

HERITAGE ASSESSMENT REPORT

NAME: Haigh Mansions

PLACE: 26578

ADDRESS: Karna Country
323 Esplanade, Henley Beach

This heritage assessment considers that the place meets criteria (a) and (b). Refer to Summary of State Heritage Place for final approved wording, including criteria statements.



Haigh Mansions

Source: DEW Files, 2 January 2024

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

Haigh Mansions demonstrates an important evolution in the way South Australians lived during the twentieth century. Haigh Mansions is the earliest surviving example of the purpose-built flat developments that began to reshape the suburbs after the First World War, providing the middle class with a popular alternative to conventional detached housing. Haigh Mansions is an uncommon example of this new, modern way of living introducing elements that were widely emulated in later purpose-built flat developments including, two-wing configuration separated by a light well improving access to natural light and ventilation, and external reinforced concrete staircases employed as an architectural feature.

Relevant South Australian Historical Themes

4. Building Settlements, Towns and Cities

4.3 Shaping the suburbs (pre and post WW2)

4.8 Making homes for South Australians

Comparability / Rarity / Representation:

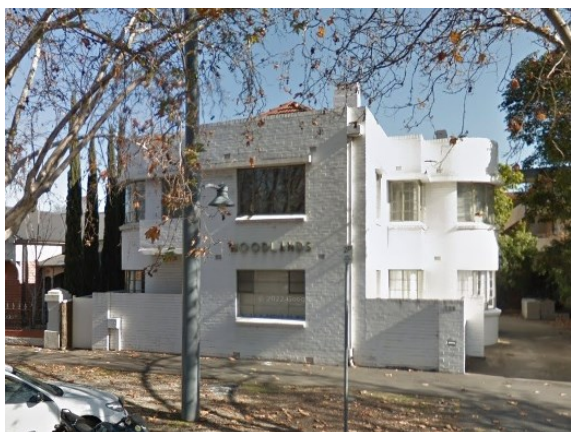
Haigh Mansions is associated with purpose-built interwar flats and with South Australian businessman and confectioner Alfred Ernest Haigh. Each is considered in turn below.

Purpose-built interwar flats

Purpose-built flats emerged during the interwar period in South Australia (1914-1945) as a popular alternative to conventional detached housing, satisfying middle-class demand for modern, low maintenance and conveniently located self-contained accommodation. At least 50 purpose-built flat blocks were built in metropolitan Adelaide and regional centres.

Five purpose-built interwar flats are listed as State Heritage Places, namely:

- Ruthven Mansions, 1911-1915, 15-27 Pulteney Street, Adelaide (SHP 13368, listed 1986),
- Woodlands Apartments, 1939-1940, 125 Jeffcott Street North Adelaide, criterion (e) (SHP 26299, listed 2013),
- Everard Court, 1939, 46-48 Anzac Highway, Everard Park, criteria (a), (b) and (e) (SHP 26529, listed 2023),
- Shandon, 1940, 88 Moseley Street, Glenelg South criteria (a), (b), (d) and (e) (SHP 26560, provisionally entered 2023),
- Dwelling ('Deepacres' Apartments) and Garage at rear, 1942, 283-291 Melbourne Street North Adelaide (SHP 13555, listed 1986).



Woodlands Apartments (SHP 26299)

Source: Google Maps



Deepacres Apartments (SHP 13555)

Source: Google Maps

Purpose-built interwar flats attached to the former Semaphore Water Tower, 40 Blackler Street, Semaphore (SHP 10883) and built in 1938 are considered to be excluded from the Water Tower's extent of listing.

Numerous purpose-built interwar flats are listed as Local Heritage Places, namely:

- Haigh Mansions, 1921,¹ 323 Esplanade Henley Beach (subject of this assessment),
- Sunningdale, 1935, 12 Barnard Street, North Adelaide,
- Rogart (now Millswood Apartments), 1936, 4 Malcolm Street, Millswood (subject of a separate assessment),
- Beacon Lodge, 1937, 101 Moseley Street, Glenelg South,
- Burnleigh, 1937, 385 Esplanade, Henley Beach,
- Beachleigh and Secourt, 1937, 20-22 Phillipps Street, Somerton Park,
- Pennsylvania, c1938-1939, 32 Weewanda Street, Glenelg South,
- Beverley, 1939, 40 Anzac Highway, Everard Park,
- Greenway, 1939, 41-51 King William Road, North Adelaide,
- Dwelling and fence (Cranbrook Flats), 1939, 178-180 Goodwood Road, Goodwood,
- Bruceden Court, 1941, 2 Deepdene Avenue, Westbourne Park (subject of a separate assessment),
- Windsor, n.d., 317 Esplanade, Henley Beach,
- Apartments and Fence, n.d, 63-65 Thomas Street, Unley.

Several notable examples of interwar flats are not listed in the Register, namely:

- Retten, 1938, 8 Giles Avenue Glenelg, Harold T. Griggs, architect (subject of a separate assessment),
- Shoreham Flats, 1938, 18A South Esplanade, Glenelg, William Lucas, architect (subject of a separate assessment),
- Felicitas, 1940, 75 Wellington Square, North Adelaide, Ron Golding, architect,
- West Linton, 1940, 55 Tarlton Street, Somerton Park, Ron Golding, architect,
- Mornington, 1943-44, 32 Broadbent Terrace, Whyalla, F. Fricker, owner and builder.



Retten, Giles Avenue, Glenelg

Source: Google Maps



Shoreham, South Esplanade Glenelg

Source: www.realestate.com.au



Felicitas, Wellington Sq. North Adelaide

Source: www.realestate.com.au



West Linton, Tarlton Street, Somerton Pk.

Source: DEW Files

Typical site elements of purpose-built interwar flats include one or more multi-storey blocks containing single or double-storey flats; provision for sheltered car parking and associated vehicle access; communal laundry facilities; and landscaping, including fences. No purpose-built interwar flats are known to retain complete original kitchen and bathroom fitouts and associated services.

The Australian Institute of Architects South Australian Chapter has identified Dwelling ('Deepacres' Apartments) (SHP 13555), Woodlands Apartments (SHP 26299), Everard Court (SHP 26529) and West Linton (unlisted) as significant examples of twentieth century architecture in South Australia.

Alfred Ernest Haigh

Alfred Ernest Haigh (b. 1877 – d. 1933) established Haigh's Chocolates in 1915 after purchasing Carl Stratmann's confectionary business. Today, Haigh's Chocolates is recognised as the oldest family-owned chocolate manufacturer in Australia².

There is one State Heritage Place associated with Alfred Haigh, namely Beehive Corner Building, 1897, 32-40 King William Street, Adelaide (SHP 11702, listed 5 April 1984), where a Haigh's Chocolates shop was located from 1915-1923 and following

relocation within the building, from 1923 to the present day. However, Beehive Corner Building is not listed for its associations with Alfred Haigh.

Local Heritage Places associated with Alfred Haigh include:

- Haigh Mansions, 1921, 323 Esplanade Henley Beach (LHP, subject of this assessment), commissioned by Alfred Haigh as an investment property, and
- Haigh Building, 1923, 41 Rundle Mall, Adelaide (LHP), commissioned by Alfred Haigh as an office and showroom for Haigh's Chocolates (not listed for its associations with Alfred Haigh)

The Haigh's Chocolates factory at 154 Greenhill Road Parkside, which has been operated by the company since 1919, is unlisted.

**Assessment against Criteria under Section 16 of the *Heritage Places Act 1993*.
All Criteria have been assessed using the 2020 Guidelines.**

(a) it demonstrates important aspects of the evolution or pattern of the State's history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.

Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.

Haigh Mansions is associated with the historic theme Building Settlements, Towns and Cities and specifically, Shaping the suburbs (pre-WW2) and making homes for South Australians.

In the early twentieth century modern flat living emerged as an entirely new lifestyle in South Australia, albeit one predominantly for the very wealthy. The first bespoke multistorey flat complex was Dwelling – Ruthven Mansions (SHP 13368), constructed in the City of Adelaide in two stages, 1912 and 1915. The disruptive impacts of the First World War subsequently halted the further construction of flats and only a few bespoke flats were built before the 1930s. After the war, the reconfiguration of existing homes into flats emerged as an expedient means to provide more affordable homes for people in desirable locations. However, these conversions, while conveniently located, did not necessarily provide the conveniences associated with modern living.

Purpose-built interwar flats democratised modern flat living, bringing the new lifestyle within reach of middle-income earners in line with social change. Purpose-built interwar flats responded to demand for housing in popular areas and on transport routes and represent the first wave of urban infill to occur in South Australia. The designers and financiers of purpose-built interwar flats sought to increase the number

of occupants who could be housed on a suburban block while simultaneously improving the quality of life of those occupants.

Haigh Mansions, built in 1921 is the earliest surviving block of purpose-built interwar flats constructed in South Australia and demonstrates the early evolution of a new, modern and democratised way of living for middle-income earners at a time of immense social change. As one of the first to be built it also introduced design elements that would be widely adopted in subsequent interwar flat developments, such as a two-wing configuration separated by a light well, improving access to light and ventilation for occupants, and external reinforced concrete stairs employed as an architectural feature. Haigh Mansions remains highly intact and retains a high degree of integrity when compared to other places with similar associations (see comparability, representation, rarity). It is for these reasons that Haigh mansions is considered to meet criterion (a).

It is recommended that the nominated place **fulfils** criterion (a).

(b) it has rare, uncommon or endangered qualities that are of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.

Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.

Haigh Mansions is associated with purpose-built interwar flats and with modern flat living. Purpose-built flats emerged during the interwar period as the first popular alternative to conventional detached housing for middle income earners. Purpose-built flats also brought profitable real estate investment within reach of the middle classes and were predominantly built as infill development to satisfy demand for modern accommodation on public transport routes and / or in desirable residential areas such as seaside suburbs. At least 50 purpose-built flat developments were built in metropolitan Adelaide and regional centres before the Second War World halted the construction of dwellings. It is the introduction of this new modern way of living that is considered to be of cultural significance to South Australia.

Due to the halt imposed on construction of dwellings by the second World War, purpose-built interwar flats are uncommon in South Australia, with only 50 known developments occurring between 1912 and 1942. With the passage of time purpose-built interwar flats have become increasingly endangered, as a result of their positioning on transport corridors and in seaside suburbs. These popular sites are now again prime locations for redevelopment and urban densification and only 35

purpose-built interwar flats are known to remain. Of these 35, Haigh Mansions is the earliest surviving example and one of only a few that remain highly intact.

It is recommended that the nominated place **fulfils** criterion (b).

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.

Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.

Haigh Mansions was built on a vacant allotment amongst the sand dunes on the Esplanade at Henley Beach. The physical fabric of Haigh Mansions is well-documented in photographs, newspaper articles and secondary sources. There is no evidence documentary, oral history or physical to suggest that the place may yield information that will contribute meaningfully to an understanding of the State's history beyond what is readily available.

It is recommended that the nominated place **does not fulfil** criterion (c).

(d) it is an outstanding representative of a particular class of places of cultural significance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.

Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.

Haigh Mansions is associated with the class of place known as purpose-built interwar flats.

Flats emerged during the interwar period as an alternative to conventional detached housing. Hundreds and possibly thousands of existing homes were converted into flats during the interwar period to satisfy demand. However, unlike converted flats, which

were typically constrained by the envelope of the existing buildings they were created from, the plan, form, features and fittings of purpose-built flats directly addressed the values, aspirations and lifestyles associated with modern flat living. To be considered an exceptional example of a class, the place must display a large number or range of characteristics that is typical of the class, at a higher quality, intactness or historical relevance than are typical of places of the class. Principal characteristics of the class 'purpose-built interwar flats' include:

- two or more flats arranged in a multi-storey block or blocks to minimise building footprint while maximising financial return on investment,
- design features to secure privacy, including acoustic measures, spatial arrangement of spaces and views and features to enhance circulation, including rear exits and stairs as appropriate,
- design features to facilitate access to natural light and ensure adequate ventilation, such as arrangement of windows, and provision of openable windows and balconies,
- design features to mitigate domestic labour and enhance convenience, such as built-in furniture,
- provision for sheltered car parking and associated vehicle access, reflecting rising private vehicle ownership,
- communal facilities such as laundries, drying areas, roof terraces, and tennis courts,
- landscaping, including plantings, paths, and fences,
- architectural expression emphasising modernity, in response to the attitudes, values and aspirations associated with flat living,
- amenity through visual conformity to surrounding residential context.

While Haigh Mansions demonstrates numerous characteristics of the class of place, it is not considered to retain a critical threshold of characteristics to be considered an outstanding representative of the class when compared to similar places (see comparability, representation and rarity). Its architectural design does not demonstrate architectural expression emphasising modernity; with the exception of the garage it no longer possesses communal facilities; and elements of the landscaping no longer remain intact such as the removal of the cast iron fence panels. Therefore, it is considered that Haigh Mansions is no longer an exceptional example of purpose-built interwar flats.

It is recommended that the nominated place **does not fulfil** criterion (d).

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times. Breakthroughs in technology or new developments

in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.

Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.

Haigh Mansions is an early and somewhat experimental example of a block of interwar flats designed in an idiosyncratic manner and not in any one recognised architectural style. The building is believed to have introduced design elements which were widely adopted in subsequent interwar flat developments, such as two wings separated by a light well and external reinforced concrete stairs employed as an architectural feature. However, incorporating such features in the context of housing in South Australia, the use of light wells and external staircases in the 1920s was not new or innovative.

When built, Haigh Mansions demonstrated some features associated with Californian bungalows, such as the rock-face sandstone façade with brick quoins, and birdsmouthed joist ends supporting cantilevered balconies, however both features have since been lost. Haigh Mansions does not display any other defining elements of the style, such as a bungalow floorplan, visually prominent low-pitch roof, a street-facing gable, or wide overhanging eaves.

While Haigh Mansions is a well resolved design, it is not considered to be an outstanding example of any recognised architectural style, nor in its eclecticism does it demonstrate a high degree of creative, aesthetic or technical accomplishment. Consequently, Haigh Mansions is not considered to fulfill the requirements to meeting criterion (e).

It is recommended that the nominated place **does not fulfil** criterion (e).

(f) it has strong cultural or spiritual association for the community or a group within it.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

Haigh Mansions has cultural associations for members of the Henley Beach community who appreciate and value local history, as reflected in its status as a Local Heritage Place. While the Henley Beach community as a whole may be considered a group that resonates broadly across the state, there is no evidence to suggest that all

members of this group collectively have a strong cultural or spiritual connection with Haigh Mansions. Any subset of the larger group, with such a connection, would not be considered to resonate broadly across the State as a group of significance to South Australia.

Haigh Mansions also has cultural associations for the Art Deco and Modernism Society of Australia Inc. Adelaide Chapter, an organisation which advocates for the cultural significance of interwar architecture and whose social media group has over 2,500 followers. While this group does not have regular interactions with the place, Haigh Mansions has been featured in social media posts and publications by the group. However, Haigh Mansions is only one of many places to which this groups has an attachment. Many other architecturally important buildings are also celebrated and promoted by this groups in a similar manner. Additionally, the Art Deco and Modernism Society of Australia Inc. Adelaide Chapter has only held Haigh Mansions in high regard for about fifteen years, a relatively short period of time.

Haigh Mansions has provided residential accommodation for a limited number of people since its construction in 1921. While it is possible that some individuals who have lived in the building may have a strong cultural and/or spiritual attachment to the place there is no evidence to suggest that they form a group that would be broadly recognised by the South Australian community as being historically important.

It is recommended that the nominated place **does not fulfil** criterion (f).

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

Criterion arguments have considered the *Guidelines for State Heritage Places*:

The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.

Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.

Haigh Mansions is associated with Alfred Ernest Haigh, who founded family-owned confectionary company Haighs Chocolates in 1915. While Alfred Haigh is considered to have played an important role in the history of Haigh's Chocolates by establishing of the firm, it was his grandson, John Haigh, who revolutionised the company and

transformed Haighs into an internationally-acclaimed manufacturer of premium quality chocolate. Furthermore, Alfred Haigh is primarily remembered for chocolate manufacture and sale, not property development. The construction of Haigh Mansions is therefore considered to be tangential to the business activities for which he is notable.

Places that do have a special association with Alfred Haigh and the work he is most noted for include Beehive Corner Building (SHP 11702), which has been home to Haigh's Adelaide flagship store since 1923; the former Haigh Buildings, 94 Rundle Mall, which was built by Alfred Haigh as a shop, showroom and office building in 1923; and the factory at Parkside (substantially modified), built in 1919. It is these places that are considered to have direct associations with Alfred Haigh's confectionary business and not Haigh Mansions.

It is recommended that the nominated place **does not fulfil** criterion (g).

PHYSICAL DESCRIPTION

Haigh Mansions is a U-shaped, two-storey block of flats constructed from stone, brick and reinforced concrete and is located on a sloping foreshore site. The structure consists of two symmetrical wings linked at the western end and features hipped roofs; a symmetrical western feature façade, dominated by three large, reinforced concrete staircases; two cantilevered balconies; and an integrated stone and rendered brick front fence. The ground floor is raised approximately 2 metres above street level to the Esplanade frontage.

The block is comprised of eight flats, four upstairs and four downstairs, with the space between the northern and southern wings forming a light well. The flats to the western frontage (the Esplanade) have main entrances through common entry porches, one upstairs and one down. The downstairs porch is accessed via the central feature staircase. The upstairs porch is accessed via the two flanking feature staircases, which form doglegs and meet in front of the porch, with a common central landing forming a balcony. This balcony is supported above the downstairs staircase by four reinforced concrete columns.

The upstairs flats to Seaview Road have main entrances accessed via semi-internal reinforced concrete staircases on the northern and southern sides of the building, both covered under the main roof. The southern staircase is now enclosed (not original fabric). All eight flats have rear entrances located in the light well, accessed from ground level and via a timber staircase structure. The western-end flats have two bedrooms each while the eastern-end flats have one bedroom each.

Additional external features include:

- Flush-rendered front façade (originally squared, rock-faced sandstone with brick quoins, now painted),
- Flush-rendered northern and southern side walls,
- Face brick rear walls (now spray-coated with cream vermiculite),

- Pebbledash-rendered base courses (now painted),
- 'Haigh Mansions' in decorative lettering on front balcony spandrel, flanked by recessed lozenge-shaped fields,
- Marble treads to western frontage stairs,
- Timber sash windows,
- Remnant leadlight glazing including to main entrance door side lights, western entry hall windows and elsewhere,
- Corner parapet towers to façade, with stylised dentils,
- Eight chimneys, each with two terracotta pots,
- Cast iron front gate,
- Freestanding garage and laundry building facing Seaview Road,
- Red brick-paved yard,
- Incinerator slabs on northern boundary.

Typical original interior living area features include:

- Ceiling cornices,
- Architraves,
- Skirtings,
- Floorboards,
- Fireplaces, including fireboxes, grates and fireplace surrounds,
- Built-in shelving.

Elements of Significance:

Elements of heritage significance include (but are not necessarily limited to):

- Stone and brick block of flats, including staircases, and associated garage and laundry,
- Front fence and cast-iron front gate,
- Original external materials including face brick walls (now vermiculite-coated) and marble stair treads,
- Remaining leadlight windows,
- Original interior details, fittings and finishes including ceiling roses, cornices and mouldings; built-in joinery; fireplaces, including fireboxes, grates and fireplace surrounds; skirtings and architraves; and original floorboards.

Elements not considered to contribute to the significance of place include (but are not necessarily limited to):

- Kitchen and bathroom fitouts,
- Non-original interior paint and floor coverings,
- Letterbox wall,
- Trees, shrubs, and landscaping,
- Pressed cement urns,
- Blue Local Heritage plaque.

HISTORY

Flats emerged during the interwar period in South Australia (1914-1945) as an alternative to conventional detached housing, predominantly for the suburban middle classes.³

Nineteenth-century multiple unit housing in South Australia typically comprised a series of attached houses, with standardised floorplans, extending across the street frontage and commonly known as row cottages and terrace houses.⁴ Unlike these nineteenth-century types, purpose-built interwar flats comprised two or more self-contained dwellings built on a single allotment, typically stacked to form a freestanding, multi-storey block and usually set back from the allotment boundaries. Purpose-built flats were designed with flexible plans that considered light, ventilation, privacy and exterior communal open space or gardens. Individual self-contained flats within a block could be spread across a single floor, known as a simplex flat, or across two floors, known as a duplex flat.

During the interwar period the terms 'flats' and 'maisonettes' were sometimes used interchangeably, however the term 'maisonette' typically refers to a pair of single-storey, self-contained and usually symmetrical flats sharing a common party wall.⁵ The term 'apartment' was seldom used in South Australia during the interwar period.

The emergence of flats in South Australia

South Australia's first purpose-built flat development was Ruthven Mansions (15-27 Pultney Street, SHP 13368), commissioned by English developer⁶ R. F. Ruthven Smith,⁷ designed by Adelaide architects A. Barham Black and H. E. Fuller and built in 1912, with a second stage designed by Black and built by Walter Torode⁸ in 1915. When completed Ruthven Mansions represented a national watershed⁹ in the development of apartment buildings and introduced modern flat living into South Australia. Unlike the purpose-built flats of the late 1930s, Ruthven Mansions was designed for a relatively wealthy clientele and boasted numerous innovative features which remained unusual or unique for flats built throughout the interwar period, such as automatic doors, mechanical ventilation, central vacuum cleaning and an electric lift.¹⁰

Ruthven Mansions was created in response to a nation-wide contemporary trend away from large 'mansion' home ownership by the wealthy, which began in the first decade of the twentieth century.¹¹ This trend was driven by several factors, including the rising value of city and metropolitan land,¹² changing aesthetic values away from 'ponderous Victoriana' in favour of modern American and European styles and evolving lifestyle preferences towards 'simplicity and convenience'¹³ facilitated by rapidly advancing technology.

The abandonment of large mansions was accelerated during and after the First World War due to the 'servant problem.'¹⁴ Depletion of men from the labour pool due to the war relaxed social barriers enabling more women to gain employment in traditionally male domains such as shops, factories¹⁵ and offices, work environments which came to be preferred by women to domestic service.

By 1919, the *Register* noted that the dearth of servants was having 'a decidedly slumping effect' on the values of 'all big residential properties' in Adelaide, as large homes could not be maintained without them. The *Register* alleged that some of Adelaide's 'wealthiest families' were living in hotels or flats.¹⁶ Many large homes sold off from the late 1910s onwards were converted to other uses including boarding houses,¹⁷ private hospitals, rest homes and flats,¹⁸ a process that accelerated into the 1920s and 1930s.

Flat conversions

Improvised flats resulting from dwelling conversions were inevitably less satisfactory than purpose-built flats and were widely considered to be 'regressive and anti-modern.'¹⁹ Floorplans were more or less constrained by the external envelope of the building, reducing the penetration of natural light and limiting the efficacy of ventilation. Floors and walls were not soundproofed, readily transmitting sound between flats. Converted flats were typically accessed from doors leading off an internal corridor²⁰ directly into the living areas, offering less privacy than purpose-built flats, where individual, external front and back entrances were preferred.²¹ Unlike purpose-built flats, converted flats did not always possess a self-contained kitchen and/or bathroom and toilet facilities, further compromising privacy.

Reliable statistics are not available; however, it is understood²² that most flats built during the interwar period were conversions of existing dwellings rather than new flats built for purpose. While fewer in number than converted flats, it was purpose-built flats which became most strongly associated with modern flat-dwelling lifestyles in the public consciousness.

Purpose-built flats in the 1920s

After Ruthven Mansions and prior to the mid-1930s, few purpose-built flat developments occurred in South Australia. Notable exceptions included Victor Mansions at Glenelg (1919, demolished),²³ built as an investment by builder George A. Rule and Haigh Mansions at Henley Beach (LHP, 1921, subject of this assessment),²⁴ built for Alfred Ernest Haigh, proprietor of Haigh's Chocolates.

The First World War curtailed new construction in South Australia and afterwards, new private home ownership was encouraged and subsidised throughout the 1920s through numerous government and private initiatives including: the Commonwealth War Service Homes Scheme; the state government's Thousand Homes Scheme; and the construction industry's 'Own Your Own Home' publicity campaign, which encouraged home ownership over renting.²⁵

Thus the 'overwhelming demand for homes'²⁶ which helped fuel the 1920s construction boom²⁷ was largely satisfied through mass construction of suburban bungalows for middle income earners and to a lesser extent, an abundance of older housing stock suitable for conversion into flats.

In 1928, realtors Wilkinson, Sando & Wyles Ltd reported a demand for 'high-grade' flats suitable for new arrivals to Adelaide accustomed to 'first-class' flat accommodation in cities elsewhere in Australia and overseas.²⁸ However, before this emerging demand could be satisfied with new purpose-built flats, the Depression (1929) brought the South Australian construction industry to a halt.²⁹

The flat debate

Flats represented the first serious 'challenge' to the 'Australian dream' of house ownership and suburban living,³⁰ and 'vied' with new detached housing as 'symbols of modernity.'³¹ Conservative voices believed that 'new modes of living heralded by the advent of flats' would soon 'overwhelm family values symbolised by a house and garden.'³²

In South Australia, flats offered a counterpoint to the prevailing trend of detached dwellings on large suburban blocks espoused by the contemporary garden suburb movement. Purpose-built flat developments were nevertheless informed by garden suburb principles, with provision of some common open space or gardens within most purpose-built flat developments.

The emerging popularity of flats generated 'vigorous debate'³³ in Adelaide's newspapers, a debate which had 'a pronounced impact on the form and function of interwar flat developments.'³⁴ In light of precedents interstate and overseas,³⁵ the critics of flats argued that flats and even semi-detached houses would lower the 'tone' of residential suburbs³⁶ and become the 'slums of tomorrow.'³⁷ They feared a vicious cycle of property depreciation and lowered rents followed by the arrival of 'an undesirable class of resident,' lowering property values still further.³⁸ Critics believed flats would 'dwarf' detached buildings, degrading their architectural appearance while also invading the privacy of neighbouring backyards; meanwhile traffic generated by medium-density living would destroy the 'tranquillity and quietness of a district.'³⁹

Flats were also widely considered to be 'hostile' to family life,⁴⁰ and were even blamed for a declining birth-rate.⁴¹ In 1923, the Adelaide *the Mail* newspaper warned potential tenants of the troubles awaiting flat-dwellers:

...from the viewpoint of children flats are an abomination ... they are either cooped up in the box-like apartments or permitted to wander the streets irrespective of the influence of chance playmates and traffic dangers ... children become peevish and their little quarrels tend to upset the equilibrium of the home ... there is nothing to interest the housewife beyond the preparation of odd meals and cleanliness ... no odd jobs await the husband on wet Saturday afternoon or Sunday.⁴²

Some local councils, under pressure from concerned electors, unsuccessfully⁴³ attempted to introduce by-laws⁴⁴ to control flat-building in affluent areas where such developments were popular. Valuers, estate agents and builders protested flat

'bans' citing need and demand for flats from young married couples and 'the better type of middle-class man'⁴⁵ and demanded that applications to build flats should be considered on merit.⁴⁶

The heyday of purpose-built interwar flats 1935-1942

Over 50 developments of purpose-built interwar flats have thus far been identified as being built (1919-1943) in South Australia, with the majority constructed after 1935 when improving economic conditions coincided with demand.⁴⁷ Flat-building was further spurred during the late 1930s due to a 'severe' shortage of housing caused by the Depression⁴⁸ and reluctance of financial institutions to approve second mortgages to pay for housebuilding, a practice which had been widespread in the 1920s.⁴⁹ Purpose-built flats continued to be built until building restrictions during the Second World War brought an end to all non-essential construction.

Purpose-built flats, which allowed multiple dwellings to fit into a typical suburban block, were predominantly built as a response to land shortages in desirable areas.⁵⁰ Thus, most purpose-built flats were sited along public transport corridors, including on train, tram and bus routes and on main roads such as the redeveloped Bay Road that became Anzac Highway; in the band of suburbs around the city, such as North Adelaide, Unley and Kensington, close to city employment opportunities; and in seaside resorts such as Glenelg, Somerton and Semaphore, where flats supported a transient seasonal population.⁵¹

Because stacked flats could not be sold⁵² on individual Certificates of Title, blocks of flats were normally owned by a single investor or syndicate of investors, with most of the flats in a block let out to tenants. During the late 1930s flats represented profitable and reliable⁵³ investment opportunities for both owner-occupier and non-occupier landlords, and for builders.⁵⁴

As elsewhere in Australia, women participated strongly in the rise of South Australian purpose-built flats, 'whether as occupants, owners, investors or developers.'⁵⁵ Notable flat developments built for women as investments include Banyanah Flats, 1939, 18 Esplanade cnr Bickford Terrace, Somerton Park (heavily modified), for Kathleen Martin of Minlaton and Shandon, 88 Moseley Street, Glenelg South (SHP 26560), built for Edith Duncan as owner-occupier. Offering a greater return on investments than detached houses⁵⁶ or maisonettes, the emergence of flats as a new housing type helped to make real estate investment a profitable economic activity for middle income earners during the 1930s.

Living in purpose-built flats

Purpose-built flats were usually smaller and required less maintenance than a typical detached bungalow and garden⁵⁷ and were marketed to and bought or rented by middle-class⁵⁸ people who could not afford a detached house on a large allotment in a desirable area. This included single people, especially single women, and young married couples attracted to the flexibility, independence or glamour⁵⁹ of the flat lifestyle – many who would otherwise have remained in the family home or lived in a

boarding house, possibly deferring marriage, until they could afford ownership of their own detached dwelling.⁶⁰

Typically, purpose-built flats featured 'up-to-date'⁶¹ appliances and services, including gas, electrical and telephone connections, built-in furniture and other 'labour saving' features.⁶² These modern conveniences facilitated low-maintenance lifestyles, especially for middle-class people who could not afford servants.⁶³ Less housework and garden maintenance also meant more leisure time, especially for women. For those moving out of the family home for the first time, built-in furniture meant considerably less outlay on furniture.⁶⁴

Flat-living represented 'a distinctively modern, twentieth century lifestyle'⁶⁵ very different to that of the typical 'suburban house-and-garden-dweller.'⁶⁶ Purpose-built flats came to be considered 'as much a part of the modern world as the automobile and moving pictures'⁶⁷ and their occupants were considered 'moderns.'⁶⁸

Designing purpose-built flats

South Australian purpose-built interwar flats were typically designed in modern styles featuring strong horizontal lines and streamlined curves announcing the modernity of flat life. However, most had conventional terracotta-tiled hipped roofs, instead of the flat roofs usually associated with European Functionalist⁶⁹ architecture. Sometimes tiled hipped roofs were concealed behind parapets, as in the case of Woodlands Apartments (SHP 26299). More commonly such roofs were deliberately expressed with overhanging, boxed eaves, reflecting prevailing trends in domestic architecture throughout the interwar period.⁷⁰

The dominance of pitched, tiled roofs in the domestic architecture of the 1930s to some extent reflects the conservatism of South Australia's architectural profession during the interwar period,⁷¹ but also technological limitations of the time. While known in South Australia in the 1930s, flat roofs were still somewhat experimental, prone to leaking,⁷² and not all builders were expert in their construction.⁷³ Some commentators also questioned the value of flat roofs on houses with large gardens.⁷⁴ Tiled roofs, by contrast, were familiar, functional⁷⁵ and reliable, and thus a sound investment for businesspeople commissioning purpose-built flats during the interwar period.

Perhaps more importantly, tiled roofs helped modern flats conform to the neighbouring suburban context and meet community expectations surrounding appropriate domestic architecture.⁷⁶ For businesspeople commissioning flat buildings, visual amenity was an important consideration in affluent suburbs, where wealthy neighbours might defend their investments from the perceived threat of depreciation by complaining to local government authorities.⁷⁷

Like purpose-built flats elsewhere in Australia, South Australian examples were typically:

...stylish buildings designed to blend in with the streetscape by giving the appearance of large double storey homes ... set back from the road in alignment with other houses in the neighbourhood [and with] attractive garden settings.⁷⁸

Purpose-built flats were designed to create a home-like environment 'according to contemporary notions of modernity and progress,'⁷⁹ avoiding design features that may have drawn comparisons to converted flats. Privacy was achieved through spatial planning that considered the placement of rooms and provision of separate entrances and setbacks to protect views. 'Soundproof' concrete floors were also a common feature that reduced noise transmission while also making buildings 'fireproof.'⁸⁰

Health, hygiene and cleanliness were contemporary preoccupations⁸¹ that led to the inclusion of features to encourage ventilation, increase penetration of natural light and expedite cleaning, resulting in features such as narrow wings; large windows, including corner windows; balconies, sunrooms and sleepouts; adequate space around buildings; outdoor courtyards; landscaping;⁸² and plain, flat or streamlined surfaces which did not collect dirt or dust, especially surfaces made from newly-available materials such as stainless steel and plywood.

Newspaper features typically drew attention to the location of flats with regard to main roads and public transport. After rising steadily in the 1920s then falling away during the Depression, private car ownership 'flourished' briefly in the late 1930s,⁸³ though it remained out of reach for most middle- and working-class South Australians.⁸⁴ Most purpose-built flat developments were designed with garages, driveways and open space to manoeuvre vehicles, although less car accommodation was typically provided in flats built near public transport routes.⁸⁵

Alfred Ernest Haigh

Alfred Ernest Haigh, the son of a fellmonger,⁸⁶ was born in Adelaide but grew up in Jamestown, where he began making and selling boiled sweets.⁸⁷ After working as a binder expert for Clutterbuck Brothers, suppliers of agricultural machinery, Haigh settled in Mount Gambier in 1905. While living in Mount Gambier, Haigh opened a fruit and confectionary business in Commercial Street and a cool drinks factory in Wehl Street. Later in 1911 and 1912, he opened fruit and confectionary shops in Pinnaroo and Lameroo. In 1913, he returned to Adelaide to establish new fruit and confectionary businesses on Unley and Henley Beach Roads.⁸⁸

In 1915, Haigh purchased Carl Stratmann's confectionary shop, established in the Beehive Building two years earlier in 1913. Stratmann offered his business for sale after the outbreak of the First World War when anti-German sentiment led non-German South Australians to shun his business.⁸⁹ In 1919 Haigh established a second shop on King William Street and a factory at Parkside. Alfred's son Claude Alfred Haigh became a partner in 1921 and in 1923, Alfred Haigh commissioned a five-storey shop, showroom and office building at 41 Rundle Street. A second five-storey building was

constructed behind on Featherstone Place in 1927 and linked to the first building by walkways.⁹⁰

When Alfred Haigh died suddenly in 1933, his confectionary business consisted of six stores and the Parkside factory. Following his death, Claude took responsibility for managing the business, in turn replaced by his son John Haigh as managing director in 1959.⁹¹ John Haigh trained in Switzerland with Lindt & Sprüngli and upon his return went on to transform Haigh's into an internationally-acclaimed manufacturer of premium quality chocolate, 'recognised among the world's best.'⁹² As of 2024, Haigh's Chocolates is Australia's oldest family-owned chocolate manufacturer.⁹³

Haigh Mansions

The Kaurna people⁹⁴ are the traditional owners of the Henley Beach area, known as Witongga (reed place).⁹⁵ Prior to European contact, 'autonomous, extended family groups' lived on the Adelaide Plains, named according to their place of dwelling,⁹⁶ speaking dialects of what is now known as the Kaurna language. Witongga was an ephemeral wetland system, lying between coastal dunes and red inland dunes to the east, fed by Karrawirraparri/Tarndaparri (River Torrens) and draining slowly into Wongayerlo (Gulf St Vincent). A 'prime' traditional summer living place for Kaurna people, Witongga supplied a rich source of food, reeds for basket making, and other resources.⁹⁷

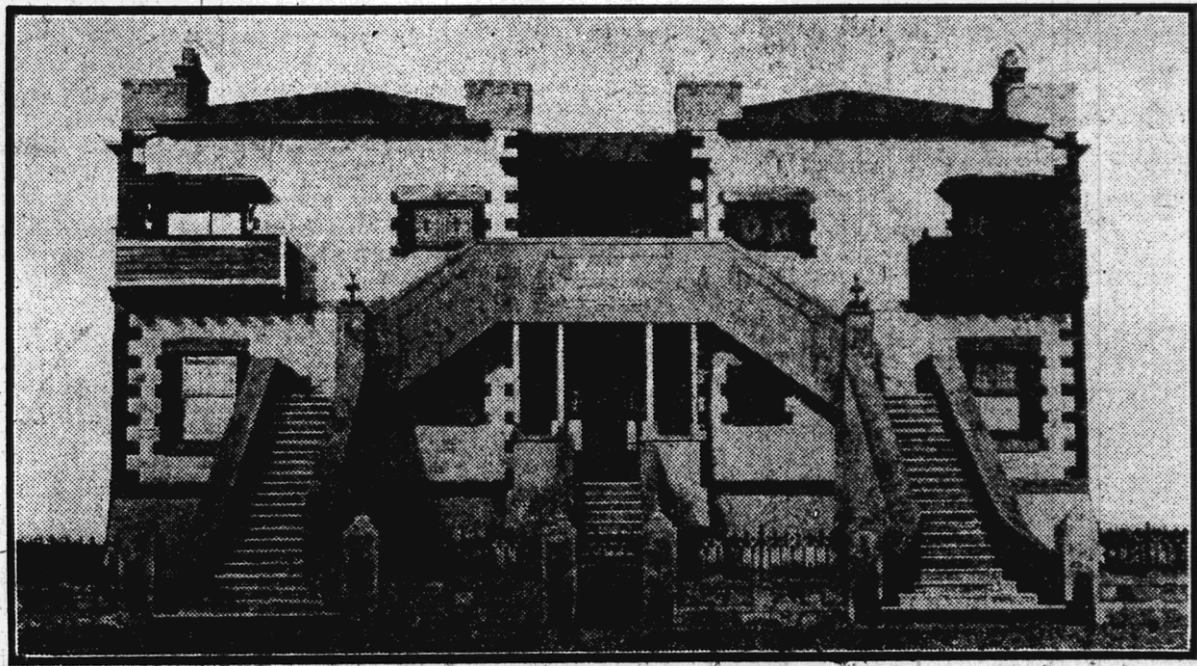
The Henley Beach area was first surveyed by Colonel William Light in 1837,⁹⁸ as part of his broader survey of the district of Adelaide for the South Australian Colonization Commission, under the *South Australian Colonization Act*. William Bartley subdivided the Township of Henley Beach on Sections 2080 and 448, which he auctioned through his agents E. Solomon and Co on 15 February 1860. Named after Henley-on-Thames, a town closely associated with the sport of rowing in Oxfordshire, England, Henley Beach was advertised as suitable for 'sea bathing' and as a 'healthy locality [...] being also free from those noxious smells which have been cause of complaint elsewhere.'⁹⁹

A horse-drawn tramway from Adelaide via Hindmarsh and Grange reached Henley Beach on 13 February 1883,¹⁰⁰ and later a steam-powered railway from Adelaide via Woodville and Grange was opened in February 1894. The tram service was electrified in 1909.¹⁰¹ These public transport connections increased the desirability of Henley Beach as a place to live, the area becoming one of Adelaide's notable seaside resorts, along with Semaphore and Glenelg. The Henley Beach Jetty was completed in September 1883 and by the early twentieth century, Henley Beach boasted various seaside attractions during the summer months, including a jetty kiosk and merry-go-round.

In 1883, Charles Wright Lester and Mary Stephens purchased Allotment 94 of Section 448, Hundred of Adelaide, but the land remained undeveloped. By 1920, Allotment 94 was reportedly one of a few remaining vacant blocks along the Henley Beach Esplanade. During that year, the allotment was purchased by Alfred Ernest Haigh for £1,300 and the sale was settled on 11 October.¹⁰² According to a family story, the Henley Beach site was chosen over another site at Somerton Park on the toss of a

coin.¹⁰³ However, the proximity of a railway connection to Adelaide is also said to have played a role in Haigh's decision.¹⁰⁴

Alfred Haigh built two structures on Allotment 94, namely a two-storey block of eight self-contained flats, which he named Haigh Mansions, and an adjoining five-roomed bungalow to the south (substantially modified in c.1996 and c.2004). Haigh Mansions was built by Harry Fawcett and completed in August 1921 at a total cost of £4,000.¹⁰⁵ Alfred Haigh also built several private bathing houses associated with Haigh Mansions in front of the flats, on the beach.¹⁰⁶



Haigh Mansions, 1921

Source: *Mail* 8 October 1921 p. 8

Unlike Ruthven Mansions, which was built for a wealthy English developer, Haigh Mansions was built for a middle-class South Australian businessman and is believed to be South Australia's oldest-surviving example of a purpose-built interwar flat development. Haigh Mansions' innovative design featured two wings running perpendicular from the beach and linked at the western end, forming a U-shaped building. The space between the northern and southern wings increased penetration of natural light into each flat while also allowing for cross-ventilation. Haigh Mansions is believed to have been the first purpose-built interwar flat development in South Australia to feature a split-wing arrangement.¹⁰⁷

As built in 1921, the front façade of Haigh Mansions, facing Gulf St Vincent, comprised squared, rock-face sandstone with brick quoins. The front elevation was dominated by three large reinforced concrete staircases with marble treads, which provided access to the four western flats (two upstairs and two downstairs) from the Esplanade. The ground floor stood a considerable height above the street level off the Esplanade, responding to slope of the site and necessitating a staircase associated with the ground floor flats.

Haigh Mansions is believed to have been the first block of purpose-built interwar flats in South Australia to possess such staircases. Similar external 'walk-up' staircases appeared in later flat developments such as Stirling (1938) at 2 Saltram Road, Glenelg and Pennsylvania (c.1938-1939) at 32 Weewanda Street, Glenelg South. Meanwhile integrated, semi-internal reinforced concrete and external timber staircases provided side and rear access, respectively, to the upstairs eastern flats. Each upstairs flat on the western side also possessed a cantilevered balcony supported by joists with decorative birdsmouthed ends.

The original design of Haigh Mansions employed some features characteristic of the Californian bungalow style, such as a rock-face sandstone façade with brick quoins as well as the aforementioned birdsmouthed joist ends on the cantilevered balconies. These elements were most likely employed to help the building blend into its surrounding suburban context.

Haigh Mansions and the neighbouring house may have been designed by Adelaide architect F. W. Hocart, who designed two other buildings for Alfred Haigh during the 1920s, namely Haigh's Buildings at 41 Rundle Street (LHP, completed 1923), and a five-storey building to the south of Haigh's Buildings on Featherstone Place, connected to Haigh's Buildings by walkways (completed 1927, now demolished).¹⁰⁸ Haigh's Buildings was also built by Harry Fawcett.¹⁰⁹

After the completion of Haigh Mansions and the neighbouring house, Alfred Haigh lived in the house while letting out the fully-furnished flats,¹¹⁰ with initial tenancies lasting between 6 and 12 months. The flats were first advertised for rent from October 1921.¹¹¹ An early tenant of Haigh Mansions was Owen Worthley,¹¹² a younger brother of Frederick (Fred) Irwin Worthley, the 'shady but visionary'¹¹³ Torrensville businessman who later commissioned Everard Court (flats) in 1939 (SHP 26529). Alfred Haigh also 'regularly' offered the Haigh Mansions flats as accommodation to family and friends and during the early 1930s, Haigh himself lived in one of the flats.¹¹⁴

Following Alfred Haigh's death in 1933, Haigh Mansions was left to his widow Eliza Ann, known as Lettie. Lettie later married Jack Fawcett, a brother of builder Harry Fawcett, and lived at Haigh Mansions until she was no longer able to care for herself. The family sold Haigh Mansions and the neighbouring bungalow in May 1950.¹¹⁵

Later changes

At some point prior to 1953, the façade of Haigh Mansions was flush-rendered, most likely when the original sandstone deteriorated in the marine environment of the Henley Beach foreshore, while the upstairs balconies were roofed and enclosed, probably to serve as small sleepouts. Sometime prior to 1999, the birdsmouthed joist ends supporting the cantilevered balconies were sawn off and the joists enclosed by fascias and soffits. The original cast iron fence panels were replaced sometime between 1953 and 1999 and the replacement panels were in turn removed prior to 2007. Eight decorative pressed-cement urns were added to the front façade after 2007 and the rear-facing brick walls were painted around the same time.



Haigh Mansions (left) and the neighbouring bungalow (right) in 1953, following storm damage to the Henley Beach foreshore, note bathing house on right.

Source: PRG 287/1/15/181 SLA

Chronology

Year Event

- Pre-1836 The Henley Beach area is known to its Kaurna inhabitants as Witongga (reed place).
- 1837 The Henley Beach area is surveyed by Colonel William Light as part of his broader survey of the district of Adelaide for the South Australian Colonization Commission, under the *South Australian Colonization Act*.
- 1860 William Bartley subdivides the Township of Henley Beach on Sections 2080 and 448.
- 1877 25 November, Alfred Ernest Haigh is born in Thebarton.
- 1883 13 February, a horse-drawn tramway from Adelaide via Hindmarsh and Grange reaches Henley Beach.
March, Charles Wright Lester and Mary Stephens acquire allotment 94 of Section 448, Hundred of Adelaide.
September, Henley Beach Jetty opened.
- 1894 February, steam-powered railway to Henley Beach via Woodville and Grange opens.
- 1905 Alfred Haigh settles in Mount Gambier.
- 1909 Tram service to Henley Beach is electrified.
- 1911 Alfred Haigh opens a fruit and confectionary business in Pinnaroo.

- 1912 Alfred Haigh opens a fruit and confectionary business in Lameroo.
- 1912 First stage of Ruthven Mansions, Adelaide's first modern flat development, completed for R. F. Ruthven Smith.**
- 1913 Alfred Haigh returns to Adelaide and establishes new fruit and confectionary businesses on Unley Road and Henley Beach Road, Mile End.
- 1915 Henley Beach boasts various seaside attractions during the summer months including a jetty kiosk and merry-go-round.
- Alfred Haigh purchases Carl Stratmann's confectionary shop in the Beehive Building, Adelaide.
- 1915 Second stage of Ruthven Mansions completed.
- 1919 Charles W. Rutt designs Victor Mansions, Glenelg, for A. Rule
- June, the *Register* newspaper reports on the 'servant problem.'
- Alfred Haigh establishes a second shop on King William Street and a factory at Parkside.
- 1920 Alfred Ernest Haigh acquires allotment 94 of Section 448, Hundred of Adelaide for £1,300.**
- 1921 August, Haigh Mansions completed for Alfred Haigh by Harry Fawcett, with plumbing by E. Eglington, joinery by G. H. Soar, bricks supplied by J. Hallett and Son, stone by G. J. Ackland, timber by A. Townsend, and cartage by O. E. Bruce.**
- October, flats within Haigh Mansions are advertised for lease.**
- Claude Alfred Haigh becomes a partner in Haigh's Chocolates.
- 1923 Alfred Haigh commissions a five-storey shop, showroom and office building on Rundle Street, Adelaide.
- 1924 Thousand Homes Scheme announced.
- 1927 Alfred Haigh commissions a second five-storey building, this time in Featherstone Place, Adelaide.
- 1928 October, Wilkinson, Sando and Wyles report shortage of 'high-grade' flats.
- 1933 14 August, Alfred Haigh dies suddenly at Henley Beach. Claude Alfred Haigh takes over responsibility for managing Haigh's Chocolates.
- 1935 January, *News* reports modern flats in demand.
- June, *Mail* newspaper reports modern flats 'scarce' in Adelaide.
- August, Glenelg Council attempts to ban semi-detached houses and flats in new subdivisions.
- 1939 Architect and builder Ron Golding completes Everard Court (flats) for Fred Irwin Worthley.
- 1943 Fred Fricker completes Mornington Flats, Whyalla, the last known purpose-built flat development of the interwar period.

- 1950** **May, the Haigh family sells Haigh Mansions.**
- 1953** **Front elevation of Haigh Mansions flush-rendered and upstairs west-facing cantilevered balconies enclosed by this date.**
- 1959 John Haigh, Alfred Haigh's grandson, becomes managing director of Haigh's Chocolates.
- 1999** **Birdsmouthed joist ends supporting the cantilevered balconies sawn off and the joists enclosed by fascias and soffits, and original cast iron fence panels replaced by this date.**
- 2007** **Brick urns added to Haigh Mansions' front elevation; rear-facing brick walls painted.**
- 2014** **15 May, Haigh Mansions is listed as a Local Heritage Place.**
- 2020s Haigh's Chocolates is Australia's oldest family-owned chocolate manufacturer.

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Archival

CT 1107/47

SITE RECORD

NAME:		Haigh Mansions		PLACE NO.:		26578	
DESCRIPTION OF PLACE:		Two-storey stone, brick and reinforced concrete flats					
DATE OF CONSTRUCTION:		1921					
REGISTER STATUS:		Identified 8 December 2022 [Date of Provisional Entry]					
LOCAL HERITAGE STATUS:		Listed 15 May 2014					
CURRENT USE:		Flats 1921-present					
BUILDER:		Harry Fawcett, contractor; E. Eglington, plumbing; G. H. Soar, joinery; J. Hallet & Son, bricks; G. J. Ackland, stone; A. Townend, timber; O. E. Bruce, cartage 1921					
LOCAL GOVERNMENT AREA:		City of Charles Sturt					
LOCATION:		Street No.:		323			
		Street Name:		Esplanade			
		Town/Suburb:		Henley Beach			
		Post Code:		5022			
LAND DESCRIPTION:		Title		CT 5280/561 A200 D31903			
		Reference:					
		Hundred:		Yatala			
MAP REFERENCE		34°54'54.74"S 138°29'33.84"E					

PHOTOS

NAME: Haigh Mansions

PLACE NO.: 26578

All images in this section are from DEW Files and were taken on 2 January 2024 unless otherwise indicated.



Haigh Mansions, western elevation



Haigh Mansions, northern and western elevations

PHOTOS

NAME: Haigh Mansions

PLACE NO.: 26578



Haigh Mansions, eastern elevation



Haigh Mansions, western elevation detail

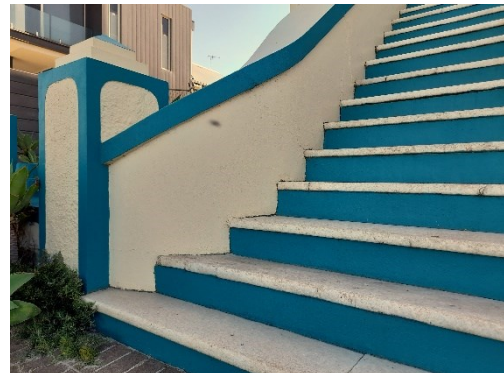
PHOTOS

NAME: Haigh Mansions

PLACE NO.: 26578



Original cast iron gate



Steps with marble treads



Typical flat interior (unit 1) showing a fireplace and built-in bench storage

Source: www.realestate.com.au April 2017



Typical flat interior (unit 7) showing a fireplace

Source: www.turnerrealestate.com.au February 2023



Typical flat interior

Source: www.realestate.com.au July 2019



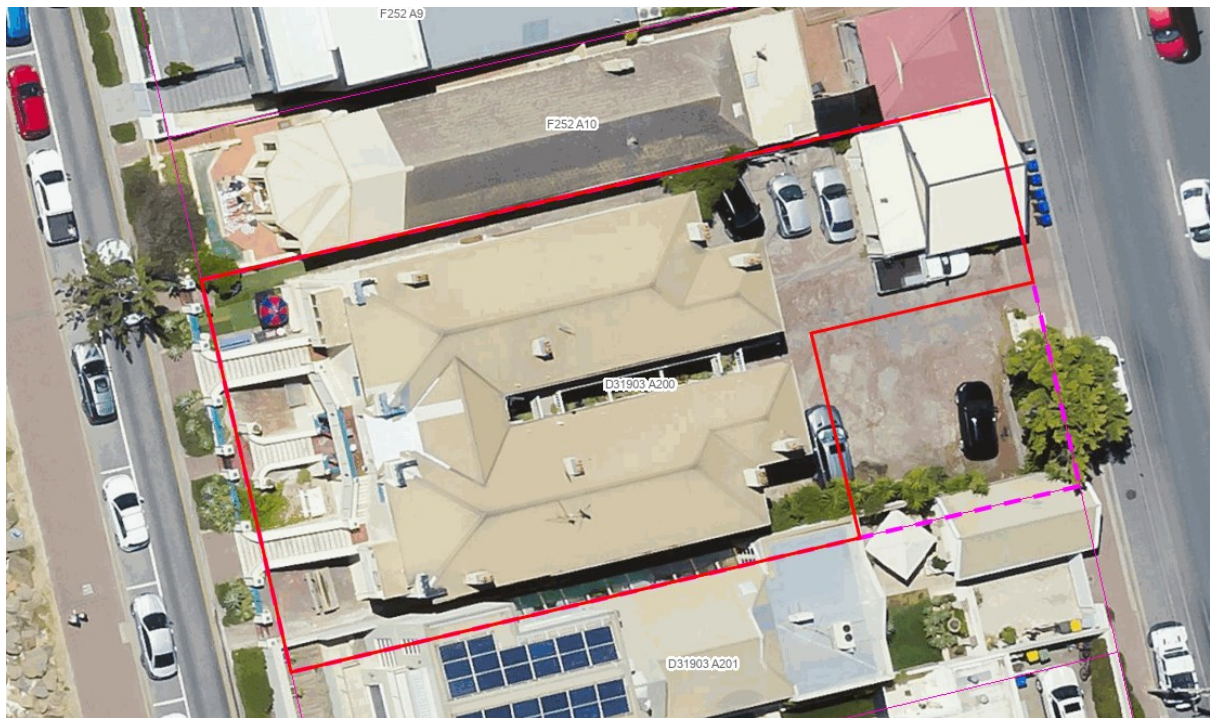
Typical flat interior (unit 7) showing entrance

Source: www.turnerrealestate.com.au February 2023

SITE PLAN

NAME: Haigh Mansions

PLACE NO.: 26578



Haigh Mansions (CT 5280/561 A200 D31903 Hundred of Adelaide)

Elements of heritage significance include (but are not necessarily limited to):


- Stone and brick block of flats, including staircases, and associated garage and laundry,
- Front fence and cast-iron front gate,
- Original external materials including face brick walls (now painted) and marble stair treads,
- Remaining leadlight windows,
- Original interior details, fittings and finishes including ceiling roses, cornices and mouldings; built-in joinery; fireplaces, including fireboxes, grates and fireplace surrounds; skirtings and architraves; and original floorboards.

Elements not considered to contribute to significance of place include (but are not necessarily limited to):

- Kitchen and bathroom fitouts,
- Non-original interior paint and floor coverings,
- Letterbox wall,
- Trees, shrubs, and landscaping,
- Pressed cement urns,
- Blue Local Heritage plaque.

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LEGEND

 Parcel boundaries (Indicates extent of Listing)

 Outline of Elements of Significance for State Heritage Place

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- ¹ No title in *Mail* 8 October 1921 p. 8 <http://nla.gov.au/nla.news-article63853911>
- ² Source
- ³ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'? Architects, builders and the construction of flats in interwar Perth" in Frank Broeze (ed) *Private Enterprise, Government and Society: Studies in Western Australian History XIII* (1992) p. 81
- ⁴ Stefan Pikusa, *The Adelaide House 1836 to 1901: the evolution of principal dwelling types* (1986) Netley SA: Wakefield Press pp. 35-54, 92-118; J. N. Presse, *House Styles in Adelaide: a pictorial history* (1981) Adelaide SA: Australian Institute of Valuers/Real Estate Institute of South Australia
- ⁵ J. N. Presse, *House Styles in Adelaide* pp. 36-37
- ⁶ Susan Marsden, Paul Stark and Patricia Sumerling (eds), *Heritage of the City of Adelaide: an illustrated guide* (1990) Adelaide SA: Corporation of the City of Adelaide p. 119
- ⁷ "Additions to Ruthven Mansions. Well up to Date." in *Register* 7 May 1915 p. 10 <http://nla.gov.au/nla.news-article59602578>
- ⁸ "Additions to Ruthven Mansions. Well up to Date."
- ⁹ Susan Marsden, Paul Stark and Patricia Sumerling (eds), *Heritage of the City of Adelaide* p. 119
- ¹⁰ Susan Marsden, Paul Stark and Patricia Sumerling (eds), *Heritage of the City of* p. 119
- ¹¹ Michael Page, *Sculptors in Space: South Australian Architects 1836-1986* (1986) Adelaide SA: Royal Australian Institute of Architects (South Australian Chapter) p. 119
- ¹² Michael Page, *Sculptors in Space* p. 119
- ¹³ Michael Page, *Sculptors in Space* p. 119
- ¹⁴ Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky: apartment living in Australia* (2007) Carlton VIC: Miegunyah Press p. 36
- ¹⁵ Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky* p. 37
- ¹⁶ "The Passing of the Mansion Home." in *Register* 12 June 1919 p. 5 <http://nla.gov.au/nla.news-article62197068>; see also Bridget Jolly "Unley Park, South Australia: selected twentieth century and later domestic architecture Vol. 1" (2012) p. 272
- ¹⁷ Fran Smith, "Adelaide's interwar flats: a new form of housing for a new world" in *Bibliofile* (2, 2021) p. 10
- ¹⁸ "The Passing of the Mansion Home."
- ¹⁹ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane 1920-1941: living in multiple-occupancy dwellings in interwar Brisbane* (2010) Griffith University Thesis p. 6
- ²⁰ "Modern Flats Still Scarce in Adelaide, Several Schemes Under Discussion, Show Contest Suggested" in *Mail* 1 June 1935 p. 10 <http://nla.gov.au/nla.news-article57008293>
- ²¹ "Modern Flats Still Scarce in Adelaide"
- ²² "Modern Flats Still Scarce in Adelaide"
- ²³ "Victor Mansions, Memorial Flats for Glenelg. A Splendid Project." in *Mail* 7 June 1919 p. 10 <https://trove.nla.gov.au/newspaper/article/63761604>
- ²⁴ No title in *Mail* 8 October 1921 p. 8
- ²⁵ Michael Page, *Sculptors in Space* p. 134; Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky* p. 40
- ²⁶ Michael Page, *Sculptors in Space* p. 134
- ²⁷ In South Australia, 1925-1926 were the peak years for subdivision and new house construction during the interwar period; Town Planning Committee South Australia, *Report on the Metropolitan Area of Adelaide* (P. P. 95) (1965) Adelaide SA: Government of South Australia p. 31
- ²⁸ "Shortage of Flats" in *Mail* 27 October 1928 p. 12 <http://nla.gov.au/nla.news-article58563309>
- ²⁹ Town Planning Committee South Australia, *Report on the Metropolitan Area of Adelaide* p. 32
- ³⁰ Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky* p. 2
- ³¹ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 2
- ³² Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 90.
- ³³ Fran Smith, "Adelaide's interwar flats" p. 11
- ³⁴ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 5
- ³⁵ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 81
- ³⁶ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 82

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- ³⁷ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?"
- ³⁸ "N.S.W. to Regulate Building of Blocks of Flats" in *News* 2 April 1938 p. 5 <http://nla.gov.au/nla.news-article131557162>
- ³⁹ "N.S.W. to Regulate Building of Blocks of Flats"
- ⁴⁰ Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky* p. 2
- ⁴¹ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 84
- ⁴² "Flats, Undesirable" in *News* 5 September 1923 p. 5 <http://nla.gov.au/nla.news-article129841614>
- ⁴³ "Protest Against Ban on Flats" in *News* 13 September 1935 p. 4 <http://nla.gov.au/nla.news-article129296885>
- ⁴⁴ See for example "Glenelg Ban on Certain Flats, Semi-Detached Not To be Allowed, Areas Affected" in *News* 29 August 1935 p. 12 <https://trove.nla.gov.au/newspaper/article/128422816>
- ⁴⁵ "Protest Against Ban on Flats"
- ⁴⁶ "Protest Against Ban on Flats"
- ⁴⁷ "Modern Flats Still Scarce in Adelaide"
- ⁴⁸ "Housing Shortage Still Acute, Tendency Towards Rise in Rents, Flats Popular" in *Advertiser* 14 March 1938 p. 25 accessed <http://nla.gov.au/nla.news-article74211430>
- ⁴⁹ "Acute Housing Shortage, Problem for City" in *News* 21 January 1937 p. 4 <http://nla.gov.au/nla.news-article131405718>
- ⁵⁰ "Protest Against Ban on Flats"; in Perth, purpose-built flats were typically built in response to demand rather than as a result of speculation, see Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 86
- ⁵¹ "Modern Flats Still Scarce in Adelaide"; Similar patterns emerged in interwar Perth; see Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 90.
- ⁵² Peter Timms, *Private Lives: Australians at Home Since Federation* (2008) Carlton VIC: Miegunyah Press p. 51
- ⁵³ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 84
- ⁵⁴ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 82
- ⁵⁵ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 8
- ⁵⁶ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 82
- ⁵⁷ "Modern Flats Still Scarce in Adelaide" p. 10
- ⁵⁸ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 81
- ⁵⁹ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 343
- ⁶⁰ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 84
- ⁶¹ "Kingsmead Flats, Comfort and Convenience, Up-to-date Appointments" in *News* 1 May 1929 p. 6 <http://nla.gov.au/nla.news-article129139518>
- ⁶² Hope Cooper, "Smart New Flats" in *Murray Pioneer and Australasian River Record* 9 September 1937 p. 18 <http://nla.gov.au/nla.news-article124803675>
- ⁶³ It was not unusual for middle-class Australian homes to employ servants 'well into the twentieth century'; North Sydney Council, *At Home in North Sydney: an architectural history of a locality* <https://www.athomeinnorthsydney.com.au/domestic-help1.html>
- ⁶⁴ "Furnishing Small Flats for Comfort" gives advice to 'business girls and students living away from home' with regard to furnishing flats; *Mail* 9 July 1938 p. 34 <http://nla.gov.au/nla.news-article55942513>
- ⁶⁵ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. i
- ⁶⁶ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 339
- ⁶⁷ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 3
- ⁶⁸ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 27
- ⁶⁹ Apperly et al *Identifying Australian Architecture* pp. 184-187
- ⁷⁰ J. M. Freeland, *Architecture in Australia: a history* (1968) Ringwood, VIC: Penguin Books p. 257; Dwelling and Flat (former Office/Garage) designed by Christopher Smith in the Art Deco Style for his own residence (SHP 26301), listed under criterion (e), an example of domestic architecture designed in an interwar modern idiom with a tiled, hipped roof.
- ⁷¹ Louise Bird, Russell S. Ellis: Pioneer Modernist Architect (2007) Adelaide SA: Louis Laybourne Smith School of Architecture and Design, University of South Australia p. 17
- ⁷² Peter Bell, Carol Cosgrove, Susan Marsden & Justin McCarthy, "Twentieth Century Heritage Survey, Stage Two 1928-1945 Volume 1, Report to Department for Environment and Heritage" (2008) p. 28

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- ⁷³ Peter Bell et al, "Twentieth Century Heritage Survey, Volume 1" p. 28
- ⁷⁴ "Study Science of Living, Hint to Architects by Judge, Exhibition Lesson" in *News* 16 January 1935 p. 7 <http://nla.gov.au/nla.news-article128908307>
- ⁷⁵ J. M. Freeland, *Architecture in Australia* p. 257
- ⁷⁶ "Flats on Albert Terrace. 'Building Not Ornate Enough.' Cr. Lee Protests." in *Glenelg Guardian* 10 April 1924 p. 1 <http://nla.gov.au/nla.news-article214723942>; these flats were deemed "not ornate enough" and "not in keeping with the many beautiful homes erected on the terrace"; compare Melbourne; Caroline Butler-Bowdon and Charles Pickett, *Homes in the Sky* pp. 66-68
- ⁷⁷ For example "Glenelg Ban on Certain Flats"
- ⁷⁸ Jenny Gregory and Robyn Taylor, "'The Slums of Tomorrow'?" p. 83
- ⁷⁹ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 8
- ⁸⁰ "Features of Modern Flats at Millswood, Additions Possible" in *Mail* 11 July 1936 p. 25 <http://nla.gov.au/nla.news-article55828667>
- ⁸¹ Julie Collins, "Fresh Air and Sunshine: the Health Aspects of Sleepouts, Sunrooms, and Sundecks in South Australian Architecture of the 1930s" in David Kroll, James Curry and Madeline Nolan, *Proceedings of the Society of Architectural Historians, Australia and New Zealand: 38, Ultra: Positions and Polarities Beyond Crisis* (2022) p. 157
- ⁸² Julie Collins, "Fresh Air and Sunshine" p. 157-158
- ⁸³ Peter Donovan, "Motor cars and freeways: measures of a South Australian love affair" in Bernard O'Neil, Judith Raftery and Kerry Round (eds), *Playford's South Australia: essays on the history of South Australia, 1933-1968* (1996) Adelaide: Professional Historians Association p. 202
- ⁸⁴ Peter Donovan, "Motor cars and freeways: measures of a South Australian love affair" p. 202
- ⁸⁵ Helen Bennett, *Interpreting the Modern: Flatland in Brisbane* p. 343
- ⁸⁶ Barbara Santich, *Haigh's Chocolates, Enjoyed for Generations, Established 1915* (2015) Mile End SA: Wakefield Press p. 7
- ⁸⁷ Barbara Santich, *Generations* p. 6
- ⁸⁸ Barbara Santich, *Generations* pp. 6-10
- ⁸⁹ Barbara Santich, *Generations* p. 15
- ⁹⁰ Barbara Santich, *Generations* p. 48
- ⁹¹ Haigh's Chocolates: Our History <https://www.haighschocolates.com.au/our-history>
- ⁹² Haigh's Chocolates: Our History <https://www.haighschocolates.com.au/our-history>
- ⁹³ REF
- ⁹⁴ Karl Winda Telfer and Gavin Malone with assistance from Matthew Osborne and Tom Gara, "The City of Charles Sturt Kurna Meyunna Cultural Mapping: A People's Living Landscape" (2012) p. 5
- ⁹⁵ Previously spelled Yertabulti or Yerta Bulti but revised in 2010 following the adoption of a 'phonemically inspired orthography which more closely [represents] the distinctive sounds of Kurna,' see Rob Amery and Vincent (Jack) Kanya Buckskin, "Pinning down Kurna names: Linguistic issues arising in the development of the Kurna Placenames Database" in I. Clark, L. Hercus and L. Kostanski (eds), *Indigenous and minority placenames: Australian and international perspectives* (2014) ANU Press
- ⁹⁶ Christine Lockwood, "Early Encounters on the Adelaide Plains and Encounter Bay" in Peggy Brock and Tom Gara (eds), *Colonialism and its Aftermath: a History of Aboriginal South Australia* (2017) Mile End, SA: Wakefield Press p. 65
- ⁹⁷ Kurna Meyunna Cultural Mapping pp. 22-34; City of Charles Sturt, Witongga 'Reed Place' (Reedbeds) <https://www.charlessturt.sa.gov.au/community/arts,-culture-and-history/kurna-culture/witongga>
- ⁹⁸ Danvers Architects Pty Ltd, 'Heritage Survey of the City of Henley and Grange' (May 1993) p. 9
- ⁹⁹ "Auctions." in *South Australian Advertiser* 8 February 1860 p. 4 <http://nla.gov.au/nla.news-article1202002>
- ¹⁰⁰ Danvers Architects Pty Ltd, 'Heritage Survey of the City of Henley and Grange' p. 38; "Adelaide and Hindmarsh Tramway Company" in *Adelaide Observer* 28 July 1883 p. 8 <http://nla.gov.au/nla.news-article160085955>
- ¹⁰¹ Henley Grange Historical Society, Stories from Henley and Grange <https://henleyandgrangehistory.org.au/stories/>
- ¹⁰² CT 1107/47; Roger Andre, 'Haigh Mansions – 323 Esplanade, Henley Beach' in *Henley and Grange Historical Society Journal* (November 1999) No. 20 p. 26
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- ¹⁰³ Roger Andre, 'Haigh Mansions' p. 26
- ¹⁰⁴ Barbara Santich, *Generations* p. 42
- ¹⁰⁵ Roger Andre, 'Haigh Mansions' p. 26
- ¹⁰⁶ Barbara Santich, *Generations* pp. 42-43
- ¹⁰⁷ Historic aerial photography accessed via EnvMaps strongly suggests that earlier and now demolished flat developments, such as Poole Mansions at Henley Beach (1918) and Victor Mansions at Glenelg (1919) were designed in monolithic form without light/ventilation wells.
- ¹⁰⁸ Barbara Santich, *Generations* p. 48
- ¹⁰⁹ Barbara Santich, *Generations* p. 43
- ¹¹⁰ Barbara Santich, *Generations* pp. 42-43
- ¹¹¹ No title in *Mail* 8 October 1921 p. 8 <http://nla.gov.au/nla.news-article63853911>
- ¹¹² Roger Andre, 'Haigh Mansions' p. 26
- ¹¹³ Giles Walkley, "Adelaide's Supreme Flats" in *Spirit of Progress* (Summer 2016) p. 23
- ¹¹⁴ Roger Andre, 'Haigh Mansions' p. 26
- ¹¹⁵ 'Building Sold Privately' in *News* 19 May 1950 p. 24 <http://nla.gov.au/nla.news-article130790212>