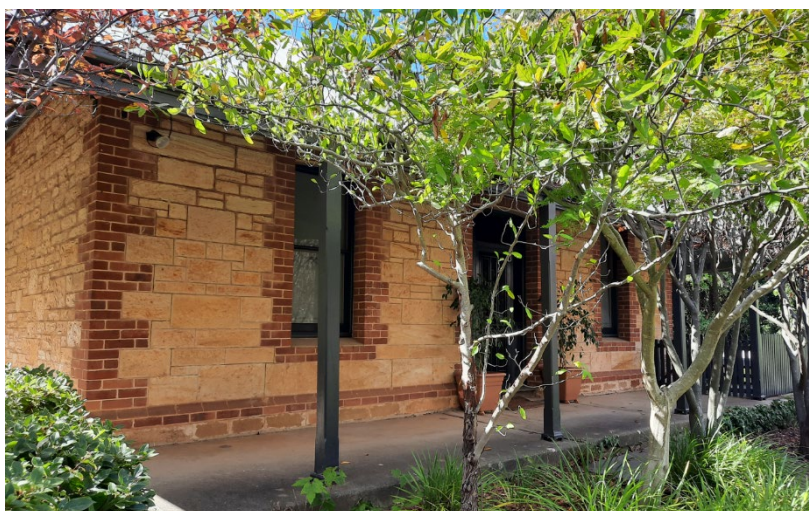

NAME: Dwelling & former bakehouse, 19 Rowlands Hill Road, COROMANDEL VALLEY

CURRENT USE:	Dwelling and former bakehouse
FORMER USE:	Dwelling and former bakehouse
DATE(S) OF CONSTRUCTION:	C.1887 cottage dwelling with 20 th century additions, later alterations.
LOCATION:	19 Rowlands Hill Road, COROMANDEL VALLEY
LAND DESCRIPTION:	CT 5716/984, Section 860, Hundred of Noarlunga
OWNER:	Private ownership
RECOMMENDATION:	Local Heritage Place (amended)



Residence (above) and former bakehouse (below) at 19 Rowlands Hill Road, Coromandel Valley (GGA, 2022)

NAME: Dwelling & former bakehouse, 19 Rowlands Hill Road, COROMANDEL VALLEY

DESCRIPTION:

Cottage dwelling dating from c.1887 with early 20th century additions to the immediate east, with other additions dating to 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, door frames 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. Two roomed cellar underneath c.1887 building with original stone foundations.

C.1915 bakehouse constructed of masonry with brick quoins, surrounds and dressings. Original gabled and skillion roof forms with later corrugated steel roof cladding, original brick chimney now removed. Later timber-framed, corrugated steel clad verandahs to west and north elevations. Original cast iron oven elements remain in situ to interior north wall.

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

It is recommended that the dwelling at 19 Rowlands Hill Road, Coromandel Valley be included on the South Australian Heritage Register as a Local Heritage place.

It is recommended that the current Local Heritage listing that applies to the bakehouse (currently erroneously listed in association with 453 Main Road, Coromandel Valley, HID 5101) should be amended for inclusion on the listing for 19 Rowlands Hill Road, Coromandel Valley.

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

STATEMENT OF HERITAGE SIGNIFICANCE:

19 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 site's former bakehouse represents the early 20th century continuation of an important local industry from the mid-19th century. The residence is closely associated with John Weymouth junior (1859-1934), who constructed the residence and was a prominent builder for the Adelaide Hills region and an important resident of the Coromandel Valley district. The bakehouse is strongly associated with the Jones brothers who established a bakery premises on the site from c.1915.

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. The c.1915 bakehouse effectively represents an early 20th century continuation of a prominent industry for the local district since the mid-19th century.

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. The c.1915 bakehouse effectively represents an early 20th century continuation of a prominent industry for the local district since the mid-19th century.

e) it is associated with a notable local personality or event; being strongly associated with John Weymouth junior (1859-1934) who constructed 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. The bakehouse is strongly associated with the Jones brothers who established a bakery premises on the site from c.1915.

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:

19 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 19 Rowlands Hill Road, strongly associated with the adjoining property at 17 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.

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.

The residence at 19 Rowlands Hill Road, understood to have been built subsequently to the mid-19th century residence at 17 Rowlands Hill Road, is the result of several periods of development prior to the transfer of ownership to Walter Stewart Jones, baker of Coromandel Valley in June 1918.

The provided National Trust history identifies that a 'sandstone' two-roomed cottage was constructed for John Weymouth junior's mother Jane where she resided until her death in 1908; to which Weymouth junior added additional 'rear' rooms before transferring the newly-completed residence to the W. S. Jones in 1918.

Following a site inspection, it is evident that the fabric of 19 Rowlands Hill Road consists of an early bluestone (rather than sandstone) dwelling, consisting of two rooms and a central hallway, to which later sandstone-constructed rooms were added to the immediate west by the mid-1910s, resulting in the form of the current building. The former east elevation of the c.1887 residence (now an internal wall) and the current south elevation clearly demonstrates this development in their alternating periods of stonework. As Weymouth junior registered a mortgage in May 1887, discharged by 1912 it is thought that this mortgage is mostly likely in relation to construction works for the two-roomed residence, shortly before his father's death in June 1887. The exterior surface of the sandstone blocks of the newer portions of the house are executed with 'chisel-pecking', a signature of Weymouth junior's stonework.

The associated bakehouse to the immediate south of the dwelling is understood to have been constructed by John Weymouth for bakers Walter and Stan Jones in approximately 1915; suggesting that the Jones family likely rented the property before the 1918 sale. The property changed hands frequently throughout the 20th century, identified owners include the Wilcox family (1925-1927), Frederick Norton (1927-1929), the Boulderstone family (1929-1946), the Hyde family (1949-1964), Neil Wilson (1964-1974), the Campbell family (1974-1981) and the present owners (1981>).

The Local Heritage-listed bakehouse at 19 Rowlands Hill Road is currently erroneously identified as being located on the site of 453 Main Road, Coromandel Valley (Local, HID 5101), placed on the SA Heritage Register on 23rd September 1999.

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 replacement elements are considered stylistically appropriate but are not historic fabric and are not included in the listing.

The form and materials of all masonry fabric relating to the c.1915 former bakehouse including all external walls, quoins, surrounds and dressing and window and door openings. The form of the gabled and skillion roofs and the use of corrugated steel as roof cladding is considered of significance and is included in the listing. Current replacement elements are considered stylistically

appropriate but are not historic fabric and are not included in the listing. All fabric relating to the former bakehouse's oven, including all cast iron elements, etc are included in the listing. The form of the west elevation verandah is shown to date to c.1915 and is included in the listing, though replacement materials, while considered stylistically appropriate, are later fabric and are not included in the listing. The verandah to the north wall has been demonstrated to be a later addition and is not included in the listing.

All historic fabric associated with the brick 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; 1095/108; 1875/186; etc.

<https://www.wikitree.com/wiki/Weymouth-55>, accessed 14/4/2022.

<https://www.southaustralianhistory.com.au/weymouth.htm>, accessed 14/4/2022.

'Coromandel Walking Guide', National Trust of South Australia, 2014.

SITE MAPPING:



Site of 19 Rowlands Hill Road, Coromandel Valley; site of former bakehouse identified within red rectangle (Planning SA SAPP)

HISTORICAL IMAGES:



Residence at 19 Rowlands Hill Road, shortly after completion of the western sandstone additions to the earlier c.1887 dwelling (image courtesy of present owners)



Photograph of bakehouse shortly after completion in 1915; man in photograph believed to be either W. S or O. S. Jones (SLSA B 57578)

OTHER IMAGES:



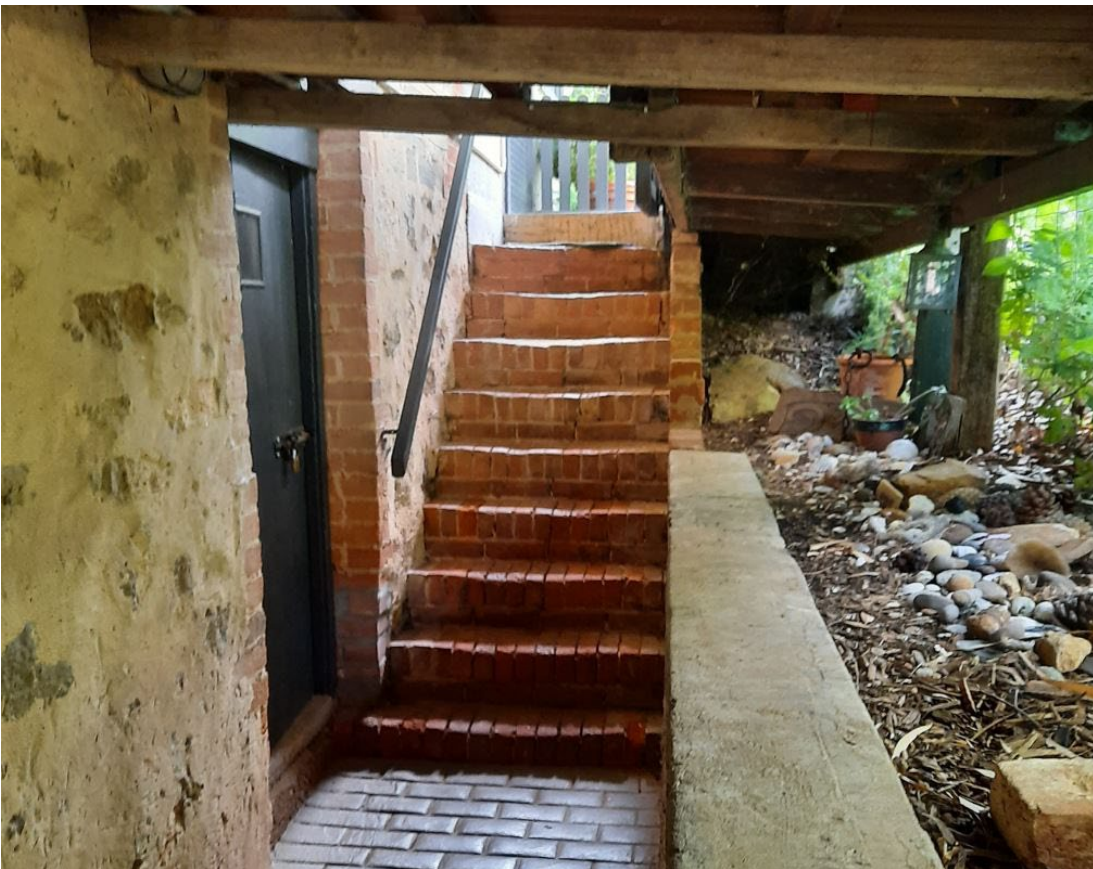
Bluestone fabric associated with the c.1887 cottage with later sandstone fabric to the immediate west, completed by the mid-1910s. Cellar rooms appear to have been completed as part of the c.1887 building (GGA, 2022)



Former external wall comprising c.1887 east elevation, demonstrating various periods of stonework; ie. 1887 bluestone work, later early 20th century stonework executed in sandstone (GGA, 2022)



'Chisel-pecking' effect to external sandstone blocks dating to early 20th century additions to north elevation, a signature of John Weymouth junior's stonework (GGA, 2022).



Early brick staircase to partially excavated cellar rooms underneath c.1887 cottage, retaining early masonry and timber elements (GGA, 2022).



Raw stone foundations to interior of cellar rooms to base of c.1887 building (GGA, 2022).



North elevation of c.1915 bakehouse, looking south. (GGA, 2022).



South elevation of the c.1915 bakehouse, showing original fabric to west and south elevations (GGA, 2022).



Intact c.1915 cast iron oven elements to internal north wall of former bakehouse (GGA, 2022).



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