

## **APPENDIX 3**

### **Overview History of the Unley District**

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## OVERVIEW HISTORY OF THE UNLEY DISTRICT

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### Introduction

Bounded by Greenhill Road and the park lands to the north, Anzac Highway and South Road to the west, Cross Road to the south and Glen Osmond Road to the east, the City of Unley's boundaries stretch over an area of 14 square kilometres in total.

Historically, the area includes all or part of Sections 6, 7, 8, 9, 43, 44, 49, 221, 222, 223, 224, 236, 237, 238, 239, 240, 241, 242, 243, 251, 252, 253, 254, 265, 266, 267, 270, 271 in Colonel Light's Survey of the district south of Adelaide (Provincial Survey B), the land immediately south of the city, into Country Sections of (usually) 134 acres.

The modern City of Unley is made up of the suburbs of Everard Park, Wayville, Goodwood, Unley, Parkside, Fullarton, Myrtle Bank, Highgate, Malvern, Unley Park, Kings Park, Clarence Park, Black Forest, Millswood, Hyde Park, and Forestville.

### Brief Thematic History of the City of Unley

#### Land and Settlement

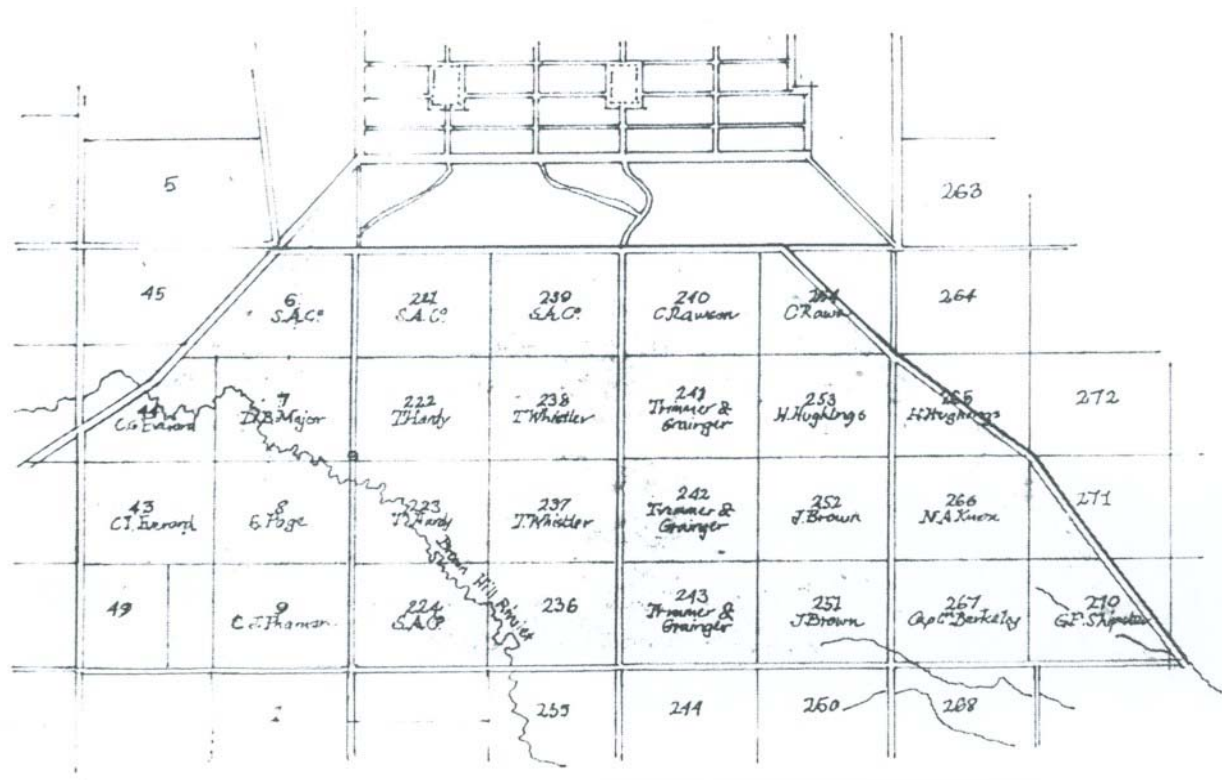
The Kaurna people are the traditional aboriginal owners of the Adelaide Plains and Unley is part of the well watered areas where they camped and hunted for thousands of years before European settlement. The land which became the core of the Unley area was covered in eucalypt woodland with River Red Gums (*Eucalyptus camaldulensis*) growing thickly along the major creeks and water courses.

"The Golden wattle also grew upon it in all its pride of colour ... The native lilac was there also, both purple and white and growing in large masses. Other flowering shrubs were to be met with in equal profusion, and between the grass knee deep," *Adelaide Observer* 1887.

European settlement of the Unley area began soon after the arrival of the first colonists, once the "provincial survey B" was completed, and the area which is now within the City of Unley was transformed from bushland to farmland. 'Village' settlements soon followed.

Soon after settlement, 52 acres of Section 49 were set aside as Section 2039 to be used as an Aboriginal reserve. This division, although unnamed, can be seen on the 1839 Arrowsmith map [below]. By 1847 the land was leased out for farming, it had been fenced and had improvements consisting of a house, stockyard, outbuildings and a well.

This section is now densely developed with housing apart from a small park on the corner of East Avenue and Cross Roads which retains the only large mature trees in the area. The houses in this section date from the early 1920s to the present. It is interesting to note that although this land was set aside for aboriginal use it was nowhere near running water or one of the creeks.



**1839 PLAN OF UNLEY AREA WITH SECTIONS AND OWNERS**

[After Arrowsmith -1839]

The major initial land owners of the sections which now comprise Unley were Dr Charles Everard (Sections 44 and 43), Edmund Trimmer and Henry Grainger (Sections 241, 242 and 243) and the South Australian Company (Sections 6, 221, 230 and 224). Most other landowners held single sections, but did not necessarily settle on their land. Everard farmed his sections until his death in 1876 when his son took over the estate. Trimmer did live in the colony until 1855, when he returned to London, leaving his land in the care of his agent Edward Wright. He was a substantial benefactor to the emerging district of Unley, providing land for St Augustine's church, the Unley Oval and the public (primary) school.

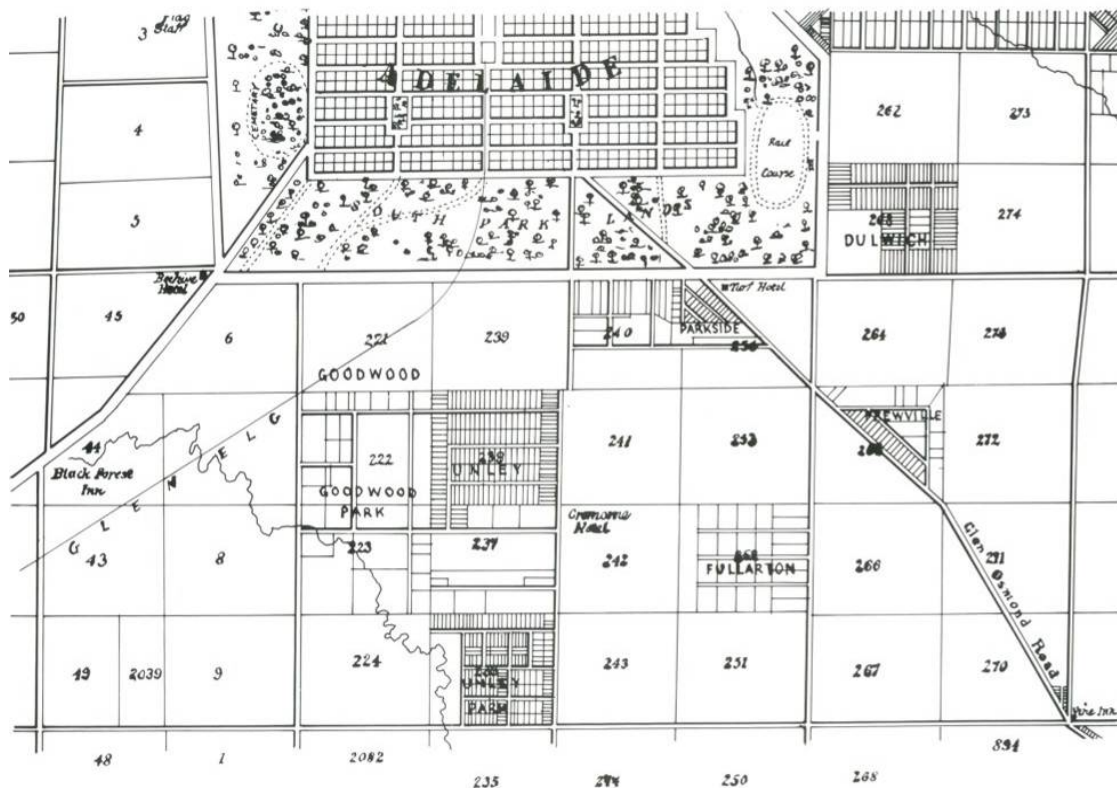
The other notable initial landowner, Thomas Whistler, owned Sections 237 and 238 and the first subdivision of the land within Section 238 was referred to as 'Whistler's Subdivision of Unley'. The sale of lots commenced in 1842, and within 6 months of this the Village of Unley was reported to have 22 houses, all of which were located on allotments of 1 to 2 acres (4,000 - 8,000 m<sup>2</sup>), and the village had a population of 92 (approximately 4.2 persons per dwelling). Section 238 formed the 'Central Village of Unley' which consisted of the following streets/boundaries: Arthur Street, Thomas Street, Mary Street, 'Bulls Creek' Road, now Unley Road on the eastern boundary and Lazy Jane Road, now Queen Street to the west.

Villages emerged as other Sections were subdivided into smaller plots and the arterial road system developed. The subdivisions of Unley Village, Goodwood, Fullarton, Terryville (Parkside), Unley Park and Black Forest became the main village centres in the district. The announcement of the first auction read:

"...almost the last vestige of unimpaired woodland scenery near to Adelaide includes some of the most ornamental trees to be found in the colony. It is at all times free from dust, commands varied and beautiful prospects, and yields delicious water. The soil is excellent," *Mercury and Sporting Chronicle* (March 2, 1850).

For many years after initial settlement, residents of the 'villages' in the district relied heavily upon the small town centre of Unley for postal services and supplies, particularly settlers in the Goodwood area. Goodwood was primarily an agricultural district and there were reported to be about 35 families in the district. But as settlement progressed each village was a hub of commercial and social activity with its post office, bakery, stores, pub, institute, blacksmiths and other tradesmen's workshops. Schools and churches flourished.

Further subdivision around the main villages was not undertaken until the late 1870s and early 1880s. In 1871, buildings are reported to have been erected at the rate of 119 per year (up to 1890) and the villages had expanded to a population of 2,000, which by law, gave authority for an Independent Corporation to form. In 1876 there were 317 dwellings and 1560 persons living in the area.



### **CORPORATE TOWN OF UNLEY, 1871**

(Source: The City of Unley)

In 1890, it was reported that buildings were erected at a rate of 146 per year (to 1905) and a population of 11,249, and that there were 35 streets in the council area. Workman's blocks were established in Black Forest and Clarence Park. Land was also offered for sale at Malvern at this time.

At the turn of the century, development then started to radiate out from the original subdivisions along the extending arterial road systems at locations often dictated by the means of transport as much as the availability of water. There was gradual development of areas such as Wayville, and further development of Forestville and Everard Park. Kings Park was subdivided in 1905. The number of streets in total was now 257. In 1906, with a population of 20,000, the Town became a City, with most development radiating from the original subdivisions.

In the 1920s primary subdivisions were still taking place with re-subdivision of larger residential holdings into smaller lots. With a rapidly growing population came unprecedented levels of residential development. By the mid 1920s the City of Unley had been almost built, with further subdivisions being of a secondary nature. By 1923 the population was 35,024, the second largest City in South Australia, which was second to Adelaide, with a population of 42,522.

Worldwide depression slowed Unley's expansion in the 1930s and '40s. Builders went bankrupt, men went "bush" looking for odd jobs, women took in laundry, and children sold potatoes and paper flowers in order to earn some income. Between 1933 and 1947 the population grew less than 8%. Post-war immigration saw migrants of particularly Greek and Italian origin settle in the City, bringing new customs and cuisine to the existing community.

The population peaked in 1946 at approximately 44,189 before beginning a steady decline through the latter half of the twentieth century. In 2001 the population was 36,074.

### **Primary Production**

Primary production within the Unley area was essentially agricultural or horticultural. Many of the original settlers came from Britain but there were also large numbers of Germans and Chinese living in Unley. Many vegetable gardens were kept by Chinese residents in the Unley village area around Mary, Arthur and Thomas Streets. Land was cleared for crops such as wheat, barley and hay. Wheat was grown in the area that became Malvern. Sheep and cattle grazed the fields and dairies were common. Orchards and vineyards, were planted and market gardens provided vegetables. One such vineyard was that on Part of Section 251 established by William Ferguson and subsequently George White, on the corner of Cross Road and Fullarton Road (but subsequently subdivided in the 1880s). Olive oil and jam were important local products, but much of the production centred on the provision of food for local residents.

In 1866 Bailliere's South Australian Gazetteer described the district as

*an agricultural one, the population (exclusive of gentlemen having business in the metropolis, and residing in this picturesque and salubrious suburb) consisting principally of persons engaged in farming or gardening pursuits.*

In the 1860s Unley and Unley Park were bounded on the south by agricultural sections, which are today Hawthorne and Millswood. Where North Unley and Wayville now are, was originally a milk run rented from the South Australian Company. To the east Unley was bordered by paddocks. The sections west of Goodwood were also primarily used for farming and agriculture.

From the 1880s onwards, the continuing re-subdivision of farming land, and the construction of houses, slowly but inexorably replaced agriculture with residential land use. Section 8 was the last full section within Unley to be used for pastoral and agricultural activities. It was farmed by the Mills family for many years until sold to the Millswood Estate Ltd a land development company in 1918. [See 2.3 below.]

### **Transport and Communications**

Before Colonel Light's survey roads in the colony were just bush tracks. Light prepared a scheme with country sections on a grid pattern and each section had a frontage to a road. Generally the condition of the early roads within and through the area was poor, but needed to be improved quickly.

Water had to be carted from the River Torrens, and before the establishment of brick kilns, stone had to be quarried from the quarry on the Torrens or later from the quarries at Glen Osmond or Mitcham, so service roads developed from the 1850s, specifically the north-south route which became Unley Road, with Goodwood Road and Fullarton Road following. Development of Mitcham Road followed the discovery of useful stone at Brownhill Creek in 1840 and a village developed nearby. Wagons had difficulty carrying their loads of stone over the track and so early attempts were made to provide an all weather surface. This need for a passable road led to the formation of the District Council of Mitcham in 1853.

Similarly wagoners needed a direct and reliable road in order to convey timber from the Tiers, the area around Crafers, to Adelaide. Light had not included such a road in his early survey and the route he later planned passed through land that was, by that time, privately owned. The Government passed a Special Act in 1841 permitting the construction of the road using unemployed labourers. The Colony's financial difficulties placed the road in jeopardy, so eventually a Trust was set up, under the Act for Making and Maintaining the Great Eastern Road passed in July 1841, to finance and manage the project. Tolls were levied but did not solve the financial problems. In 1843 the Trust decided to transfer the road to the Government and a contractor took over the collection of tolls. Settlers in the

eastern districts considered that the tolls discriminated against them as roads connecting other districts were toll-free. Tolls ceased in December, 1847.

There were four roads running north-south and two running east-west. Those running north-south were Mitcham (Fullarton ) Road, Bull's Creek (Unley) Road, Goodwood Road and South Road. Running east-west were North Parade, later to become Park Terrace and now called Greenhill Road, and Bay Road now called Cross Road. Early subdivisions were laid out beside these access roads, usually where they also had access to water from the creeks or where the water table was easily accessible by digging a well.

The road to Glenelg (now Anzac Highway) marked the westernmost boundary of the area and Glen Osmond Road the east. However, initially the South Australian Company landholdings of Sections 221 and 239 (now present day Wayville) blocked the route north from Goodwood into the city of Adelaide. 'West Row' (now King William Road) ended at the southern boundary of Section 221. Where the South Australian Company sections were crossed, the southern parklands lay between Unley and the city, and in winter these would have been difficult to cross due to the substantial creek running west across that area. King William Road was extended to Greenhill Road once Wayville was subdivided in the 1870s.

The South Australian Company's land extended from Unley Road to Goodwood Road across the northern part of the municipality. Access to the city from West Row (King William Road) was blocked by the Company's land to the north and by private land to the south of Park Street. There was no road through this section or through the parklands further north so vehicles had to drive either east to Unley Road or west to Goodwood Road in order to get to Adelaide from Unley. Those on foot who attempted to take a short cut ran the risk of retribution from the farmers who leased the Company's land, the risk of being wounded by bullets from the rifle butts on the south parklands, and also encountered the problem of crossing the creeks without bridges.

When the Council decided in 1875 to extend the road north to join King William Street and south to Northgate Street it met with problems. The Glenelg railway cut across the proposed route to the north and the owners of the land at the southern end did not agree with the amount of compensation offered, or the route proposed. While the southern section (now part of King William Road) that joined Bayswater Road to Wurm Street, and so reached Northgate Street, resulted from successful negotiations and a court order and followed the desired route, the northern route was altered in order to avoid crossing the railway. This required the Adelaide City Council to change its proposed extension of King William Street (now Peacock Road) from the west side of the railway to run along its eastern side in order to meet the extension of West Row. Construction of this road began in 1877.

The new Corporate Town of Unley had been formed in 1871, and it should be noted that most of the rates money received by the new town council was spent on the district's six main roads, more than half spent on Bull's Creek (Unley) Road alone. This passed through the centre of the Unley district, was in a poor state and one of the new council's first tasks was to oversee the improvement to this thoroughfare. Much traffic to and from country districts passed along this road but many users were from outside the municipality and did not contribute to the rates.

Although the Central Roads Board took over the maintenance of Bull's Creek Road (Unley Road) in 1876, the roads continued to be a drain on council resources even when government grants were available to assist with the upkeep of some main roads. Increasing traffic through the district between Adelaide and outer areas contributed to the continuing heavy wear on the roads. It was not until 1926 that all of the six main roads received government assistance. The Commissioner for Highways took over the maintenance of Unley, South and Glen Osmond Roads in 1928. The road to Glenelg, Anzac Highway, part of which formed the north-western boundary of the Unley municipality and followed the original route from Holdfast Bay to the city, was reconstructed in 1938 under the Anzac Highway Agreement.

The routes of the main roads had been determined by Light's surveys, but the secondary roads within the district came about through a variety of means. Subdivision of the initial residential areas which became the villages generally provided for a few narrow streets and rights-of-way. After construction of the Glenelg (1873), Brighton and Hills (begun 1879) railways each of which cut through the grid pattern of streets diagonally. Later more comprehensive subdivisions during the 1880s created regular grid street patterns. By this time the framework for the development of the municipality was clear.

Public transport developed during the 1870s and 1880s and by the 1890s Unley was traversed by seven lines of horse drawn tramways and the three railway lines, as well as the main north south roads and cross roads. The horse tram rails were replaced by electric trams as part of the Metropolitan Tramways Service which began operating in 1909. Bus routes were established through the area in the 1950s.

### **People, Social Life and Organisations**

By 1866 Bailliere's Gazetteer could report that Unley had two hotels, the Unley and the Cremorne, a post office, several stores, tradesmen's workshops and numerous well-built residences. Nearby settlements were listed as Fullarton, Goodwood Park, Unley Park Goodwood and Parkside that were "studded with suburban residences, and are rapidly improving".

As these village settlements consolidated and the Unley area became a more coherent community, the late nineteenth century saw the construction of public buildings and the setting aside of open spaces as parks, ovals and reserves to serve a population that by 1891 had doubled to over 11,000. Edmund Trimmer who owned Sections 241, 242 and 243 directly east of Whistler's original Sections, gifted parts of his land to the people of Unley for the Town Hall and Institute and a further nine acres for the Unley Oval. The Town Hall and the Unley Institute were built in 1880. Unley Oval was formally opened in 1892 and was the venue for "pictures," concerts, cricket, tennis and football matches and on one occasion a demonstration of a British WW1 tank.

By the turn of the century, the Unley Council was keen to secure land for a similar Oval in the Goodwood area also. In 1905 the South Australian Company was approached by council for upwards of eight acres of land in Section 6 for an Oval "*...as it was felt that Goodwood could not participate in the advantages of the Parkside Oval owing to the distance*". This did not eventuate and the Council then purchased, at a cost of £3000, ten acres of the newly established Millswood Estate subdivision for use as public recreational space. The title was transferred to the Council on 21 September 1918.

Another significant open space within the council area is Ridge Park. This reserve in the eastern extremity of the municipality, through which the Glen Osmond Creek flowed intermittently, was opened in 1906. The original "Ridge Park" was a homestead established by Robert Miller after he and William Sanders each bought part of the land in 1843. Miller sold his part to Captain Simpson who allowed the public to use his grounds. After his death residential subdivision began and so a community committee raised funds to purchase some of the land. "Ridge Park Recreation Ground" was opened and a Trust established in 1907. After long negotiations the park was transferred to Unley Council in 1927. City Bricks Ltd had its kilns on a large site next to the park from the early 1920s and in 1968 land was exchanged between the park and the brick company's site to preserve public access between Glen Osmond Road and Spence Avenue.

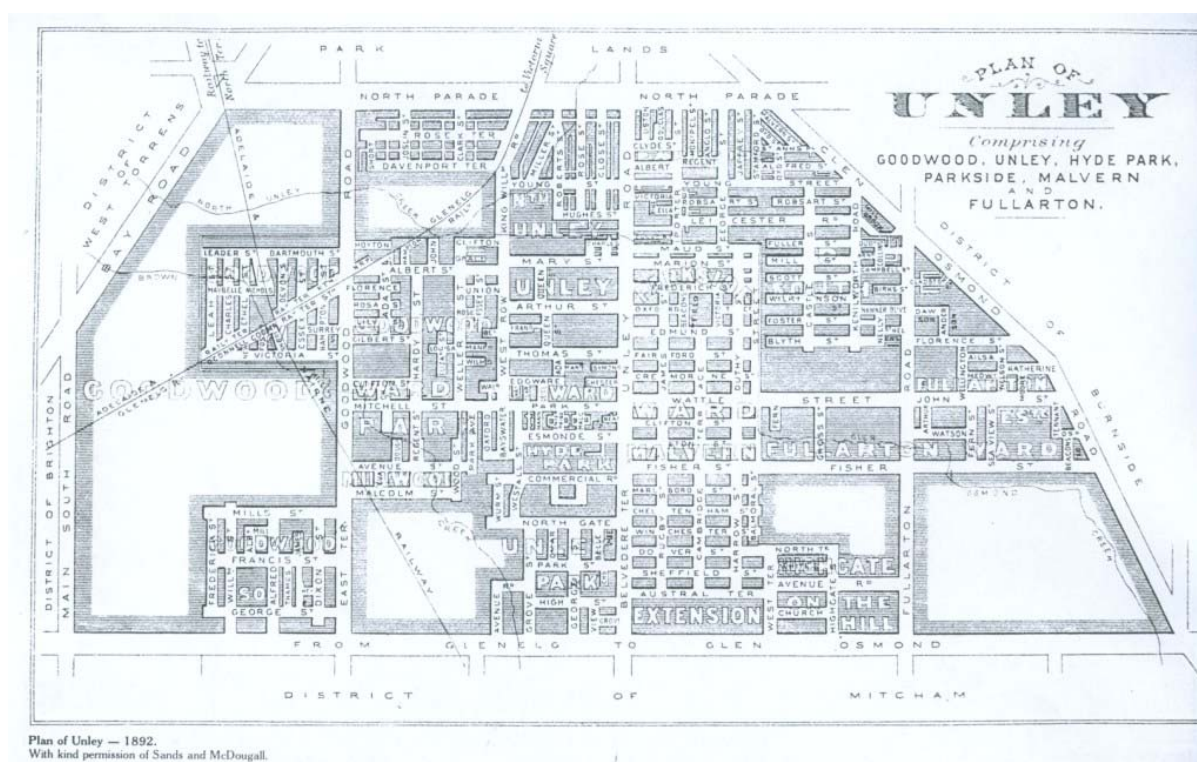
All the church congregations were well represented within the area, and churches and schools were established to serve the growing local community. The number of churches seemed to grow exponentially as the population increased.

*"...years ago there were only three or four places of worship; now there are at least twenty,"* wrote Reverend Blacket in 1913.



One of the major educational facilities in Unley currently, Annesley College on Greenhill Road Wayville, actually began as a hospital, and reflects the transition of land from agriculture to other uses. Wayville was first subdivided in 1881, although it was called Goodwood at that time. Dr. John Joyce, a specialist in diseases of the eye, purchased some of this land south of the parklands in Park Terrace (Greenhill Road). The land, part of Section 221, had been owned formerly by the South Australian Company and rented by a wheat farmer. The building Dr. Joyce erected on the site included his Adelaide Eye Infirmary, Queen's Hospital for General Diseases and a Private Residence for Married Ladies. In 1886 the building was purchased by the Bible Christians to provide a secondary school for boys. Named after Rev. James Way, a Bible Christian clergyman, Way College was established in 1886. In 1899 the area to the south was subdivided and called Wayville after James Way. The school's numbers expanded and new buildings were required. Despite its excellent academic standing the school was closed after the three Methodist Church groups united in 1900. They decided to transfer the boys to Prince Alfred College in 1903. The school then became Methodist Ladies' College (now Annesley College). The school was regarded as isolated at this time; hockey was played in an adjacent paddock. Additional classrooms were erected in 1909, by which time the development of the surrounding area was well underway. Numerous villa residences were built in the surrounding streets.

The establishment of this and other community facilities such as Institutes and Lodges reflected the consolidation of the residential nature of Unley into the twentieth century.



Plan of Unley — 1892.  
With kind permission of Sands and McDougall.

Plan of Unley, 1892

(Source: Maughan, Janet, M and Praite, Ron, Whistler's  
Unley: Then and Now, A Pictorial History, The City of Unley, Adelaide, 1988)

## Government

Until 1871 the villages of Unley, Parkside, Fullarton and Goodwood were part of the large District Council of Mitcham. When their combined population reached 2,000, they successfully submitted a petition for secession from Mitcham. The first Council meeting was held on 19th June 1871, presided over by the first Mayor, John Henry Barrow.

In 1873, the Burgess' Roll listed the names, locations and types of holding of the 344 ratepayers for the Wards of Unley, Parkside, Fullarton and Goodwood. The first Town Hall and



Institute was constructed in Unley Road in 1880, and the new Corporate Town of Unley experienced relatively rapid development over the coming decades.

Shortly after the turn of the century, citizens were "cordially invited to attend the DEMONSTRATION to CELEBRATE the PROCLAMATION OF UNLEY AS A CITY." Children received commemorative medals to mark the event officially enacted on November 8, 1906. The Official Seal was introduced emblazoned with the motto "The welfare of the people is the supreme law". Less than a year later, the new Town Hall opened with "a grand concert and dramatic entertainment."

### **Work, Secondary Production and Service Industries**

Unley was located immediately south of the city, which meant that many residents worked in the factories, shops and offices in Adelaide. As the agricultural activity in Unley changed to essentially residential land use, no heavy industry was established within the Unley boundaries. However, the population of the area required goods and services which were provided by commercial facilities within shopping centres along the main north-south roads and by small local clusters of shops and corner stores. The main commercial centres on Unley, King William and Goodwood Roads were well established by the 1870s-80s and the building stock reflects this period of commercial expansion in the area.

The scale of any industry was small and essentially domestic included such establishments as sauce and jam makers, builders, plumbers, bootmakers and blacksmiths. A jam and tomato sauce factory that used local produce was an early secondary industry established at the corner of Unley Road and Greenhill Road in 1850. Other specialist industry such as Inghams plaster works and Haighs chocolates located in Unley during the early twentieth century. In 1890 there were 222 shops within the Unley area.

One of the industries found in the mainly residential municipality around the Ridge Park reserve was brickmaking. The City Brick company had set up two Hoffman kilns in 1921 on a large site which was next to the park.



**Bansemer's Family Butcher shop, 126-132 Goodwood Road in 1890**

**(Source: SLSA B23866)**

## Subdivision and Development of Areas

### Background

Early settlers in the Unley area were mostly farmers and graziers who built houses with gardens that provided fruit and vegetables for their own needs and for the market. Small villages sprang up along the main roads leading out of Adelaide to Mitcham and to Glen Osmond and the hills. Thomas Whistler laid out subdivisions of Unley and Unley Park in the 1850s along what is now Unley Road. Parkside, laid out at the corner of Greenhill and Glen Osmond Roads in 1854, was the first subdivision bordering the parklands. The South Australian Company which owned sections adjacent to the parklands kept them as open land for many years so early development occurred to the south and east of the Company's holding.

Some areas such as Fullarton and Goodwood Park were originally divided into large holdings that allowed for extensive gardens and other activities, and were later further subdivided into small allotments for residential or commercial purposes. Goodwood Park is an example of this. The National Building Society subdivided an area that had first been divided into larger holdings in 1857, to the east of Goodwood Road, into small housing allotments in 1877. Other subdivisions, such as Unley Park were intended for close residential development from the start. Later subdivisions filled in the open areas and farmland between the early villages.

Timber merchant Simon Harvey's activities provide an example of how open areas between the villages were slowly filled. Harvey purchased farmland in the area that is now the western end of Unley Park (part of Section 236). He built a substantial house for himself on a large allotment and then sold it after building another house for himself in the area. This second house was later sold and he built yet another house. Some of Harvey's land was sold as large residential sites. Purchasers of his properties, such as the pastoralist Duttons and Kidmans, later subdivided parts of their grounds. Victoria Avenue, named after Queen Victoria to celebrate a royal event, was originally named Harvey Avenue.

### Subdivision Layout

The sections that comprise the Unley municipality were laid out in a grid pattern south of Adelaide. The roads leading to the city follow the borders of the sections with the exception of Glen Osmond Road and Anzac Highway, which cut diagonally through sections in a south-east and south west direction respectively. The earliest subdivisions used a grid street-pattern based on the north-south and east-west directions of the first roads. With the exception of several streets in the earliest subdivisions of Parkside that follow the direction of Glen Osmond Road, most subdivisions have followed this scheme. After construction of the railways, each of which cut through the grid pattern of streets diagonally, some roads in subdivisions adjoining the railway were laid out to run parallel to sections of the line, but overall the subdivision layout remained grid based.

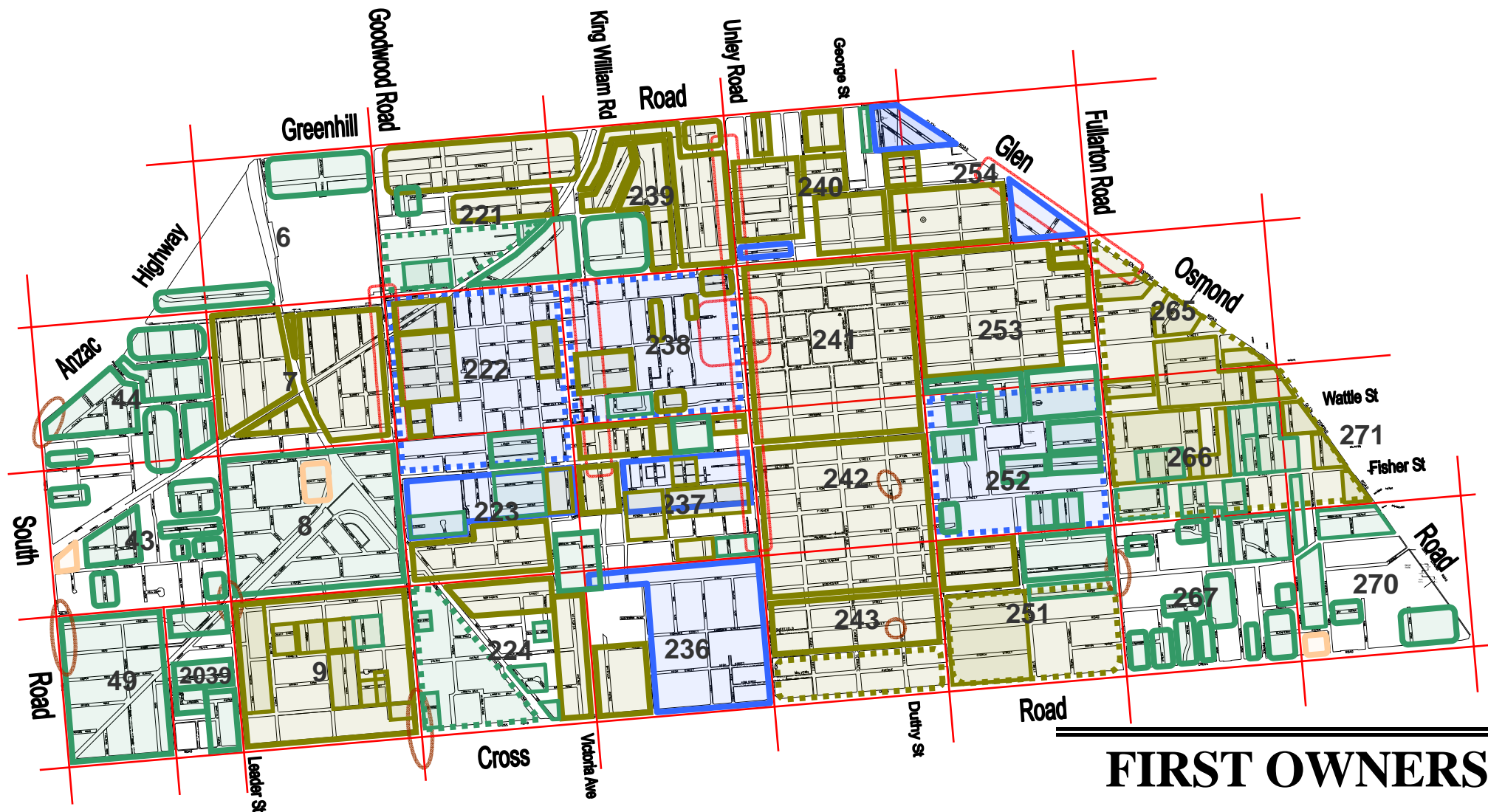
The Unley area is transversed by three watercourses; Brownhill Creek, the North Unley/Parklands Creek, and Glen Osmond Creek. North Unley Creek flows south from the Parklands to join the Glen Osmond Creek near the northern end of King William Road and then the stream flows westwards to join Keswick Creek near the showgrounds. Brownhill Creek runs diagonally north-west through Unley Park, Millswood, Goodwood and Forestville. However the street grid-pattern is not aligned to the route of these streams except for Miller Street in North Unley, Culvert Street and Windsor Street in Parkside, and Palmer Avenue Myrtle Bank. It is likely that these watercourses influenced the areas chosen for settlement as they provided water for stock, gardens and domestic use. Early subdivisions of Unley, Goodwood, Fullarton and Unley Park utilised nearby streams. Early residents of Goodwood Park, which was not well-watered, relied on a water-carrier who brought the water from the Torrens River. Residents stored the water in wooden barrels although some residents had wells that provided water of varying quality. If Brownhill Creek was flowing they could obtain buckets of water from the creek for the garden.

In 1866 Bailliere's South Australian Gazetteer reported that Unley was '*situated on the Brownhill creek, which flows through the village and through Unley park*'

There were also low lying and marshy areas (North Unley, Wayville, the Showgrounds and areas to the east of Unley Road), less suitable for housing, where subdivision came much later. From 1902 deep drainage was laid in the municipality which improved the situation. Also as a response to heavy flooding in 1934, much of the Glen Osmond Creek was routed through an open concrete culvert, constructed in 1936.

Early individual subdivisions did not always have Council approval for the plans. In order to maximise the number of lots narrow streets, private roads and rights-of-way were included. The costs of road-mending of these lanes were to become a burden for the Council and a source of conflict. The formation of roads was often not undertaken immediately and allotments were not easily reached even where subdivisions had been laid out. This was the case with Unley Oval, in the New Parkside subdivision, which waited nearly ten years for the formation of Oxford Terrace to make it accessible.

Subdivision of the municipality accelerated during the 1880s and continued into the early years of the twentieth century. By the end of the 1920s and the onset of the Depression when building work came to a standstill, the municipality was almost completely subdivided. The redevelopment of previously occupied sites accounted for much later building work.



## FIRST OWNERS

Original Country  
Sections (134 acres)

241

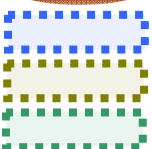
### LEGEND



Primary "Villages"=Centre/Mixed  
Use/ Residential Higher Density



Secondary / Tertiary Nodes



1840's-1860's Initial / Township  
Divisions – later re-divided  
1870's-1890's Early Basic Layout  
Divisions – later re-divided  
1900's-1920's Early Basic Layout  
Divisions – later re-divided



1840's - 1860's Initial Divisions



1870's -1890's Early Major  
Divisions



1900's - 1930's Remaining Major  
Early Divisions



Post 1940

NB – Not all sub-divisions included,  
particularly later and smaller ones

Sections	Owners	Sections	Owners
44 & 43	C G Everard	240	C Rawson
49 & 2039	Unallocated	241, 242 & 243	Trimmer & Grainger
6	SA Company	254	C Rawson
7	D B Major	253 & 265	H Hughlings
8	S Page	251 & 252	J Brown
9	C J Pharazan	266	N A Knox
221 & 239	SA Company	267	Ct. Berkley
222 & 223	T Hardy	271	S Hall
224	SA Comany	270	G F Shipster
236, 7 & 8	T Whistler		

### **Subdivision History**

The following notes have been extracted from the subdivision plans lodged at the Land Titles Office for each new subdivision of the Sections which make up Unley. Often a subdivision forms only part of an existing suburb. Where subdivision names differ from current use the current suburb names appear in brackets. Some Sections are difficult to research as there are no individual lodged plans but some composite plans are available for areas such as Unley Village and parts of Parkside.

(Note: GRO=General Registry Office, the forerunner of the LTO

DP = Deposited Plan)

#### ***Black Forest, 1904***

The part of Black Forest which incorporates part of Section 49 was divided in 1912 and was bounded on the south by Cross Roads and the west by Main South Road. The subdivision of the northern part of Black Forest occurred in 1913 and 1919.

#### ***Clarence Park, 1920***

This subdivision (DP2694) laid out in 1920 was a later subdivision of part of Goodwood South (DP 590). The Australian Mutual Provident Society was the mortgagee and approved the subdivision. It was centred around Avondale Street and included lots on the north side of Francis Street, and extended from the western side of Avondale Street to the western side of Dixon Street. There were 25 lots, one of which became Avondale Street.

#### ***Everard Park, 1921***

This subdivision (DP 2836) of part of Section 44 which originally was one of three sections belonging to Dr. Charles Everard who arrived in the colony in 1836. His son took over the estate after Everard's death in 1876. This subdivision was laid out in 1921 on land belonging to James Smith and the Executor Trustee and Agency Company of South Australia Ltd. It is bordered by Anzac Highway to the north-west, Grove Avenue to the north-east, Orchard Avenue to the south and South Road to the west.

#### ***Forestville, 1919***

Parts of Section 7, which were first subdivided as Goodwood West in 1878 and 1880 later became known as Forestville.

Subdivision (DP1635) of Sections 43 and 44 laid out in 1904 and 1911 by the Executor and Trustee Agency Company of South Australia Ltd., to the west of the Goodwood West Extension, undertaken in 1898, was initially known as Black Forest. These subdivisions were then divided into First, Second and Third Streets, to become streets in Forestville.

The name Forestville (DP 2506) was first used for a small subdivision of a portion of Section 43, owned by the Laught family, and laid out in forty lots in 1919. It was centred on Laught Avenue, and included David Avenue and Busby Avenue, with Forest Avenue East as its eastern boundary.

#### ***Fullarton 1861 and 1900***

James Frew who owned Section 252 undertook division of the section into smaller allotments, ranging from a quarter of an acre to more than one hundred acres, beginning about 1861. This subdivision was known as the Township of Fullarton. There appears to be no surviving subdivision plan.

In 1900 Richard Verco initiated a small subdivision of 21 allotments of varying sizes which included subdivision of blocks 7,8, 12, 16, of Section 252, and part of Section 253. It lay immediately north of Wattle Street and on the east bordered Fullarton Road.

***Fullarton Estate, 1875 (Fullarton)***

James Frew, an importer and one of Unley's first ratepayers, had a house, garden and 220 acres in the Fullarton area. This subdivision (GRO Plan 256/1875), subdivision of portion of Section 266, and parts of Sections 265 and 271), of Frew's land, extended from Mitcham Road (now Fullarton Road) in the west to Glen Osmond Road in the north and east. To the south lay Section 267. It did not include the site of James Frew's residence and grounds, later to be subdivided as Fullarton Estate Homestead.

***Fullarton Estate Homestead, 1878 (Fullarton)***

This small estate of 29 allotments of different size, laid out (GRO Plan 267/1878) by John Frew, James Smith and Alfred Bonnin, extended from Wattle Street in the north to Fisher Street in the south and bordered Fullarton Road in the west and Part of Section 266 in the east. This was formerly the site of James Frew's house and garden.

***Fullarton Gardens, 1925 (Myrtle Bank)***

This estate of 64 lots formed from portion of Sections 267, 270 (DP3456,) and subdivided in 1925 by Wallace Rodda now forms part of the suburb of Myrtle Bank. It extends from allotments on the north side of Lindsay Avenue and into Sedgeford and Wilgena Avenues to the north, is bounded on the east by Wooltana Street, on the south by Ferguson Avenue, and to the west by allotments on the western side of Braeside Avenue.

***Goodwood, 1881, c.1887 and 1899 (Wayville)***

The South Australian Company held open land bordering the parklands along Greenhill Road (Sections 221 and 239) long after areas to the south had been subdivided. In 1881 the company decided to subdivide the area between Greenhill Road and Rose Terrace (DP1032).

Soon after (c.1887) the subdivision was extended south to include allotments on the north side of Davenport Terrace (DP1189), 172 lots in all. The subdivision stretched from the allotments on the western side of Short Street to the Glenelg Railway on the eastern boundary.

In 1899 a continuation of this subdivision further south was named Wayville.

***Goodwood Park, 1857 and 1877 (Goodwood)***

Goodwood Park, a subdivision of Sections 222 and 223, was first subdivided into allotments in 1857. The size of these allotments varied and included a small water reserve where Regent Street met Brownhill Creek. The subdivision is bounded on the west by Goodwood Road, by Section 221 to the north and Section 224 to the south. Section 238 lay to the east.

Closer subdivision took place in 1877 (DP572). The National Building Society subdivided the area of Section 222 bordered by Goodwood Road to the west and extending to include Ada Street to the east. From Albert Street and Musgrave Street the area extended south to Gilbert Street. There were 170 lots.



***Goodwood South c.1878 (Clarence Park)***

This was an early subdivision of Section 9 (DP590) probably laid out about 1878 with smaller lots along Cross Road, the southern boundary, and along Goodwood Road the eastern boundary, with larger lots in the centre (later to be further subdivided as Clarence Park).

***Goodwood West, 1878 and 1880 (Goodwood)***

Leader Street forms the northern boundary of this subdivision (DP684) of part of section 7 laid out in 1878. It extends from Goodwood Road in the east to Devon Street in the west and Victoria Street forms the southern boundary. The Glenelg Railway runs diagonally through the subdivision.

A further small subdivision (DP884) was laid out by J O'Connell and T C Newman north of Victoria Street but south of the Glenelg Railway and west of the Nairne Railway in 1880.

***Goodwood West Extension, 1880 (Forestville)***

Situated west of the Nairne Railway and north of the Glenelg Railway and bounded to the north by the allotments on the north side of Leader Street, this subdivision (DP 1004) of part of Section 7 was laid out by W Fisher, C Lyons and M Cooper in 1880.

***Hatherley, 1913 (Hyde Park)***

The subdivision of Hatherley occupies the land formerly owned by the White family. Their house, originally owned by Frederik Wurm an early settler in the district, remains at the centre of the subdivision, off Commercial Road. Hatherley, was laid out for the White family in 1913. The subdivision (DP 2096), includes subdivision of portions of Sections 223, 224 and 237 and also includes part of Lot 10 in Plan 1370, Lots 6 and 7 in Plan 1036, and Lots 173 and 174 in Plan 36 of 1855 for Unley Park.

***Hyde Park, 1867 and 1877***

In 1867 (DP 247, Subdivision of a portion of Section 237) the section of Hyde Park extending from Jones' Road (now Park Street) in the north to the southern side of Esmond Street and stretching from the eastern side of Westall Street to Unley Road was laid out.

In 1877 (DP605, Subdivision of Blocks 12 and 13 and part 14 of Section 237) the western side of Hyde Park was subdivided. This area extends from Park Street (formerly Jones' Road) in the north to Jasper Street in the south and from the western side of Oxford Street to include the western side of Westall Street in the east.

***Johnston, 1902 (Wayville)***

This small subdivision (DP1625, Subdivision of portions of Sections 221 and 239) lies south of Toorak Terrace and between King William Road, to the east, and the Glenelg tramway to the west. It is bounded on its southern side by Clifton Parade, (now Simpson Parade), and part of Section 222. It was laid out in 1902 for the South Australian Company.

***Kenilworth, 1877 (Parkside)***

Laid out in 1877, this subdivision (DP528) occupied parts of Sections 240 and 254 bordered by Young Street to the north, to the south by allotments on the south side of Leicester Street, by Glen Osmond Road and Kenilworth Street to the east, and part of section 240 to the west. It is now in the suburb of Parkside.

***King's Park, 1905***

This was a very small subdivision in 1905 of land owned by Arthur White, part of Section 224, into 12 lots, each of which covered more than an acre. Most lots were 2 or 3 acres. The subdivision extended from Goodwood Road in the west to the Nairne Railway in the east and from Napier Terrace (Cross Road) in the south to Section 223 on the northern boundary. It included Stanley Street, Ningana Avenue, Edith Avenue (Valmai Avenue), and Lambeth Walk.

***Malvern, 1881***

This large subdivision of 633 allotments (DP1153) extended from the south side of Wattle Street to include allotments on the south side of Winchester Street. It extended from the Mitcham Tramway on the west (Unley Road) to Section 252 on the eastern boundary. Some of the lots were later used for streets running north and south such as Harrow Terrace (Duthy Street), Balmoral Street, Rugby and Cambridge Streets.

***Malvern Extension 1884 (Malvern)***

This subdivision undertaken by William Shierlaw and Thomas Matters and approved by the mortgagee Freak Trimmer included part of Section 243, and Blocks 602, 603, and 604 (DP 1153 Malvern). The subdivision included lots on the north side of Dover Street and extended south to Austral Terrace. Unley Road bordered the western side and Section 251 lay to the east. There were 231 allotments.

***Millbrook, 1856 (Parkside)***

Thomas Macklin laid out this small subdivision of Section 254 into 20 allotments (GRO Plan 67/1857), adjoining the earlier Parkside village, in 1856. This triangular subdivision is bounded by Glen Osmond Road to the north-east, and Kenilworth Road to the west. Rate assessments for 1871 record a mill, owned by Mrs. Ferguson, in the area.

***Millswood, 1882 and 1926***

Millswood was laid out in 1882 on the southern portion of Section 223 (DP 1141) by D Tweedie and G Horrell. It extended from Goodwood Road in the west to Wood Street in the east. To the north lay part of Section 223 and Section 224 lay to the south. The Nairne Railway traversed the western end. Union Street which ran beside the railway was renamed Vardon Terrace. Most of the allotments faced Avenue Street or Malcolm Street. A further subdivision was laid out in 1926 by M.M. Wooldridge and surrounds Wooldridge and Andrew Avenues. Mitchell Street forms the northern boundary, Regent Street the western and Wood Street the eastern boundary. The southern boundary is formed by allotments on the southern side of Andrew Avenue.

***Myrtle Bank, 1906***

William Ferguson, who purchased Section 267 in 1857 from William Sanders, erected a house on the land. Sanders had named the property Myrtle Bank. Ferguson lived there until 1892. In 1906 the land was subdivided. The subdivision of Fullarton Gardens, laid out in 1925, lies in the suburb of Myrtle Bank.

***New Parkside, 1881 (Unley)***

This large subdivision of 580 allotments was laid out in 1881 (DP1051) for E I S Trimmer. It occupied Section 241 and extended from Unley road in the west to Section 253 in the

east. Its northern boundary lay north of Maud Street and Wattle Street was the southern boundary. The New Parkside (Unley) Oval was a feature of the plan.

### ***North Unley 1880 and 1903 (Unley)***

This subdivision of open land owned by the South Australian Company, part of Section 239, was bordered on the north by a strip of allotments along the Government (Greenhill) Road, to the west by a strip of allotments along King William Road. The main part of the subdivision lay between Palmerston Road to the west and Unley Road to the east. Allotments on the south side of Hughes Street formed the southern boundary near to Section 238 which had been subdivided earlier.

In 1903 another part of North Unley (DP1627) bordering King William Road on the western side, Young Street to the north, Roberts Streets to the east, and included the allotments on the south side of Hughes Street.

### ***Parkside, 1854***

Parkside, laid out in 1854 (GRO Plan 272/1855) for Charles Chamberland, was a small subdivision of 45 allotments of portions of Sections 240 and 254. It was bordered on the north by Greenhill Road, on the east by Great South Eastern Road (now Glen Osmond Road), on the south by St. Ann's Place, and included the allotments on the western side of Stamford Street as the western boundary.

### ***Parkside South, 1881 (Parkside)***

Parkside South was a subdivision of part of Section 253 laid out in 1881 for R G Wilkinson (DP1005). It extended from allotments on the north side of Fuller and Dudley Streets southwards to include the allotments on the south side of Blyth Street. The eastern boundary reached Fullarton Road and the western boundary adjoined Section 241.

### ***South Parkside, 1876 (Parkside)***

This subdivision laid out for John Block, William Taylor, Philip Rod and Henry Jones in 1876 lies between Young Street on the north and allotments on the south side of Leicester Street, and George Street runs north to south through the subdivision.

### ***Unley, 1852 and 1878***

Much of Unley to the west of Unley Road (Section 238) and owned by Thomas Whistler was laid out in the early years of the municipality. Early subdivision plans are not available.

However, a subdivision for the area bordering Unley Road, north of Mary Street and including Charles Street, was laid out in 1878. This subdivision of Blocks 1, 2, 3, 17 and 18 of Section 238 (adjoining section 239 to the north) contained 40 allotments.

### ***Unley Park, 1855 and 1879***

The original subdivision of Unley Park, owned by Thomas Whistler, was laid out in 1855 (GRO Plan 36/1855). It covered the area between the north side of Northgate Street to Napier Terrace (now Cross Road) as its southern boundary. The allotments on the north side of Northgate Street extended further west than those on the its southern side, which had Grove Street as the western boundary, and Belvidere Terrace (now Unley Road) to the east. Park Street has been renamed Thornber Street.

In 1879, timber merchant Simon Harvey subdivided the land he had acquired, originally owned by Whistler, surrounding Brownhill Creek, part of Section 236 (DP 866) This area lay between what is now Heywood Park and Heywood Avenue to the north and Napier

Terrace (Cross Road) to the south. It was bordered to the east by Grove Street and to the west by allotments on the western side of Avenue Road (Whistler Avenue). This small subdivision contained 30 allotments.

***Washington Gardens, 1924 (Myrtle Bank)***

Emily Moorhouse subdivided a portion of Section 270 (DP 3269) in 1924. There were 51 lots. Lot 36 was more than an acre in area but the others were much smaller. Glen Osmond Road forms the eastern boundary, Fergusson Avenue forms the southern boundary. Allotments on the north side of Moorhouse Avenue and Rossington Avenue form the north and south boundaries respectively.

***Wayville, 1899 and 1912***

Laid out in 1899 on land owned by the South Australian Company this subdivision of part of Sections 221 and 239 (DP 1565) is bordered by Davenport Terrace, Young Street, the Glenelg Railway and Joslin Street. It was a continuation of the subdivision of former South Australian Company land. Earlier subdivisions in this locality were named Goodwood.

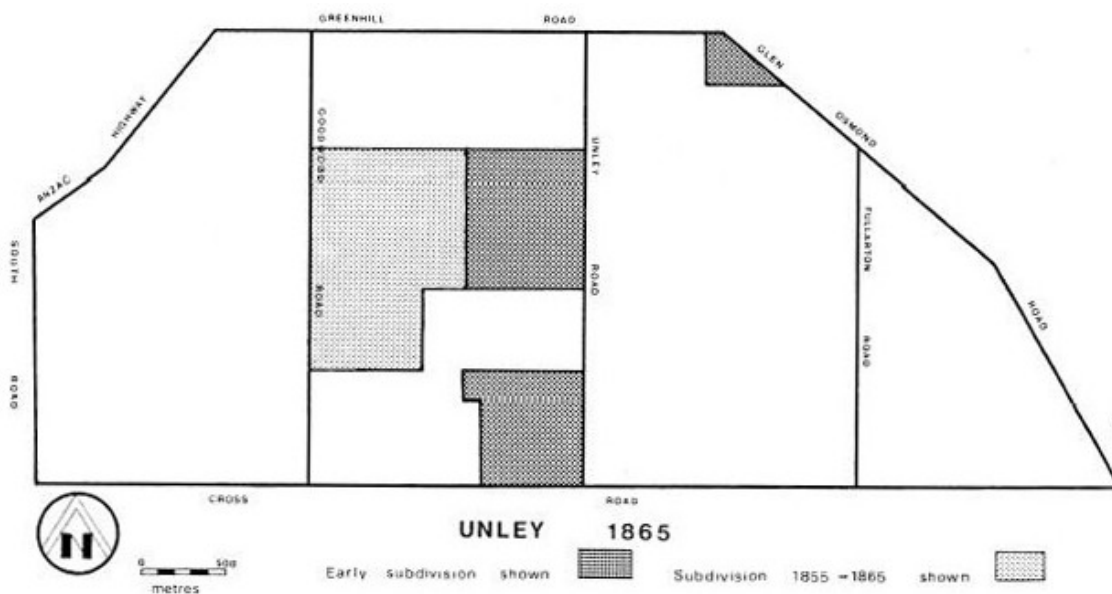
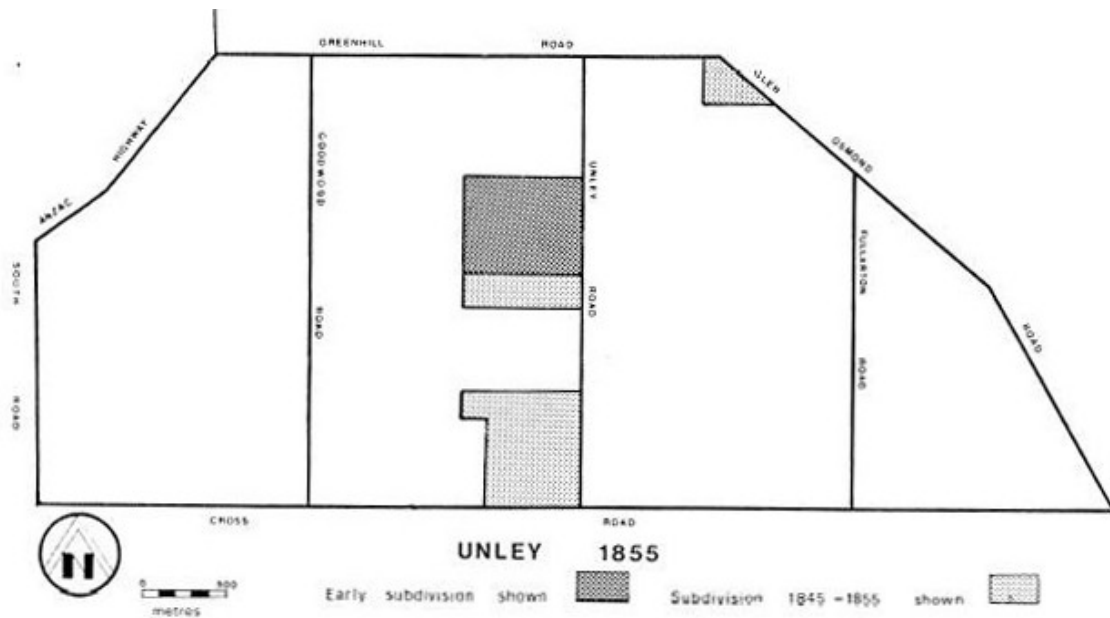
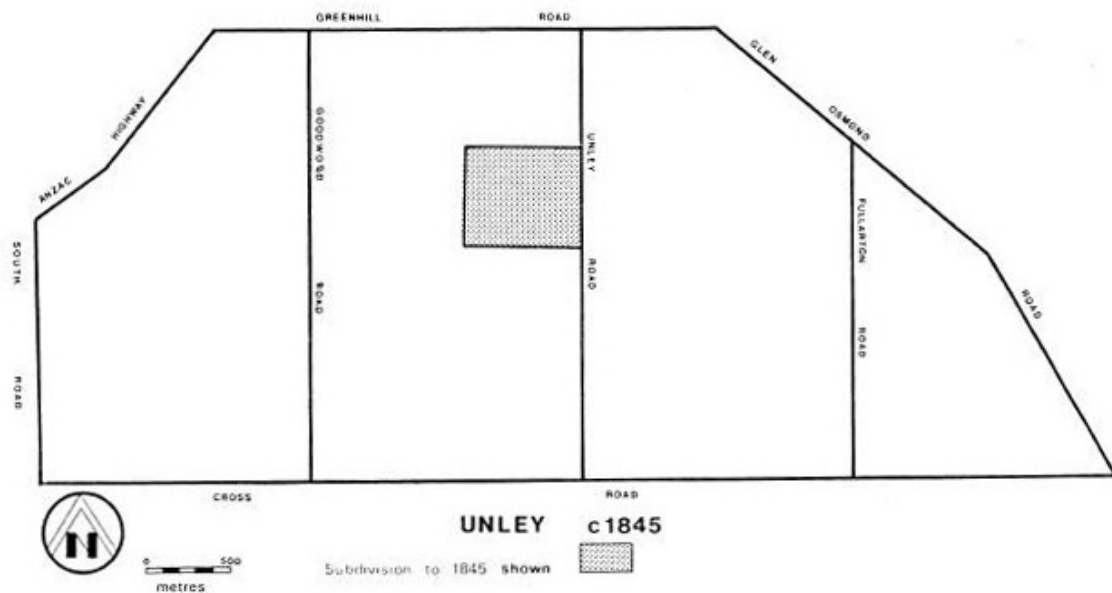
In 1912 The South Australian company authorised a further small eleven lot subdivision of land between the Glenelg Railway, Joslin and Le Hunte Streets.

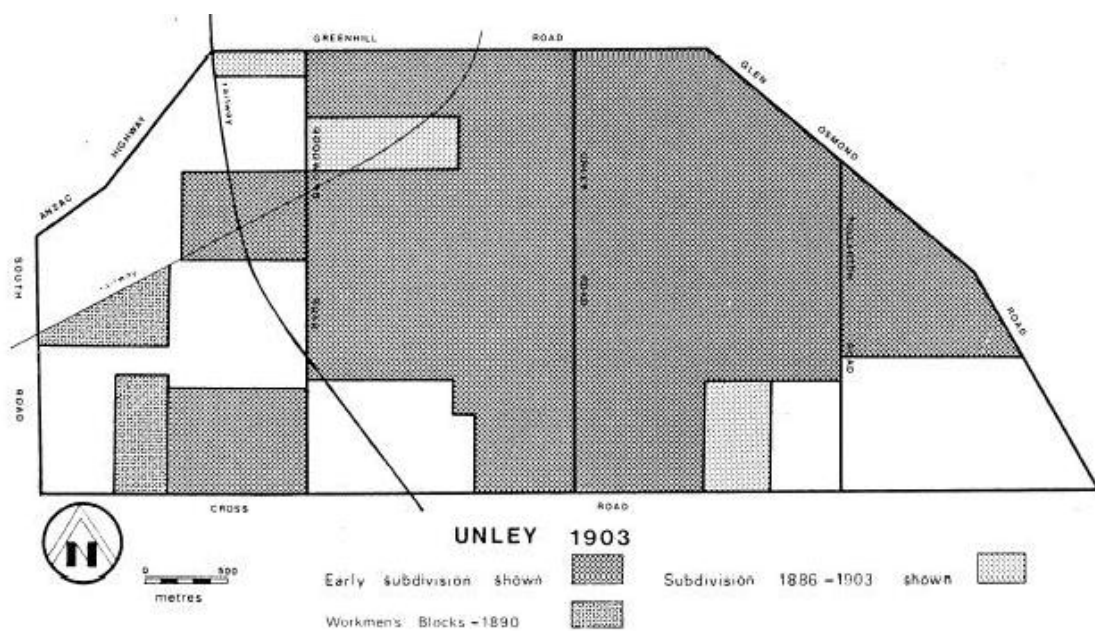
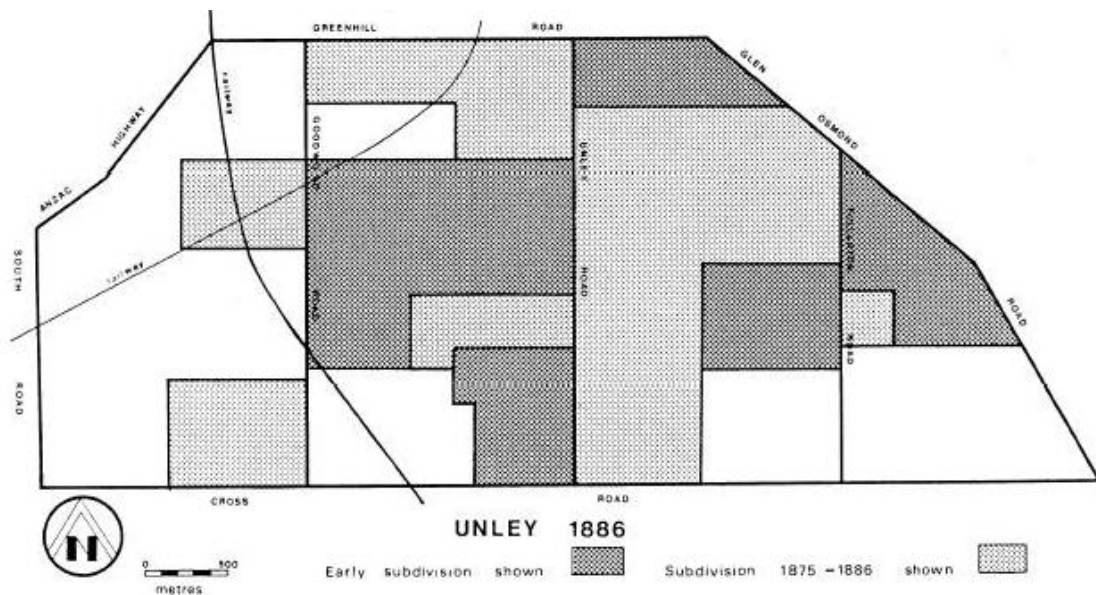
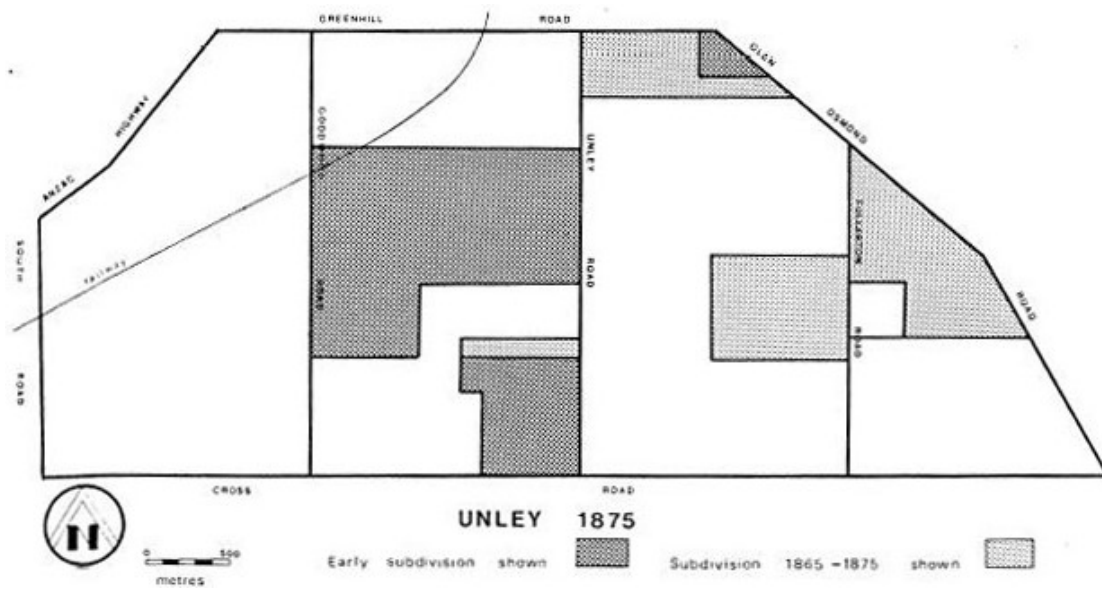
***Woodhurst, 1882 (Millswood)***

Woodhurst (DP1290, subdivision of part of Section 225) was laid out in 1882. It was a small subdivision of 50 allotments extending from Wood Street in the west to the eastern side of Park Avenue in the east adjoining Section 237. To the north and to the south are parts of Section 223.

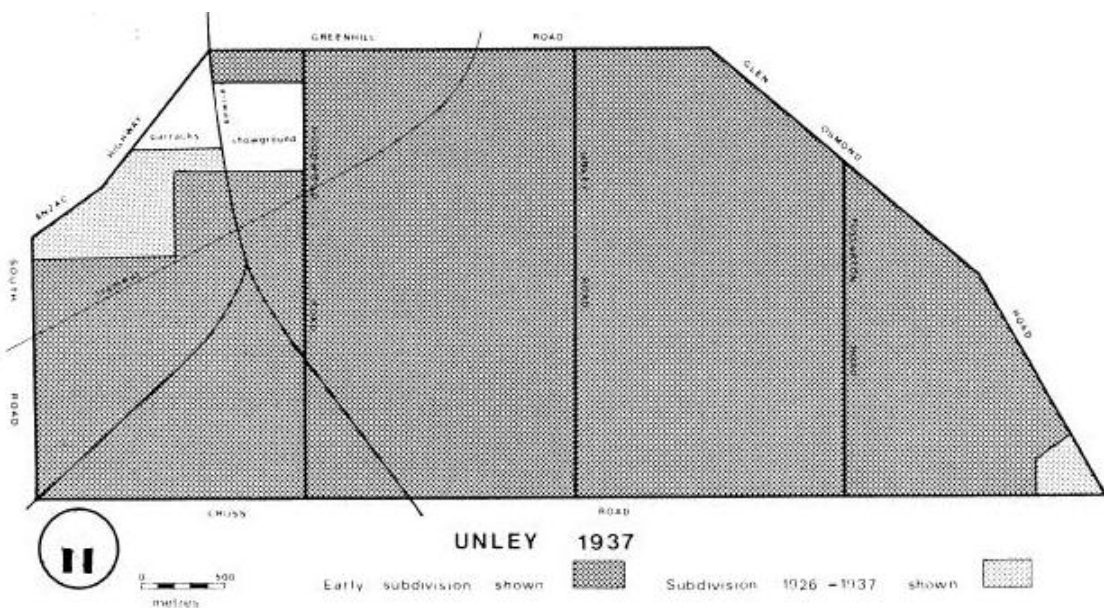
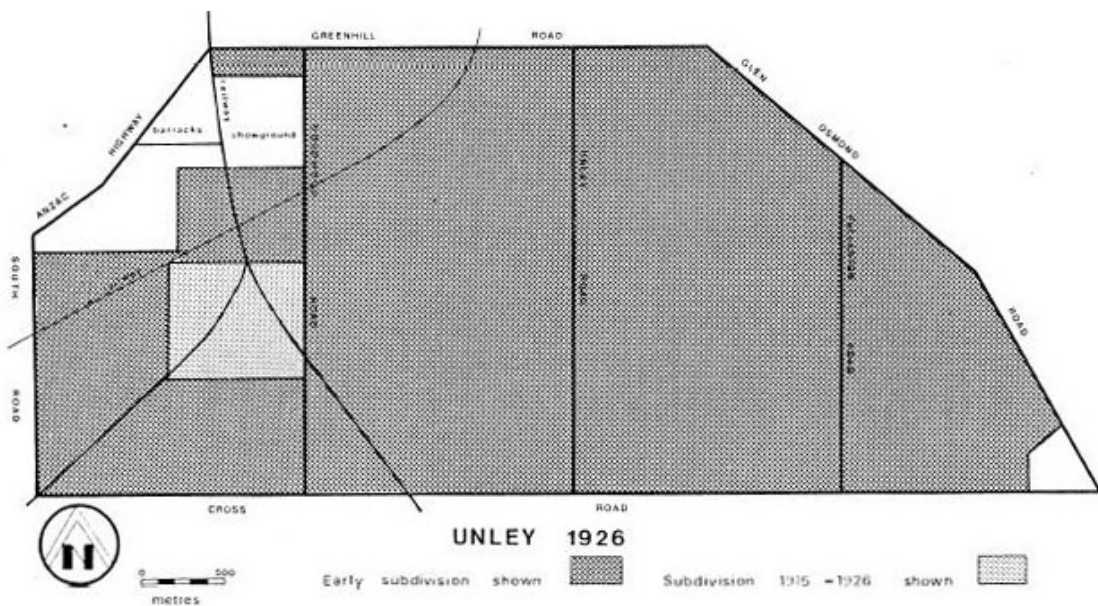
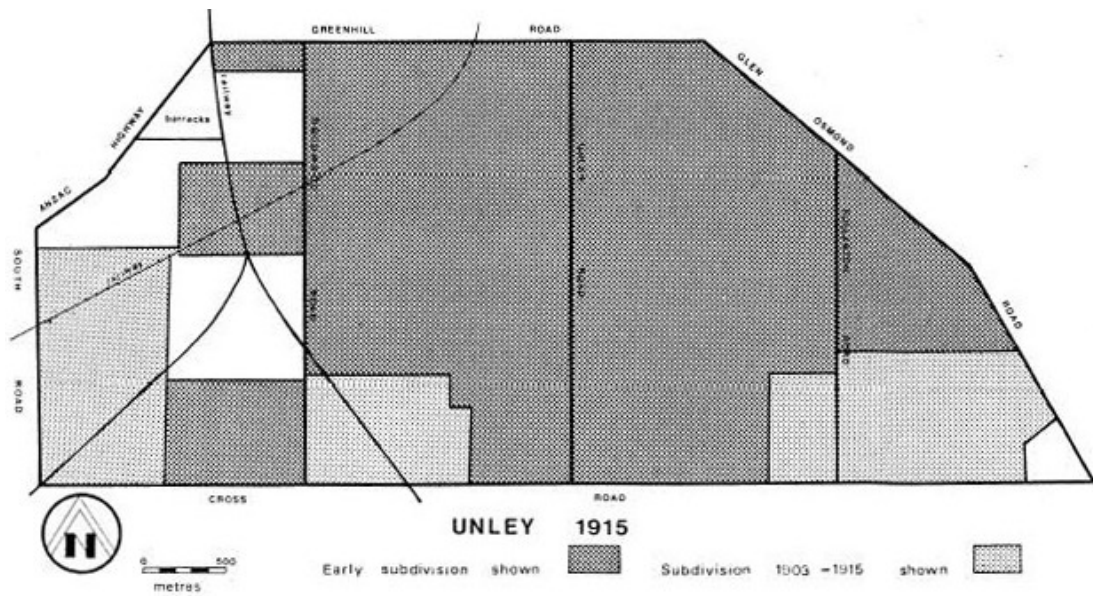
**Sequence of Subdivision of Unley**

The following maps were produced in the very first Heritage Survey of Unley in 1978. They are an indication of the stages of subdivision of the Unley Sections, giving a clear indication of where land remained unsubdivided over each decade, from 1845 until 1937. There are small discrepancies, but generally the picture provided by these maps is clear and reinforces the sequence set out in the plans held at the Land Titles Office, and described above.









## Specific Historic Subdivisions and Areas

The development Plan for Unley contains a number of Historic Conservation Policy Areas. Further analysis, based on the overview history, and substantiated by parallel reports on the morphology and development of Unley has highlighted an additional set of areas which have a level of historical significance in addition to physical character which elevates their value to that of potential Local Heritage Areas. Each has been provided with a statement of heritage value using criteria proposed for the assessment of local heritage areas. These criteria establish a threshold for determining areas of local heritage with historical basis, as distinct from areas of significant physical character.

## CURRENT RESIDENTIAL HCPAs

### 1. Parkside (St Ann's)

*Already in existence as part of the HC-R300 Zone*

Early village settlement

...the variety of early existing single-storey buildings in the area and their range of styles, density, scale and materials from substantial villas to simple single fronted detached, semi-detached and row cottages which, together with the original compact village road layout, forms the unique close knit diverse character of the area.

#### Statement of Heritage Value

The St Ann's area, which forms part of the 1854 Parkside village subdivision, is an important intact representation of one of the four villages which formed the nuclei of settlement in Unley from the 1840s to the 1870s. The historical theme of early settlement in the City of Unley can be demonstrated clearly in this area, with the size and orientation of the allotments reflecting the stages of initial and later subdivision. The allotments in the earliest (northern) part are aligned with the orientation of the Great South Eastern Road (Glen Osmond Road), and other parts contain narrow allotments typical of the early residential pattern of the 1870s.

### 2. Goodwood (Village)

*Already in existence as part of the HC-R300 Zone*

Early building estate

...the typical standard double fronted, single-storey bluestone cottages of the original bank housing estate that predominates in the zone....including the traditional front verandah and ornamental features, and the regular building layout which forms the historic character of the area.

#### Statement of Heritage Value

The Goodwood Park village heritage area was created by the closer subdivision by the National Building Society in 1877 of the 1857 land division of Sections 222 and 223. It demonstrates the significant historical theme of the provision of housing in a period of major development within Unley, and the creation of a substantial residential estate of uniform design, close to the transport route through the area of the city to Glenelg train line.

### 3. Unley Park

*Already in existence as part of the HC-R1000 Zone*

...Early affluent suburb of substantial dwellings on large grounds...

...the variety of individual early substantial noble residences and stately mansions in the area and their complementary mature, formal and natural well landscaped large grounds and high quality masonry, wrought iron, brush or timber fencing.

[Unley Park HCPA will be expanded to include Northgate Street, as this includes an area which continues the recognised historic development and character of the existing HCPA.]

### **Brief history of Western Northgate Street, Unley Park**

The eastern end of Northgate Street and the first subdivision of Unley Park laid out by Thomas Whistler in 1854 are in Section 236. The western end of Northgate Street lies in Section 224 originally owned by the South Australian Company. Heywood Park separates the eastern and western sections of Unley Park. After an approach by a committee desiring to obtain this open space for the benefit of Unley residents, the Trustees and beneficiaries of the Haslam Estate agreed to sell part of Heywood Park for a public park. Eventually the Council submitted a successful tender but there was still difficulty in making up the required amount. Once this was settled the park was handed over to the Corporation in December, 1921. One contributor to the cost of the purchase was the Municipal Tramways Trust as it was to have a 29ft. strip of land through the park for a tramway extension.

The western end of Unley Park (Section 224) was farmland until the late nineteenth century. This area was not formally laid out as a residential subdivision, as was the case in eastern Unley Park. Simon Harvey, a timber merchant, who had already purchased land in Section 236 acquired part of Section 224. He sold this in large allotments at various times from 1893 onwards. Harvey proceeded to build a house for himself with an extensive garden area. This he sold and then he repeated the procedure. He finally settled on the northern side of Northgate Street. Wealthy families such as the Kidmans and the Duttons chose to live in this area. Other prominent people purchased large building allotments in the western section of Unley Park. In later years many of the large gardens were subdivided further to provide smaller building allotments and access roads were constructed to service them. eg. Miegunyah Ave.in 1954. ]

### **Statement of Heritage Value**

Unley Park, which is characterised by substantial mansions set in well landscaped, expansive grounds, demonstrates the transformation of former farm land in Sections 236 and 234 into a notable residential area. This area represents an important element of the social history and physical identity of Unley, as wealthy settlers created salubrious estates on or close to the Brownhill Creek which flows through the area. The area is associated with Thomas Whistler, a seminal resident of Unley and original owner of Section 236 (and three other sections) and Simon Harvey, timber merchant who subdivided the western end of Section 236 and sold the resultant large allotments to notable families such as pastoralists the Duttons and Kidmans. The pre-settlement landscape of Unley is also reflected in the significant remnant indigenous vegetation of Heywood Park and the course of the creek.

## **4. Fullarton (Roseberry)**

*Already in existence as part of the HC-R1000 Zone*

...bungalow style dwellings on large allotments... dating from between the First and Second World Wars

...the integrity of the notable early farming homesteads and the homogeneity of major character of the area formed by the predominance of largely intact bungalow style dwellings.

### **Statement of Heritage Value**

The closer settlement of Fullarton after the First World War, with the subdivision of the farming land and estates of notable residents such as H W Hughes, Joseph Fisher and James Frew on Section 252, is indicative of the division of early farming estates at that time and the development pressure of the expanding population of the Unley area as land use was transformed from agricultural to residential. The inter-war Bungalow style housing in the streets around Roseberry Avenue reflects this date of consolidation of residential development in the area.

## NEW LOCAL HERITAGE AREAS

### 1. Malvern/Unley (Trimmer Policy Area/Local Heritage Area)

Land to the east of Unley Road was subdivided later than the land on the western side. Malvern was laid out in 1881 in the agricultural land of Sections 242 and 243 that bordered the village of Unley. The Adelaide, Unley and Mitcham Tramway Company's station occupied part of the land. The horse-drawn tramway began operating in 1879 and the frequent tram communication with Adelaide was one of the features promoters used to sell the Malvern Estate. This was to be a residential area.

The 'township' of New Parkside was offered for sale on 4 June 1881 at the height of Adelaide's building boom by Lyons and Leader, as agents for the landowner E.I. S. Trimmer. Comprising some 580 allotments, it resulted from the subdivision of Section 241 part of Light's original survey 'B' of the Adelaide Plains. It was immediately east of Whistler's original land division that created the village of Unley, and south of the village of Parkside. The subdivision to its south, known as Malvern was offered for sale later that year and the Malvern Extension sale took place in 1884.

In 1884 William Shierlaw and Thomas Matters laid out the Malvern Extension and South Malvern in 1886. The single tram track was duplicated from Adelaide to the Malvern depot in 1891. Other services such as water, gas, and twice-daily postal deliveries were added attractions. William Shierlaw was an Unley councillor from 1875-78 and Mayor of Unley in 1889. He also donated the site for the Malvern Methodist (Uniting) Church. Shops within walking distance of these new residents opened in Duthy Street.

These subdivisions comprised the bulk of Sections 241, 242 and 243 originally granted to Trimmer (and Grainger) in 1837. In totality it was the largest area to be consistently divided in the history of Unley.

The consequential development and resident immigration to the new 'suburbs' contributed significantly to the 'Town' of Unley gaining City status in 1906, by which time much of the land had been developed. Despite the local recession of the mid 1880s and the wider depressive effects on the local economy of speculative crashes of the mid 1890s, the establishment of New Parkside and Malvern continued and marked a quickening in the appreciation of Unley as a desirable residential location. It also changed forever the urban form of Unley with progressive expansion of suburban residential development diminishing the physical separation of three of the four traditional villages comprising the local government area of Unley.

The Rate Assessment Books of the period indicate the blocks sold quickly although some remained with the agents for Trimmer (and his estate after Trimmer's death in London in 1882). The 1886 assessments indicate the allotments as mostly 50 feet by 150 feet (740m<sup>2</sup>). While less than half the lots had been built on by this time, the housing was occupied by carpenters, drapers, baker, coppersmith, plumber, carter, gardener, blacksmith, butcher, safemaker, bootmaker and so on. While quick sales were no doubt promoted by the long boom period of the 1870s and early 1880s and reported scarcity of vacant land, the location of New Parkside adjoining the village of Unley, its servicing by the tramway and availability of reticulated water and gas were no doubt also of considerable influence.

Contemporary reference to the 'large sized allotments and wide streets', still a defining feature of this area, were to encourage a remarkably consistent form of residential development. This created an enduring sense of difference with other areas of Unley, a contrast particularly noted when the adjoining subdivision by Wilkinson to the east (also of 1881) is compared. It offered smaller blocks and narrower streets and encouraged a more varied built form with large villas on amalgamated blocks interspersed amongst the more numerous smaller and semi-detached houses.

Whereas the housing stock in Unley is often more varied and at greater densities than within Trimmer's subdivisions, the progression of development south from New Parkside to Malvern, reveals subtle shifts in the nature and extent of housing built, with even lower densities tending to prevail in southerly developments. By 1906, many more professional and 'white collar' owner/ occupiers are noted including tailors and numerous clerks, at least three architects, solicitors, civil servants, a journalist, electrician and, Bertha Rosenbaum 'costumier' as well as Fanny Borthwick, 'Lady', (no doubt a deliberate contrast with the ubiquitous description 'domestic duties').

Trimmer's land divisions were as generous (in lot size and layout) as they were extensive. Such 'generosity' is reinforced by Trimmer's benefactions, including the gift of some nine acres to form the recreation ground (Unley Oval) at the heart of New Parkside, the formal centrepiece for the three axes James (Rugby) and Duthy Streets and Cambridge Terrace. Although outside the Trimmer Policy Area, the sites for the Town Hall and Institute as well as the land for the Anglican Church of St Augustine and the creation of Wattle Street, were also provided by Trimmer (described elsewhere as *'the most generous-spirited, far-sighted and munificent benefactor Unley has ever had'*).

The association with E I S Trimmer is significant as the land provided by him effectively created the civic prominence of the Town centre that remains today. His land division of New Parkside sponsored development of the eastern side of Unley Road to its north and south and the new residences across New Parkside and Malvern would consolidate the residential heart of Unley, and arguably much of its identity.

Strategically located east of Whistler's earlier subdivisions in Sections 237 and 238, New Parkside and Malvern are unmatched in Unley for their ability to represent the historical forces of residential development operating towards the close of the nineteenth century. The levels of integrity of the considered and formal layout, the extensive survival of 'first' development that resulted and the public realm quality are with the exception of the attributes displayed by the later Millswood Estate, unparalleled in the present City of Unley. The strong sense of difference created in New Parkside and Malvern invites comparisons with the Avenues of St Peters and its layout and consistency of built form provided by the 'East Adelaide villas'.

### **Built Form and Building Styles**

The housing within the proposed local heritage area is essentially substantial double fronted residences or expansive villas of single storey scale. Occasionally there is a two storey dwelling, but these are rare. Generally, the allotment pattern determines the overall size of the dwelling and the large allotments are located towards the centre of the area around the Cambridge Terrace/Marlborough Street intersection, with smaller residences on more modest allotments in the other areas, particularly to the north of the oval. The houses reflect the styles prevalent during the 1880s and 1890s with some later infill and particularly early Federation/Queen Anne residences with corner turrets particularly.

### **Building Materials**

Within this area face stone prevails as the major construction material, either bluestone or sandstone. Verandahs are detailed with cast iron, although there is also some timber detailing in later residences. There are also some later face red brick individual residences, but these are scattered throughout the area. Predominantly, the late Victorian qualities and detailing of housing from the 1880s and 1890s prevails.

### **Statement of Heritage Value**

The extensive area of the consistent and essentially intact residential subdivisions, originally known as Malvern and New Parkside, clearly demonstrates the social and

economic forces which influenced the historical development of Unley in the late 1870s and early 1880s. The generous allotment size, the regular pattern of land division and the quality of the built form of the area is an essential element in the defining character of Unley. This area has close associations with E I S Trimmer, who was one of the most influential early settlers in Unley. His gift of some nine acres to form the recreation ground (Unley Oval) at the heart of New Parkside, created a formal centrepiece for the three axes James (Rugby) and Duthy Streets and Cambridge Terrace, and has played an important part in the lives of local residents.

## **2. Millswood**

Millswood Estate resulted from the sale of the last undeveloped Section within Unley. Section 8 of Light's Survey 'B' of the Adelaide plains was originally granted to Samuel Page. Despite its division by railway routes to Brighton and Melbourne, Section 8 was farmed for many years by the Mills family, also builders of some note in the earliest years of the Colony.

Samuel Mills, a Scotsman, arrived in South Australia in 1839 and went into business as a building contractor. By 1840 he owned Section 9. He later acquired Section 7, and by 1872 was leasing Section 8, and together with partners leasing Section 6, from the South Australian Company. By this time it was George Mills who owned Section 9 which became Goodwood South. However Millswood is named after Samuel Mills whose property was called "Ravenswood Farm".

Section 8, originally owned by the South Australian Company, and subdivided as Millswood Estate, is now the western part of the suburb of Millswood. The Hills and Brighton railways cut through the section dividing it into three roughly triangular areas. Descendants of the original English grantee sold the residual 122 acres of Section 8 to Millswood Estate Ltd in 1917, who promptly subdivided the three portions into 211 lots south and east of the railway lines to Melbourne and Brighton and 109 lots north-west of the line to Brighton.

The area to the south of the Brighton railway was laid out with a crescent to provide access to the land at the apex of the triangular site between the railways. Land to the east of the Hills railway adjacent to Goodwood road was subdivided at this time also.

To the north of the Brighton Railway the housing allotments surrounded two much larger areas, one of which became the Goodwood Oval and the other, adjacent to the railway reserve was used by Hackett's nursery until it too was subdivided in 1952. A cycling track was constructed in 1931 but removed in 1962 after a decline in use by cyclists. Tennis courts and a hockey field were also fitted onto part of the site.

The Unley Council, aware for some time of the tightly built character of Goodwood and scarcity of recreation space, had been keen to secure land for an Oval. In 1905 the South Australian Company was approached by council for upwards of eight acres for an Oval *"...as it was felt that Goodwood could not participate in the advantages of the Parkside Oval owing to the distance"*. Ultimately nothing came of this and the Council acted quickly to secure some ten acres of the Millswood Estate subdivision for this purpose. The title to the land costing £3000 was transferred to the Council on 21 September 1918. By 1919 however, Millswood Estate Ltd was in liquidation, neither the cash generated by this sale nor the reputed beneficial effects of such open space on the pace of sales of allotments being able to save the company.

By any account, the subdivision was far more successful for purchasers than for the company that created it. The Rate Assessments for the Ward in the year 1918 record the division for the first time, with houses appearing in Cranbrook Avenue, Grantley Avenue, Lonsdale terrace, Millswood Crescent and Ormonde Avenue. By 1922, the greater proportion of the division south and east of the railways had been developed. Chelmsford



Avenue further west had seen similar levels of improvement, although the balance of this area remained largely vacant. The area as a whole attracted a mix of owner/ occupiers similar to that found in Trimmer's land divisions of the 1880s. Teachers, accountants, managers, accountants, grocers, builders, an electrician and numerous clerks had been attracted to the area.

The creation of Millswood Estate was the second largest comprehensive division of land in the City of Unley. It also saw the removal of pastoral activities from the City, sealing its role as primarily a residential dormitory for the City of Adelaide. With the exception of an area around Hillsley Avenue and several subdivisions of the estates such as Reed Gardens, Belle Vista and Woodfield, the creation of Millswood Estate largely completed the existing street network of the City of Unley. The considered layout, consistency of built form, deliberate plantings of Jacarandas and White Cedars and the creation of the Goodwood Oval, indicate it can be considered as the later equivalent of New Parkside. The subsequent division of land formerly occupied by Hackett's Nursery simply echoes the theme of continuing subdivision in Unley, the alloy resulting from such historical patterns of investment being a notable feature of the City.

### **Built Form and Building Styles**

The housing form and styles throughout this area tend to be medium size houses of extremely even development on standard sized allotments (70'x 100'). The physical appearance of the area reinforces the theme of early twentieth century residential development. The characteristics of the land division and the bungalow-dominated residential built form remain impressively intact. Of the dozen houses erected by the end of 1918, only one has been lost.

The housing styles are substantially Inter War bungalow style with some Tudor revival houses, particularly located along Cromer Parade, which fronts the railway line, and scattered throughout the other parts of the area. Along the boundary roads of Mills Street and Victoria Street there are some houses of the late 1910s which reflect the transitional style between Edwardian double fronted residences and later bungalows. These houses the retain bull-nose verandahs and other detailing typical of houses from the earlier period.

### **Building Materials**

The predominant constructional material for these houses is rock face sandstone and there are also good examples of face red brick bungalows or rendered bungalows with glazed brick detailing. The roofing material is either terracotta Marseilles tiles or corrugated iron (often unpainted). Verandahs also feature strapped gables or boarded gable ends, typical of bungalow style residences.

### **Statement of Heritage Value**

Section 8, originally granted to Samuel Page and then owned by the South Australian Company, was subdivided by the Millswood Estate Ltd in 1917-8 as Millswood Estate. The Hills and Brighton railways cut through the section dividing it into three roughly triangular areas and this is now the western part of the suburb of Millswood. At the time of subdivision, the Unley Council acted quickly to secure some ten acres of the Millswood Estate subdivision for a public recreation area and oval in the west of the Council area, similar to the Unley Oval to the east.

The creation of Millswood Estate in 1918 on Section 8 is significant as this was the last Section within the boundaries of Unley to have remained as agricultural land. The creation of the residential subdivision was also notable in terms of the consolidation of the area as it was the second largest comprehensive division of land in the City of Unley. This area also contains an important public facility provided by the Council for its ratepayers, and the Goodwood Oval has played an important part in the lives of Unley residents.

### 3. Woolridge (Section 223)

Section 223 was originally purchased before settlement by Thomas Hardy. His son Arthur came to South Australia in 1839 and subdivided Section 223, and also Section 222. A J Baker bought 14 acres of Section 223 in 1849. In 1862 he built the house "Belle Vista". In 1871 Baker sold the land to Edward Martin of Gawler who leased the property to Alexander Lorimer. At this time there were two houses on the site: "Belle Vista" with 8 rooms and a cottage of 4 rooms. In 1876 Martin sold the land, bounded by Mitchell, Wood, and Regent Streets and a private property to the south. Andrew Wooldridge, a sheep-farmer, was the new owner. Wooldridge, who appeared to be in financial difficulties, sold and leased back the property in 1877. His wife acquired ownership of the property in 1894. Andrew Wooldridge died in 1925 and Maria Wooldridge laid out the subdivision in 1926. Wood Lane was widened to become Wood Street, named after a property owner

By 1927 the subdivision was underway. Rear allotments faced towards Northgate Street. There were smaller allotments to the north, and larger ones to the south, with a total of 53 blocks. Brownhill Creek runs through the south western corner of the subdivision and Heathcote Crescent is aligned to the creek. Two new streets, Andrew and Woolridge Avenues, were created to provide access to the new blocks.

High prices, and perhaps the effects of the Depression, resulted in slow sales and by 1930 only 8 allotments had been sold, and only three houses built. Eventually in 1934 builders bought the land to sell as house and land packages. Most sales took place after 1934. After Maria Woolridge's death that year her executor Edward Cleland continued the sale of lots until 1944. Elders Trustee and Executor Company acquired the remaining lots. The lots in Mitchell Street were the last to be sold between 1944 and 1945. Here the houses constructed were post WW2.

The building restrictions of time affected the size and design of the houses. Wooldridge Estate was one of the last larger subdivisions in the Unley area as most of the land was occupied by this time. Some houses had adjacent tennis courts and infill has occurred on a few of these spaces. However the subdivision consists only of dwellings, mostly single storey.

#### **Built Form and Building Styles**

There are some maisonettes and some free standing houses.

Setbacks are deeper in Andrew Ave where the blocks are larger, and closer to the street line in Woolridge ave and Mitchell Street. There are larger and more expensive houses in Andrew Ave and the southern side of Wooldridge Ave including LHP "Belle Vista". Many of these houses appear to be architecturally designed rather than builders' spec houses.

Some later and smaller houses and maisonettes have been constructed on sites previously used as tennis courts or replace earlier houses on Mitchell Street. Apart from these the housing stock was constructed between 1927 and 1946.

Architectural styles are examples of those popular during the period:- South Australian versions of Californian bungalows, South Australian Tudor and Old English based on English domestic styles, houses with features drawn from Art Deco or Spanish Mission styles and finally Austerity style constructed with the limited resources at the end of WW2.

In Wooldridge Avenue the houses are regularly placed in their streets, with consistent setbacks from the front boundary, some have narrow side gardens on one side and allowance for a driveway on the other side, houses and gardens are well-maintained

Scale is also consistent as most houses are single storey.

### **Building Materials**

The buildings are masonry: some houses are brick, some rendered, others have sandstone façades. Salt glazed bricks are used as decorative features, as are diamond paned leadlights, used with double-hung sash windows or casements. Roofs are tiled. There are still original fences although some have been replaced with brush.

### **Statement of Heritage Value**

The subdivision of Woolridge Estate dates from 1926, but, as a reflection of the difficult economic times of 1929-30 few houses were built until after 1934. The houses in the area demonstrate the domestic architecture and social history of the Inter-war period, and reflect a consistent form and character. As a heritage area, Woolridge represents the consolidation of Unley as a consistently residential suburb of Adelaide during the Inter-war period.

## Residential Development Periods and House Styles

### Background

The City of Unley is a residential suburb with a full range of examples of housing development and it reflects the styles and fashions of domestic architecture in South Australia. The historic development of Unley is clearly defined by the stages of subdivision and the construction of specific housing styles in each period of development. This is an essential element of the physical character of Unley and forms the basis for much of the heritage conservation required within the area.

The time periods for housing development that have been delineated here reflect the major periods of growth of South Australia, and Unley in particular. The architectural character of residential development reflects the availability of materials, levels of technology, general economic conditions, stylistic fashions of the time, personal preferences and a range of other variables. Often, a style of an earlier period will continue to be used into the next and these transitional houses are often difficult to date by style alone.

### Early Victorian Houses (1840s to 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. As well as freestanding single storey houses, some examples of two storey and attached row dwellings from this period also remain in the City of Unley. Verandahs were sometimes added at a later date but the low scale of these buildings often made this difficult.

Fences typically were timber pickets, paling or corrugated iron with timber capping.



Montpellier Street, Parkside



Young Street, Parkside



Young Street, Unley



## Victorian House Styles (1870s to 1890s)

Towards the end of the century, in the late Victorian period, residential development expanded rapidly during a period of intensive development in Unley. During this period, solid masonry houses of a range of forms and scale were constructed in large numbers with substantial villas built of bluestone or sandstone dominating many streetscapes. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storeyed and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble and interior walls of double brick. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim, and cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Later in this period, face red brick was occasionally used for front elevations instead of bluestone or sandstone.

Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing.



Miller Street, Unley



Simpson Parade, Goodwood



Grove Avenue, Unley Park



Cross Road, Myrtle Bank

## Edwardian/Federation House Styles (1900 to 1920s)

Many dwellings constructed at the turn of the Century that exist today are referred to as 'Turn of the Century double fronted cottages' or 'Turn of the Century return verandah villas' amongst others. They were of similar scale and form to dwellings built in the preceding Victorian era, albeit with some distinguishing characteristics. In fact, many dwelling styles attributed to the Victorian era continued to be built throughout the turn of the Century era forming a unique blend of mid to late Nineteenth Century and Turn of the Century architectural forms.

Houses of this Federation period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels.

Fence structures reflected the materials use in the masonry of the house or were of substantial timber designs.



King William Road, Wayville



Young Street, Wayville



Eva street, Millswood



Northgate Street, Unley Park



## **Inter War Residential Housing Styles (1920s to 1942)**

During the Interwar years a new architectural form emerged that complemented the existing scale and form of the Victorian and Turn of the Century eras, while remaining quite distinct in appearance. What we now commonly refer to as 'Bungalows' became a popular dwelling type for Unley. Today bungalows, which characterise the building styles of the 1930s and 1940s, form a relative large proportion of building stock in Unley.

In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in Unley during this period included Spanish Mission (or more often 'Mediterranean'), Art Deco and Functionalist, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.

Fences to houses of this period were generally very low and used masonry and wrought iron which repeated the materials and detail of the house.

Housing development essentially stopped in Unley during the period 1942 to 1950 as a result of the materials shortages caused by the Second World War.



Cross Road, Unley Park



Austral Terrace, Malvern



Forest Ave, Black Forest



Young Street, Wayville

## Post War Housing Styles (1942 plus)

During this period a range of new styles became popular. The main styles constructed in Unley were Old English and Mediterranean/Georgian Revival styles. Houses in these styles were constructed both before and after the Second World War and were either infill or replaced earlier houses.

The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys.

The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.

Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the *avant garde* trend of domestic architecture in the 1950s. These houses were generally cubiform and were constructed with flat roofs and large areas of glass in smooth masonry walls. Curved corners to walls, cantilevered elements and recessed porch areas were typical of the style.

During the post World War II years came rapid and unprecedented migration. Many conventional brick and weatherboard houses were constructed throughout large parts of metropolitan Adelaide. Unley, already largely developed, experienced some post war development of townhouses and units, however, pre-war dwellings still largely dominate most streetscapes.



Anzac Highway, Everard Park



Fullarton Road, Highgate



Victoria Avenue, Unley Park



Fisher Street, Fullarton