

South Australian Heritage Council

Submission on whether the entry of **Shandon (flats)** should be confirmed in the South Australian Heritage Register

The South Australian Heritage Council can only take into account heritage significance of a place as defined by the *Heritage Places Act 1993* (Act) when considering places for entry on the South Australian Heritage Register. Using the table below, please provide evidence or information to explain why you believe the place does or does not meet the criteria under the Act.

Criteria

Criteria under the <i>Heritage Places Act 1993</i> , section 16(1)	Provide evidence or other information why you believe criteria applies or does not apply to this place
(a) it demonstrates important aspects of the evolution or pattern of the State's history	It was not all that long before the Second World War that construction of purpose-built multistorey flats such as Shandon gathered some momentum. Prior to that few people could afford such housing and their construction stopped during WW1. The war also left many women without partners and flat-houses like Shandon offered an opportunity for women to be independent and not need to try to look after 'the quarter acre block'. Shandon was one of these tradition-breaking flat-houses commissioned and lived in by a woman, Edith Duncan. It was built, like other bespoke flat-houses of the time, to meet a demand for the life-style they offered to a growing middle class that could afford them, in an area where they wanted to live close to the coast like Glenelg, and where transport routes could provide access to the city. These flat-houses represent the initial wave of urban infill in South Australia.

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(b) it has rare, uncommon or endangered qualities that are of cultural significance	<p>Unfortunately, we only know of 50 such interwar flat-houses like Shandon that were built before 1942 and of those only 35 still stand with many of them now highly modified. Shandon remains largely unmodified, especially its exterior appearance. The need to increase living densities in suburbs like Glenelg puts flats like Shandon, which sits on a reasonably sized block, at high risk of being knocked down and the block subdivided. With so few of these classic inter-war flats remaining and more or less in original condition it would be a huge loss to our understanding of the evolution of housing in this State.</p>
(c) it may yield information that will contribute to an understanding of the State's history, including its natural history	<p>As already stated, these interwar bespoke flat-houses were a novel development to meet certain needs in the community. They form part of the history of the State's housing development and therefore representatives of the period must be retained, especially given that there are so few of them and so few are in as good condition as Shandon.</p> <p>With respect to natural history, one can only say that Shandon still has a small garden and if the building was demolished, the existing garden area would likely be replaced with concrete and/or artificial grass of no benefit to insects, birds or beasts.</p>
(d) it is an outstanding representative of a particular class of places of cultural significance	<p>Few interwar bespoke and largely intact flat-houses exist in Adelaide, Shandon being one of them. The design of these flat-houses was associated with 'modern-living' and with Shandon, one can see how the architecture of the building, its construction materials and the features and fittings both internally and externally make it an outstanding example of a place built to meet the growing demand for such modern-living homes.</p> <p>As mentioned above, many flats were owned by women. Between the wars, ownership of these bespoke homes even as an investment, offered women a reasonable return on their investment compared to detached houses or maisonettes because they appealed to middle-income earners wanting to live in the 'right' sort of areas. And Shandon fitted this profile perfectly for Edit Duncan.</p>

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(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics	<p>Shandon is a rare, largely intact outstanding example of purpose-built interwar flats. It demonstrates many of the principal characteristics of the class including but not limited to streamlined architecture allowing a new 'modern' and private living arrangement of units internally, together with an external appearance sympathetic to its surrounding Glenelg community but at the same time presenting bold, asymmetrical massing, clean lines, rounded corners, face bricks and rendered walls, and horizontal emphasis with cantilevered balconies, and contrasting vertical relief through chimneys integrated into feature towers. Even the name plate (original) shows strong art deco design features.</p> <p>Ron Golding's 'cascading' design provided occupants of Shandon with privacy in the arrangement of rooms, set-back separate entrances and separate rear entrances, the location of windows, and sound-proof concrete floors overlain with timber for the upstairs flats. Many of the original interior details that gave the 'modern' appearance of the units still remain.</p> <p>At the rear is a parking area and a separate building with three private garages, and unusually two shared laundries and a toilet.</p>
(f) it has strong cultural or spiritual associations for the community or a group within it	N/A
(g) it has a special association with the life or work of a person or organisation or an event of historical importance	

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Declaration

The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I, [REDACTED] wish to make a written representation regarding the provisional entry of **Shandon (flats)**. The information I have provided is correct to my knowledge.

☒ I **support** the confirmation of this provisional entry

☐ I **do not support** the confirmation of this provisional entry

I **do not** wish to appear personally before the Council to make oral representations.

Signature:

[REDACTED]

Date: 18/02/2024

Please attach any relevant documents.

A heritage officer may contact you to discuss this submission.

Please provide your contact details here:

Phone:

[REDACTED]

Email:

[REDACTED]

Address:

[REDACTED]

This form must be received by 5pm on **12 April 2024**.

Phone: +61 8 8124 4960 | Email: DEWhereitage@sa.gov.au | Post: GPO Box 1047, Adelaide SA 5001

www.environment.sa.gov.au/topics/Heritage

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Please return the completed form to:

Executive Officer

South Australian Heritage Council

GPO Box 1047

ADELAIDE SA 5001

Email: DEWHeritage@sa.gov.au