot 28, Main South Road, Hackham be retained on the Heritage Register as a Local Heritage place.

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

STATEMENT OF HERITAGE SIGNIFICANCE:

The c.1870s farming complex at Lot 28, Main South Road, Hackham is of significance as an early, intact and highly visible example of self-contained farming complex within the Hackham district, effectively representing the district's agricultural origins. A notable local landmark, the property is strongly associated with the Radford and Antonio families, prominent early farming identities and citizens of the Hackham district in the late 19th and 20th centuries.

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 an early and intact Hackham farming complex retaining a high degree of original fabric, despite currently being in derelict condition.

b) it represents customs or ways of life that are characteristic of the local area; being a mid-to-late 19th century example of an intact, self-contained farming complex retaining its original farmhouse and outbuilding; representing an agricultural way of life characteristic of the Hackham district in the mid-to-late 19th century.

e) it is associated with a notable local personality or event; being associated with the Radford and Antonio families, prominent early farming identities and citizens of the Hackham district.

f) it is a notable landmark in the area; being today perhaps the most visible and identifiable example of Hackham's surviving early farming complexes dating to the mid-to-late 19th century for its close proximity to Main South Road.

RELEVANT HISTORIC THEMES:

Theme 5: Food Production in the Southern Vales

5.1 Self-contained and self-reliant farming complexes

BRIEF HISTORICAL BACKGROUND:

The 2003 Noarlunga Local Heritage Register Survey noted that the former farmhouse at Lot 28, Main South Road, Hackham was likely built around the 1870s; recording that 1877 Noarlunga District Council rate assessment records identified that the allotment belonged to a Daniel Radford, with a 'house and land' recorded on the site at that time, suggesting construction prior to 1877. The 2003 Survey also noted that Daniel Radford was elected to the Noarlunga District Council in 1884 and 1885. The 2003 Survey also noted that the property was believed to have been owned by the Antonio family in the 20th century, residing at the adjoining property at 35 (now 256) Patapinda Road, Hackham.

Current research has identified Lands Title records dating to April 1869 when the allotment was purchased by James Clark of Noarlunga, farmer. Clark placed a mortgage in May 1869 which may relate to construction works, suggestive of construction by c.1870. The property was transferred to George Radford of Encounter Bay, farmer in 1873; subsequently inherited by Daniel Radford of Noarlunga, farmer following George Radford's death in 1875. Transferring co-ownership to his wife Emma in 1887 (the Certificate of Title erroneously identifies Radford's wife as Eliza, who died in 1877), the property was retained by the Radford family until 1934 when the allotment was transferred to Herbert Antonio in April 1934; the property had been leased to Charles William Holly in June 1919. The property was retained by Herbert Antonio until 1973 when International Holiday Co-Operative Limited acquired the allotment. The property was subsequently acquired by the South Australian Land Commission in June 1974 and appears to have been vacant since this time.

EXTENT OF LISTING:

The form and materials of masonry elements to the C.1870s former farmhouse, including all masonry walls, chimneys, early window and door openings and lean-to additions. The roof form is of significance, as is the use of corrugated steel cladding. However, current dilapidated materials are not included in the listing. The form and use of the timber-framed, corrugated iron-clad verandah to north-west elevation is of significance and is included in the listing though current dilapidated materials are not included in the listing.

The form and materials of masonry elements to the c.1870s farming outbuilding, including all walls and door and window openings. The form and use of early timber elements including timber lintels is of significance and is included in the listing though current materials are not included in the listing.

The form and materials of masonry elements to the early outhouse, including all walls and door openings. The form and use of early timber elements, including timber lintel, door frame and door

leaf is of significance and is included in the listing though current materials are not included in the listing.

The form and materials of all surviving masonry boundary fencing is also included in the listing.

REFERENCES:

City of Onkaparinga, 2003, *Noarlunga Local Heritage Register*, Place/Item No. 202

Family Notices, Evening Journal, Thu 16 Aug 1877, p.2.

Family Notices, South Australian Register, Thu 31 Mar 1887, p.4.

CTs 128/132; 3553/127; 4007/276; etc.

SITE MAPPING:



Site of Lot 28 Main South Road, Hackham; (1) residence; (2) early outbuilding (Planning SA SAPP)

HISTORICAL IMAGES:



1936 aerial photograph of farm complex at Lot 28 Main South, Hackham; (1) farmhouse; (2) early outbuilding (ICSM Historical Aerial Photography, Film Number MAP1941, Run 1, Frame 6319, dated 3rd April, 1936. <https://imagery.aerialphotography.fsdf.org.au/>, accessed 3/11/2021).



North west elevation of former farmhouse in 1997 (1997 Noarlunga Local Heritage Review)



North west elevation of former farmhouse in 1997 (1997 Noarlunga Local Heritage Review)



North west elevation of former farmhouse in 2003, then in dilapidated condition (2003 Noarlunga Local Heritage Register)



North west elevation of former farmhouse in 2003, then in dilapidated condition (2003 Noarlunga Local Heritage Register)

OTHER IMAGES:



West elevation of former farmhouse, currently in dilapidated condition (GGA, 2021).



East elevation of former farmhouse, currently in dilapidated condition (GGA, 2021).



Southern lean-to additions to former farmhouse with various areas of external rendering, currently in dilapidated condition (GGA, 2021).



East elevation of early outbuilding with courtyard retaining wall and boundary fencing (GGA, 2021).



Early outhouse and farming outbuilding, viewed from the south (GGA, 2021).