

NAME: Victory Hotel, 652 Old Sellicks Hills Road, SELLICKS HILL

PLACE NO.: Local, HID 5528

CURRENT USE:	Hotel
FORMER USE:	Hotel
DATE(S) OF CONSTRUCTION:	C.1858 with extensive late-20 th /early 21 st century additions
LOCATION:	652 Old Sellicks Hill Road, SELLICKS HILL
LAND DESCRIPTION:	CT 5173/543, Section 668, Hundred of Willunga
OWNER:	Private ownership
REGISTER STATUS:	Local, HID 5528



'Victory Hotel', 652 Old Sellicks Hill Road, Sellicks Hill (GGA, 2021)

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DESCRIPTION:

C.1858 publican premises constructed of rendered and painted masonry with brick quoins. Brick chimney to south elevation with original roof form with replacement corrugated steel cladding. C.2015 extensive additions to the west and north elevations, constructed of rendered masonry with aluminium windows and doors with associated frames with freestone plinth. Various periods of additions dating to the 20th century to the east elevation.

Identified as featuring various periods of construction works in 1997, the Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill has been extensively rebuilt after 2015 with later additions now enveloping all sides of the remaining original c.1858 structure. While original fabric does remain, this fabric was not constructed as a primary building façade and is now largely obscured by later developments.

It is recommended that the Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill be delisted as a Local Heritage place.

STATEMENT OF HERITAGE SIGNIFICANCE:

Not applicable – to be delisted

RELEVANT CRITERIA (As defined in Section 67(1) of the PDI Act 2016):

An assessment of the heritage values of the Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill has been undertaken according to the Local Heritage criteria of the *Planning, Development and Infrastructure Act 2016*. The place has been assessed as **not** meeting any Local Heritage criteria, as such delisting as a Local Heritage place has been recommended.

a) it displays historical, economic or social themes that are of importance to the local area;

While the Victory Hotel retains strong cultural and social ties to the Sellicks Hill district, this cultural and social significance is not sufficiently represented by extant heritage fabric of the building.

Criteria a) is not met.

b) it represents customs or ways of life that are characteristic to the local area;

While the Victory Hotel, with its strong ties to the development of Old Sellicks Hill Road in the mid-19th century, does reflect customs or ways of life that are characteristic of the local area, representing regional travel through the Fleurieu Peninsula from the mid-19th century onwards, this significance is not sufficiently represented by existing heritage fabric. **Criteria b) is not met.**

c) it has played an important part in the lives of local residents;

While the Victory Hotel has been a landmark and popular local pub for the Sellicks Hill district, this significance is not sufficiently represented by existing heritage fabric, which has been severely compromised by extensive alterations and additions. **Criteria c) is not met.**

d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;

The surviving heritage fabric is not of sufficient architectural or construction merit in the local district to warrant listing as meeting Local Heritage significance. Post 2014 fabric does not reflect design characteristics or construction techniques of significance to the local area and as such does not meet the values of this criteria. **Criteria d) is not met.**

e) it is associated with a notable local personality or event;

While the Victory Hotel is strongly associated with the actions of John Norman, chairman of the Aldinga District Council who was responsible for the development of Old Sellicks Hill Road and the renaming of the Hotel to 'Norman's Victory', the surviving heritage fabric does not physically represent the period of Norman's association in any tangible way. **Criteria e) is not met.**

f) it is a notable landmark in the area;

The Victory Hotel is a notable landmark and popular destination in the Sellicks Hill district. However the form of the original building has now been heavily modified and altered, leaving little historical fabric to tangibly represent the site's cultural value and history as a local destination. **Criteria f) is not met.**

RELEVANT HISTORIC THEMES:

Not applicable – to be delisted

BRIEF HISTORICAL BACKGROUND:

The heritage significance of the Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill was first assessed as part of the 1985 Fleurieu Peninsula Survey. Then recommended as a place of State Heritage significance, the 1985 survey noted a construction date of 'at least March 1859', identifying the site's history as the former 'Norman's Victory Hotel', named after John Norman, chairman of the Aldinga District Council who fought a long battle with the Central Road Board to construct Old Sellicks Hill Road, providing access from Adelaide to Victor Harbor via Yankalilla. The 1985 survey noted the unusual appearance of various stages of construction, described as a 'conglomerate effect' that represented the constructional improvisation of 19th century construction methods. The 1985 survey also noted Old Sellicks Hill Road was also known as 'Victory Road'. Also noting various stages of construction, the 1985 survey noted the earliest surviving sections to the south, incorporating regional stonework with then-recent rendering. Much of the same fabric assessed in 1985 is evident in later 1997 photography.

The Victory Hotel was also assessed by the 1997 Willunga District Heritage Survey, which identified the hotel was constructed in 1858; initially known as the Sellicks Hill Hotel before the completion of Old Sellicks Hill Road in 1859, resulting in the name change to 'Norman's Victory' at this time.

Current research largely supports current knowledge and previous assessments relating to the building. Surviving historic fabric is now 'buried' within later 20th century developments even by 1985, has been removed since the 1997 survey. Google Maps photography dating to 2014 indicates the survival of a higher degree of early fabric at that time, now removed following post-2014 additions and alterations.

Surviving heritage fabric currently includes the early masonry elements to the south identified in the 1997 survey, appearing to be in moderate condition. Evident early fabric includes a brick chimney and rendered masonry walls with brick quoins.

EXTENT OF LISTING:

Not applicable – to be delisted

REFERENCES:

Local History of Yankalilla, Victor Harbour Times, Fri 20 May 1960, p.4.
McDougall & Vines, 1997, *Willunga District Heritage Survey*, pp. 206-7.
Department of Environment & Planning, 1985, *Heritage Survey of the Fleurieu Peninsula, District Council of Willunga*, Item Ref. No. 72.

SITE MAPPING:



Site of 'Victory Hotel', 652 Old Sellicks Hill Road, Sellicks Hill; hotel within red rectangle (Planning SA SAPP)

HISTORICAL IMAGES:



Sellicks Hill Hotel in c.1910 (SLSA B 24154)



Victory Hotel, Old Sellicks Hill Road in c.1997 (1997 Willunga District Heritage Survey)

OTHER IMAGES:



Minimal surviving heritage fabric at Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill (GGA, 2021).



Post-2014 additions to Victory Hotel, 652 Old Sellicks Hill Road, Sellicks Hill (GGA, 2021).