

NAME: Dwelling and Outbuilding, 190 Flour Mill Road, ALDINGA

PLACE NO.: Local, HID 20882

CURRENT USE:	Dwelling and outbuilding
FORMER USE:	Former butcher's shop & residence
DATE(S) OF CONSTRUCTION:	c.1870s with later additions and alterations
LOCATION:	190 Flourmill Road, ALDINGA
LAND DESCRIPTION:	CT 5540/711, Section 401, Hundred of Willunga
OWNER:	Private ownership
REGISTER STATUS:	Local, HID 20882



C.1860s cottage at 190 Flour Mill Road, Aldinga (GGA, 2021)

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DESCRIPTION:

C.1870s residence constructed of limestone with brick quoins and surrounds with slate sills. Early brick chimney with reconstructed roof gable roof clad in replacement corrugated steel sheeting. Various periods of later additions to the immediate east and south of c.1870 residence dating to late-20th/early 21st century. C.1870s masonry outbuilding constructed of sandstone with brick quoins and surrounds and early corrugated iron roof sheeting.

Now extensively modified, surviving external heritage fabric relating to the residential portion and outbuilding of the former butcher's premises at 190 Flour Mill Road, Aldinga is of low significance and should not be retained.

It is recommended that 190 Flour Mill Road, Aldinga be delisted from the SA Heritage Register 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 190 Flour Mill Road, Aldinga has been undertaken according to the Local Heritage criteria to assess the property for Local Heritage listing. The heritage value of the place has **not** been identified with any criteria, as such retention as a Local Heritage Place on the South Australian Heritage Register is not recommended.

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

While historically an important local business and associated dwelling, the removal of all fabric relating to the commercial premises formerly on the site has removed the site's historical association with this significance. The outbuilding does retain early fabric though this fabric does not warrant individual heritage listing outside of the context of its setting. **Criteria a) is not met.**

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

While formerly an important local business and associated dwelling, an important local way of life, the current heritage fabric does not sufficiently represent this historical usage to warrant heritage listing, following removal of all built fabric relating to the former commercial premises on the site. The built fabric of the outbuilding does not represent any local characteristic ways of life, being a typical example of construction for the mid-19th century. **Criteria b) is not met.**

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

As a minor commercial enterprise and associated dwelling, the building has not played an important role in the lives of local residents. The outbuilding does not retain any identified significance that might warrant listing against this criteria. **Criteria c) is not met.**

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

The current physical fabric of 190 Flour Mill Road, Aldinga does not display aesthetic merit, design characteristics or construction techniques of note with the local district. The outbuilding displays typical forms and construction methods for the mid-19th century; while a good example of this, it is not a unique example. **Criteria d) is not met.**

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

The historical and cultural values of 190 Flour Mill Road, Aldinga are associated with the Bird family. However, this significance was in its long-term usage as commercial premises with an associated dwelling; as all heritage fabric relating to the former commercial premises has been removed, this significance has also been removed from the current building. Outbuilding fabric does not represent this significance in any interpretable manner. **Criteria e) is not met.**

f) it is a notable landmark in the area;

190 Flour Mill Road, Aldinga does not present as a local landmark, being a relatively modest residential building of conventional appearance and design hidden behind a large fence and hedge. The outbuilding is also removed from public viewing behind private fencing. **Criteria f) is not met.**

RELEVANT HISTORIC THEMES:

Not applicable, to be delisted.

BRIEF HISTORICAL BACKGROUND:

The 1997 Willunga District Heritage Survey strongly associated 190 Flour Mill Road, Aldinga with the ownership of Alfred Bird (1857-1934) son of George Bird, a prominent local Aldinga resident. Educated in Aldinga and undertaking butchery training with L. Conrad, a prominent butcher in Adelaide, Bird returned to Aldinga and was associated with the business of Francis Hart, later taking over Hart's business. Bird also managed butchery premises in Aldinga, his son Charles assisted him with his business ventures.

Current research include Lands Title records dating to March 1867 when the allotment was acquired by James Waters of Aldinga, labourer. The property was transferred to William Mills of Willunga, farmer in March 1870. Mills placed an initial mortgage shortly after purchase with a subsequent mortgage in 1875; it is likely that these mortgages related to construction works for the current cottage and outbuilding on the site.

Transferred to Mary Ann Moore in 1879, the property was acquired by Francis Hart, butcher in 1882; the property's association with Hart's (later Bird's) butchery enterprise likely commencing from this time. Owned by Alfred Bird from August 1888, the property was associated with the Bird family's butchery enterprise until Bird's death in December 1934. Subsequent ownerships include

Joseph John Hutchinson (1936-1960), Ronald Albert Flynn (1960-1979), Nicholas Paul Clark (1979-1983) and Robert Arthur Amos & Dolores Anna Pichler (1983-).

The current owner has advised that a former associated store building, adjoining the current residential building to the immediate east, was demolished in the late 20th century, in addition to lean-to additions to the current residence. The masonry outbuilding to the immediate north of the residence most likely dates to the site's earliest developments (c.1870s).

EXTENT OF LISTING:

Not applicable, to be delisted.

REFERENCES:

Historical CTs 97/32; 4210/56, etc.

McDougall & Vines, 1997, Willunga District Heritage Survey, p. 37.

SITE MAPPING:



Site of 190 Flour Mill Road, Aldinga; (1) 19th century portions of residence; (2) outbuilding (Planning SA SAPPa)

HISTORICAL IMAGES:



190 Flour Mill Road, Aldinga in c.1997 (McDougall & Vines, 1997, Willunga District Heritage Survey, p.37).



C. early 20th century photograph of Charles Bird, son of Alfred Bird in front of the 'Aldinga Butcher Shop', understood to be the original form of 190 Flour Mill Road, Aldinga (courtesy of Cheraleen Barrett).



Lean-to additions to 190 Flour Mill Road, Aldinga, now demolished (courtesy of current owner)

OTHER IMAGES:



West elevation of 190 Flour Mill Road, Aldinga, showing edge of heritage fabric and c.2000 additions (GGA 2021)



South elevation of early masonry outbuilding at 190 Flour Mill Road, Aldinga (GGA 2021)



North & east elevations of early masonry outbuilding at 190 Flour Mill Road, Aldinga (GGA 2021)