

**NAME: Dwelling, 422 Main Road, COROMANDEL VALLEY**

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**CURRENT USE:** Dwelling  
**FORMER USE:** Dwelling  
**DATE(S) OF CONSTRUCTION:** C.1896 with later additions

**LOCATION:** 422 Main Road, COROMANDEL VALLEY  
**LAND DESCRIPTION:** CT 6169/613, Section 441, Hundred of Noarlunga

**OWNER:** Private ownership

**RECOMMENDATION:** Local Heritage Place



422 Main Road, Coromandel Valley (GGA, 2022)

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**DESCRIPTION:**

C.1896 symmetrical cottage constructed of masonry with brick quoins, surrounds and dressings. Early timber entrance door and window elements. Early brick chimneys to original hipped and gabled roof form with later corrugated steel cladding. Early timber gable ventilators to roof apex. Original timber verandah structure to west elevation with early timber posts and brackets, later replacement corrugated steel roof cladding. Later timber framed corrugated steel clad verandah to north elevation. Concrete paving to verandah floor to all sides of c.1896 building. Extensive later additions to west elevation undertaken in recent years.

It is recommended that the dwelling at 422 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.

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**STATEMENT OF HERITAGE SIGNIFICANCE:**

422 Main Road, Coromandel Valley is of local significance as a late-19<sup>th</sup> century cottage dwelling dating to an important period of development for the district and providing a strong contribution to the Coromandel Valley historic streetscape. The residence is formerly associated with a fruit-growing enterprise (most likely an orchard) that operated on the site until the mid-1970s, demonstrating a strong historical association with Coromandel Valley's fruit-growing industry, a significant local industry for the district in the late 19<sup>th</sup>/early 20<sup>th</sup> centuries, now largely defunct.

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**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 late 19<sup>th</sup> century residence dating to an important period of development for the Coromandel Valley township, providing a strong heritage contribution to the local streetscape.

b) it represents customs or ways of life that are characteristic of the local area; being attributed as a late 19<sup>th</sup> century cottage dating to an important settlement period of the Coromandel Valley district. The residence was formerly associated with a large fruit-growing enterprise that appears to have operated until the 1970s, a significant local industry for the Coromandel Valley district.

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**RELEVANT HISTORIC THEMES:**

**Theme 2: Regional Life in the Southern Vales**

2.1 Cottages and small dwellings

**Theme 5: Food Production in the Southern Vales**

5.5 Horticulture

**BRIEF HISTORICAL BACKGROUND:**

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

The cottage was briefly identified in the National Trust of South Australia's 'Coromandel Walking Guide' as one of a number of local landmarks, described as being constructed in the '1870s on private land.' No other description was provided relating to this property.

Current research has identified Lands Title records dating to October 1896 when the original allotment, comprising fourteen acres on Section 441, Hundred of Noarlunga, was acquired by George Henry French, fruit grower of Coromandel Valley. The Title indicates that French had placed an earlier mortgage in June 1896 which may relate to construction works, the timeframe between June and October possibly indicating the construction period with finalisation of the Title's cadastral boundaries by October. Transferring ownership to French's wife Alice in August 1907, a subsequent mortgage was also registered in September 1908. As a 'French, G. H., Gardener, Coromandel Valley' is first recorded by the Sands & McDougall Directory of 1892, it is considered that the 1896 mortgage date is more likely to relate to initial construction works on the site shortly before the finalised acquisition.

The property was sold to Robert Cook, gardener of Coromandel Valley, in 1911; the Cooks would retain the property until 1943. As Cook's occupation matches that of French, it is considered likely that the original fourteen-acre site likely operated as a fruit-growing enterprise, most likely an orchard, for much of the 20<sup>th</sup> century. G. H. French is recorded as having won numerous awards and prizes for dried fruit production from 1897; fruit production is also recorded during the Cook occupancy also. The Moulden family acquired the site in 1943, retaining ownership well into the 1990s. While this occupancy is of lengthy duration, the Moulden family have not been identified as important local residents for the district and as such the length of this association is not deemed to be of heritage significance.

It would appear the site continued to operate as a fruit-growing enterprise until the 1970s, with subdivision of the current allotment (with access to McNamara Road, formerly Moulden's Road) occurring by 1975. The property most recently sold in 2002, extensive additions to the rear of the original c.1896 cottage have occurred in recent years though minimal change appears to have occurred to original cottage fabric.

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**EXTENT OF LISTING:**

The form and materials of all surviving masonry fabric to the original four-roomed residence including all 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.

Early timber fabric relating to the apex ventilators is considered of significance and is included in the listing. The form and materials of early timber posts and brackets to the east verandah are considered of significance and are included in the listing. The use of corrugated steel cladding to the verandah is considered stylistically appropriate for the dwelling and is included in the listing, though current replacement materials are not historic fabric and are not included in the listing.

All later additions and alterations, including recent west elevation additions, are not included in the listing.

## REFERENCES:

CTs 614/20; 2071/182; 3842/197; 3960/153; 4030/513; 4051/523; 4368/683; etc.  
'Coromandel Walking Guide', National Trust of South Australia, 2014.  
Sands & McDougall Directory, 1892, p. 318.  
Blocker's Produce, The Advertiser, Fri 5 Mar 1897, p.7.  
Fined for Stealing Fruit, News, Tue 27 May 1930, p.11.

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## SITE MAPPING:



Site of 422 Main Road, Coromandel Valley (Planning SA SAPPA)

## OTHER IMAGES:



Primary east elevation of 422 Main Road, Coromandel Valley (GGA, 2022)



South elevation of 422 Main Road, Coromandel Valley (GGA, 2022)



North elevation of 419 Main Road, Coromandel Valley, showing recent additions (GGA, 2022)



Historic fabric abutting new additions to north elevation (GGA, 2022)