

NAME: Dwelling, 418 Plains Road, SELICKS HILL

PLACE NO.: Local, HID 5532

CURRENT USE:	Dwelling
FORMER USE:	Former farmhouse
DATE(S) OF CONSTRUCTION:	c.1902 with later additions and alterations
LOCATION:	418 Plains Road, SELICKS HILL
LAND DESCRIPTION:	CT 5587/111, Section 631, Hundred of Willunga
OWNER:	Private ownership
REGISTER STATUS:	Local, HID 5532



418 Plains Road, Selicks Hill (GGA, 2021)

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DESCRIPTION:

C. 1902 symmetrical cottage constructed of masonry (now rendered and painted) with later early 20th century projecting wing masonry additions, also rendered and painted. Painted brick chimneys, original roof profile over original cottage with later additions and extensions, replacement corrugated steel cladding. C. early 2000s replacement timber framed verandah with corrugated steel roof sheeting. C. mid-20th century lean-to additions.

Early lean-to outbuilding constructed of limestone with brick quoins and corrugated steel roofing.

Various outbuildings including c. mid-20th century timber-framed garage with corrugated steel outbuildings.

It is recommended that 418 Plains Road, Sellicks Hill be retained on the SA 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 former farmhouse at 418 Plains Road, Sellicks Hill is of significance as one of relatively few surviving farmhouses for the local district. Despite extensive additions and alterations, the form and materials of the c.1902 original farmhouse remain clearly evident.

An early lean-to masonry outbuilding dating to the site's early history is also of significance as a representative example of an early farming outbuilding within the local district.

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 one of relatively few surviving farmhouses with early outbuildings for the local district.

b) it represents customs or ways of life that are characteristic of the local area as a relatively intact farm complex for the local district. The earliest portions of the farming complex, including the c.1902 symmetrical cottage and early lean-to outbuilding, are intact with later additions and alterations.

RELEVANT HISTORIC THEMES:

Theme 5: Food Production in the Southern Vales

5.1 Self-contained and self-reliant farming complexes

BRIEF HISTORICAL BACKGROUND:

The 1997 Willunga District Heritage Survey noted that the former farmhouse at 418 Plains Road, Sellicks Hill was larger than other farmhouse examples in the district and appeared to have developed over time; the original symmetrical fronted farmhouse was still evident with a later projecting gable wing to the north.

Current research has identified Lands Title records dating to June 1902 when the property was acquired by Henry Jeffery Wheaton of Aldinga, farmer. A mortgage registered in July 1902 shortly after purchase (discharged September 1914) is possibly in relation to construction works relating to the earliest portions of the residence (ie. the symmetrical fronted farmhouse). Wheaton retained the property until 1914, when the allotment was transferred to Spencer Atkinson Hall, farmer of McLaren Vale. The property changed hands frequently throughout the 20th century; it is unclear when the projecting gable wing and later lean-to additions were completed but likely sometime during the occupancies of Tom Littlewood Batty and the Bristow family, who registered mortgages in 1919 and 1944 respectively.

Extensive outbuildings dating to various periods of the 20th and 21st centuries are located on the allotment; one early limestone and brick lean-to outbuilding is located to the southern boundary of the current allotment, likely dating to the original development of the site.

Further alterations have occurred to the former farmhouse since 1997, with the reintroduction of a sympathetic replacement verandah to the east elevation, replacing a projecting porch evident in 1997 photography. Louvered window shutters to the east elevation have also been removed.

EXTENT OF LISTING:

As noted in the 1997 survey, all form and materials relating to the construction of the original symmetrical fronted cottage (c.1902), including door and window forms and brick chimneys, are included in the listing. As noted in the 1997 survey, all later additions, including C.1919 projecting wing additions and c.1944 lean-to additions are not included in the listing.

The form and materials of the early limestone and brick lean-to outbuilding is also included in the listing. All later outbuildings, including all corrugated steel outbuildings, are not included in the listing.

REFERENCES:

Historical CTs 690/131; 1839/163; 1956/113; 2595/51; 3605/41; etc.
McDougall & Vines, 1997, *Willunga District Heritage Survey*, p. 214.

SITE MAPPING:



Site of 418 Plains Road, Sellicks Hill; (1) residence; (2) outbuilding (Planning SA SAPPA)

HISTORICAL IMAGES:



418 Plains Road, Sellicks Hill in 1997 (*Willunga District Heritage Survey*)

OTHER IMAGES:



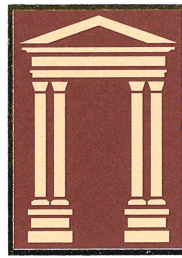
Former farmhouse with additions and mid-20th century shed at 418 Plains Road, Sellicks Hill (GGA, 2021)



Mid-20th century sheds at 418 Plains Road, Sellicks Hill (GGA, 2021)



Early sandstone and brick lean-to outbuilding at 418 Plains Road, Sellicks Hill (Google Maps, 2014)



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21 September 2023

City of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

Attention: Divya Bali Dogra,
Built Heritage Planner
Development Services

Dear Divya,

418 PLAINS ROAD, SELICKS HILL – OPINION REGARDING EXTENT OF HERITAGE LISTING.

As requested, I have considered the extent of the heritage listing of the place at 418 Plains Road, Sellicks Hill. In the process, I have reviewed relevant documentation and visited the subject site. Having done so, I now offer the following opinion in relation to the extent of heritage listing of the place for Council's consideration.

Relevant documentation.

In preparing this opinion, I have reviewed the following documentation:

- South Australian Property and Planning Atlas.
- SA Heritage Places Database.
- Willunga District Heritage Survey, September 1997 by McDougall & Vines, conservation and heritage consultants.
- Onkaparinga Heritage Survey Review, Stage 2, 2022 Final Report 25 July 2022 by Grieve Gillett Andersen Architects.
- Aerial photographs from 1948, 1968, 1969 and 1978 provided by Council.

The subject place.

The subject place is a former farm complex comprising a former farmhouse, stone outbuilding, large stone, timber and corrugated iron shed and three or four relatively recent sheds.

It is evident that the farmhouse has been built in four main stages. The southernmost part of the farmhouse comprises a symmetrical cottage, the form and appearance of which suggest that it was built in the late 1800s or early 1900s. A projecting gable section was subsequently added to the northern end of the cottage. This appears likely to have occurred in 1919. A lean-to attached to the north of the gable section appears to date from the 1940s or 1950s and a rear lean-to extension to the west is of relatively recent origins.

The small stone outbuilding, located near the southern boundary appears to date from the time of the symmetrical cottage.

The large stone, timber and corrugated iron shed has been built in stages over time, added onto as farming needs and processes changed. The earliest parts likely date from the time of the symmetrical cottage.

The more recent sheds on the site are of some interest but not of heritage value.

Heritage status.

The subject place is a local heritage place:

Heritage Number: 5532

Address: 418 Plains Road SELICKS HILL

Details: Former Farmhouse

Extent of listing.

The South Australian Property and Planning Atlas provides no extent of listing for the place.

The SA Heritage Database provides no extent of listing for the place.

The 1997 McDougall & Vines Heritage Survey underpinned the local heritage listing of the place. The Survey describes the extent of listing as follows:

The overall external form of the early sections of the farmhouse should be retained. The later extensions to the house are not considered significant. Investigation into the condition of the masonry walls behind the render should be considered.

As the extent mentions "sections" plural, I take that to mean the earliest (late 1800s/early 1900s) symmetrical cottage section and the projecting gable section of the dwelling which appears to date from around 1919. Neither the stone outbuilding nor the stone, timber and corrugated iron shed are mentioned.

The place is currently listed as "Former Farmhouse".

The Grieve Gillett Andersen review recommends the following amended extent of listing:

As noted in the 1997 survey, all form and materials relating to the construction of the original symmetrical fronted cottage (c.1902), including door and window forms and brick chimneys, are included in the listing. As noted in the 1997 survey, all later additions, including. C.1919 projecting wing additions and c.1944 lean-to additions are not included in the listing.

The form and materials of the early limestone and brick lean-to outbuilding is also included in the listing. All later outbuildings, including all corrugated steel outbuildings, are not included in the listing.

In my opinion, the Grieve Gillett Andersen review appears to misinterpret the extent of listing in the 1997 heritage survey and excludes the projecting gable section. It also now includes the stone outbuilding but not the stone, timber and corrugated iron shed.

Opinion regarding the extent of listing of the place.

In my opinion, the current extent of listing includes the projecting gable section. Furthermore, the inclusion of the projecting gable section seems logical to me as it contributes to the heritage value of the place. In addition, the two sections are inextricably linked with one of the chimneys and the current roof form the result of the combination of the two early sections of the former farmhouse.

I am in agreement that the northern and western (rear) lean-to sections should be excluded from the extent of listing.

I am also in agreement that the stone outbuilding should be included in the listing.

The large stone, timber and corrugated iron shed is of heritage value for the part that it plays in understanding the place as an historic farm complex. It has not however been recommended for inclusion in the extent of listing. Despite this, I understand that the current owners intend to retain and adapt the shed.

It is evident that the shed has been altered and added to over time to suit farming needs and practices and there is no reason not to allow this process to continue. While there is an argument for inclusion of the shed in the listing, much of the significance lies in the early stone walls and timber structures which are now internal, incomplete and concealed by later corrugated iron-clad additions. Furthermore, much of the structure has been built by unskilled labour with a high likelihood of substantial replacement and/or supplementation of structural members in the event of adaptation. As a consequence, any listing of the building would come with challenges in interpretation and management. As a consequence, and on balance, I agree with the exclusion of this building from the extent of listing although I would encourage its adaptation.

I agree that the later sheds on the site are not of heritage value and should be excluded from the extent of listing.

I trust that this heritage advice will be of assistance and would be pleased to answer any questions that you may have regarding the opinions that I have formed.

Yours faithfully,
STEVENS ARCHITECTS PTY. LTD.

A handwritten signature in black ink, appearing to read 'Andrew Stevens', with a long horizontal flourish extending to the right.

Andrew Stevens. RAIA.
(Director).