

NAME: 'Branden', 25 Shannon Crescent, COROMANDEL VALLEY

CURRENT USE: Dwelling
FORMER USE: Dwelling
DATE(S) OF CONSTRUCTION: C.1923 with later additions and alterations

LOCATION: 25 Shannon Crescent, COROMANDEL VALLEY
LAND DESCRIPTION: CT 5377/221, Section 802, Hundred of Noarlunga

OWNER: Private ownership

RECOMMENDATION: Local Heritage Place



'Branden', 25 Shannon Crescent, Coromandel Valley (GGA, 2021)

NAME: 'Branden', 25 Shannon Crescent, COROMANDEL VALLEY

DESCRIPTION:

C.1923 asymmetrical 'Federation' style residence constructed of freestone with brick quoins, surrounds and dressings. Brick chimneys with terracotta cowls, original hipped and gabled roof form with apex timber ventilators and gable bargeboards, roofline extending to verandah to east and north elevations over timber posts with 'Arts & Crafts' corner brackets. Original timber-framed windows, external doors with fanlight and sidelights to entrance. Late 20th/early 21st century verandah additions to east elevation with various steel outbuildings and shelters, etc. Late 20th century timber-framed additions to west elevation.

It is recommended that 'Branden', 25 Shannon Crescent, South Australia 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.

STATEMENT OF HERITAGE SIGNIFICANCE:

'Branden', 25 Shannon Crescent, Coromandel Valley is of local significance as a highly intact early 20th century dwelling within the Coromandel Valley district, the late usage of 'Federation' era features demonstrating the 'late' incorporation of contemporary building styles and techniques within a regional district. The dwelling is also strongly associated with Walter William Winn and Hector Oliver Winn (the later is attributed as being responsible for the residence's 1923 construction), prominent early Coromandel Valley citizens.

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 a significant early 20th century dwelling dating to a primary period of development for the Coromandel Valley township.
 - b) it represents customs or ways of life that are characteristic of the local area; being the early 20th century continuation of an established small cottage dwelling typology for the district. The late usage of 'Federation' era features, attributed as being constructed in c.1923, effectively demonstrates the 'late' incorporation of contemporary building styles and techniques in a regional district.
 - e) it is associated with a notable local personality or event; being strongly associated with Walter William and Hector Oliver Winn of the Winn family, prominent early citizens of the Coromandel Valley township.
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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:

The heritage significance of 'Branden', 25 Shannon Crescent, Coromandel Valley was first assessed as part of Hassell Planning Consultant's 1988 Happy Valley Heritage Survey. Then recommended for the Local Recognition Register (Local Heritage listing was not enacted in South Australia until 1993), the 1988 Survey does not provide a historical summary or an account of the dwelling's heritage significance, instead describing the building's construction and the large 6.2 hectare site (prior to subsequent subdivision) with a number of mature eucalyptus and acacias.

Current research has identified Lands Title records dating to November 1904 when the original allotment (then also comprising a portion of Section 865 of the Hundred of Adelaide, adjoining the Sturt River) was acquired by Walter William Winn, a prominent local Coromandel Valley citizen, businessman and baker. Stretching east to Main Road, west to Murrays Hill Road and south to Black Road, Winn sold a southern portion of the allotment in 1906, later transferring ownership of the Section 802 allotment to his son Hector Oliver Winn in April 1921. Hector Winn, whose occupation was described in 1921 as a carpenter, is the first to register a mortgage on the property in July 1923. While the physical fabric of the building demonstrates many 'Federation' era traits, it is believed that Hector Winn is responsible for constructing the dwelling at this time; his occupation may indicate he may have constructed the residence himself. By September 1923 however, the property was in the possession of the State Bank of South Australia, the mortgagees of Winn's earlier mortgage; suggestive that Winn was perhaps unable to make regular payments.

The property was transferred to the War Service Homes Commissioner of Melbourne in 1935. Subsequent owners have included Kenneth Arthur Doley (1943-1950), the Blackmore family (1950-1951) and the Heath family (1951-1988); the use of the name 'Branden' has been documented from the Heath family's ownership. After 1988 the property was acquired by Nantes Proprietary Limited who subdivided the large 6.2 hectare allotment remaining at that time, resulting in the current delineation of Shannon Crescent. The property was most recently sold in 2010.

The most significant owners of 'Branden', 25 Shannon Crescent, Coromandel Valley are the original owners Walter William Winn, and Hector Oliver Winn who was likely responsible for the dwelling's construction. Winn family first arrived in South Australia aboard the ship 'Shack-O-Mackson' in 1852, quickly settling at Coromandel Valley. Walter Winn (1863-1931), son of Richard Winn, is responsible for the development and success of the Winn family's notable general store and bakehouse, now integral elements of Coromandel Valley's 19th century local heritage. Walter Winn managed the bakehouse until 1919, retiring after the return of Walter's son Hector Oliver Winn (1887-1984) from the First World War. Closed for a number of years, the former Winn bakehouse was run by David Penley from the mid-1920s, going out of business by 1940. The Winn family's former bakehouse is now managed by the National Trust of S.A's Coromandel Valley branch as the 'Winns Bakehouse Museum'.

EXTENT OF LISTING:

The form and materials of all surviving masonry fabric to the c.1923 residence, including all walls, plinth, brick chimneys and terracotta cowls, window & door openings, quoins, surrounds and dressings. The form and materials of early windows and doors is considered of significance and is included in the listing. The original roof form, the use of corrugated iron cladding and use of timber gable ventilators is considered of significance and is included in the listing, though current

replacement materials are not included in the listing. The form of decorative 'Arts and Crafts' timber verandah posts and brackets are considered of significance and are included in the listing, though current materials are not included in the listing.

All later additions and alterations are not included in the listing.

REFERENCES:

Hassell Planning Consultants Pty. Ltd., 1988, City of Happy Valley Heritage Survey, Item No. 13, pp. 1-2

The Winn family arrive in South Australia, The Coromandel Times, Thu 25 March 1971, p.1.

<https://cvdnt.org.au/buildings-and-land/commercial-buildings/winns-bakehouse-museum>, accessed 8/2/2022

CT 727/57; 757/183; 1205/141; 2128/40; 2148/150; 4057/402; 4081/63; 4094/429; 4336/791; etc.

SITE MAPPING:



Site of 25 Shannon Crescent, Coromandel Valley (Planning SA SAPPa)

HISTORICAL IMAGES:



1983 photograph of 'Branden', 25 Shannon Crescent, Coromandel Valley (1983 Happy Valley Heritage Survey)



1983 photograph of 'Branden', 25 Shannon Crescent, Coromandel Valley (1983 Happy Valley Heritage Survey)

OTHER IMAGES:



C.2009 photograph of east elevation of 'Branden', 25 Shannon Crescent, Coromandel Valley
(<https://www.realestate.com.au/property/25-shannon-cres-coromandel-valley-sa-5051>, accessed 8/2/2022)



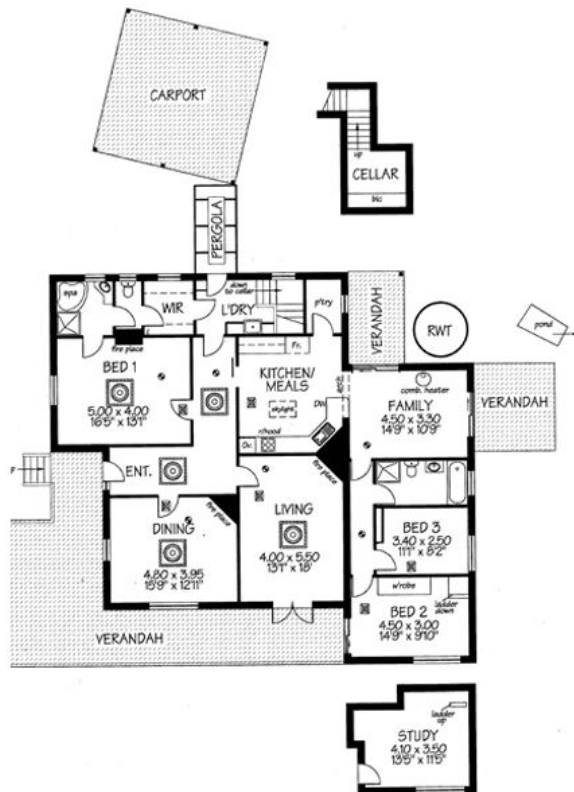
C.2009 photograph of east elevation and verandah of 'Branden', 25 Shannon Crescent, Coromandel Valley
(<https://www.realestate.com.au/property/25-shannon-cres-coromandel-valley-sa-5051>, accessed 8/2/2022)



C.2009 photograph of interior hallway, looking south (<https://www.realestate.com.au/property/25-shannon-cres-coromandel-valley-sa-5051>, accessed 8/2/2022)



C.2009 photograph of dining room interior, showing typical c.1920s fittings and fireplace design (<https://www.realestate.com.au/property/25-shannon-cres-coromandel-valley-sa-5051>, accessed 8/2/2022)



C.2009 floorplan of 25 Shannon Crescent, Coromandel Valley; family room, bathroom and bedrooms 2 & 3 are late 20th century additions to the c.1923 residence (<https://www.realestate.com.au/property/25-shannon-cres-coromandel-valley-sa-5051>, accessed 8/2/2022)