

SA Heritage Register

Nomination form

South Australian
HERITAGE COUNCIL

To help your nomination be successful, please fill out this form with as much information as possible.
Feel free to expand the answer fields as much as you require or append information to the form.

Please note that places which have been nominated during past three years will not be reconsidered by the South Australian Heritage Council unless you can provide significant new information not provided through the previous nomination and assessment.

For assistance with this form you may contact:

Your local historical society or heritage adviser may be of assistance OR you may telephone an assessment officer in Heritage South Australia on (08) 8124 4960.

A. Nominated Place

1. Name	
Name of Place / Object:	DAWES LEE COTTAGE
Any other or former name(s):	FIONA.
Is the place already on another heritage list?	No.

2. Location					
Street Address:		231 Chandlers Hill Road			
Suburb / Town:		Aberfoyle Park		Post Code: 5159	
Local Council Name:		Onkaparinga			
Land Description: (if known)	Title:	Volume:	Folio:	Parcel Type:	Parcel No:
		1741	5283		
	Plan Type:	Plan No:	Section:	Hundred: Woorunga.	
			260		
GPS Location/s: (if known)	Longitude / Easting / X		Latitude / Northing / Y (Datum =)		
Previous = Vol. 1504 Folio 131.					

3. Ownership	
Name of Owner(s):	
Contact person: (if different from owner explain relationship)	
Postal Address:	
Phone Number:	
Ownership History:	

4. Nominator (your details)	
Your Name/s:	
Organisation/Position:	
Daytime Phone:	
Fax:	
Postal Address:	

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Email Address: [REDACTED]

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B. Description

5. Description of nominated place or object	
Description of the nominated place or object and its current condition:	Cottage, stone fireplace, raked ceiling, sheeps.
Are you aware of any modifications or additions to the place or object?	Train carriage added to back of cottage - now kitchen, lounge + spare room.
Can you provide dates for these changes?	Modern additions added over years.
Do you believe there may be historical items under the ground?	Deck, laundry, garage etc.
Should an archaeological investigation be considered?	No.
Date you inspected the place or object:	
Have you had any contact with the Owner?	I am owner.
Current use of the place or object:	Home.
Original or former use(s):	Artist retreat in war.
Are there any current or long term threats to the nominated place or object?	Previous owners neglect - DM. Termite activity elsewhere.
Name of Builder:	
Any other information:	When doing renovations we took up floors to find train carriage steel base.

C. History

6. Origins and history	
Years of Construction:	Start: 1939 (unsure) Finish:
Name of Designer / Architect:	Herbert Page Barringer. Original. George Dawes. Restoration.
History of the nominated place or object:	Apparently owned by Christian Sauer. Then bought by Herbert Page Barringer in war - to be an artist retreat. Changed owners few times. With each name. Then bought by Dorothy Allen Biley. In 1957 known local - who added condemned train carriage. House condemned. Purchased by ^{architect} George Dawes. ^{name} restoration ^{Dawes} ^{restoration}
Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.	Rayne's Historian - Bob Stuppel found some some documents - other information left with house.

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D. Heritage Significance

7. Statement of State Significance - Why is the place or object important to South Australia?

It is of State heritage significance because it was created to be a safe place / retreat in a 'german' suburb during the war. Created by renowned artist Herbert Page Barringer - may have painted here (as well as sister's wife) as Barringer is similar to his work. Second dwelling - owner Dorothy Bickley - the carriage would also hold significance.

8. Significance Criteria

The South Australian Heritage Places Act 1993 lists seven criteria by which places are assessed as 'State significant'. Please tick the criteria you feel the place demonstrates and explain your reasons.

- ☐ It demonstrates important aspects of the evolution or pattern of the State's history.
- ☐ It has rare, uncommon or endangered qualities that are of cultural significance.
- ☐ It may yield information that will contribute to an understanding of the State's history, including its natural history.
- ☐ It is an outstanding representative of a particular class of places of cultural significance.
- ☒ It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.
- ☐ It has strong cultural or spiritual associations for the community or a group within it.
- ☒ It has a special association with the life or work of a person or organisation or an event of historical importance.

Built & designed by a well known artist - to find refuge in the war. To hide & still create beauty.

Both dwellings are representations of the life & work of Herbert Barringer & Dorothy Bickley.

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E. Additional Information

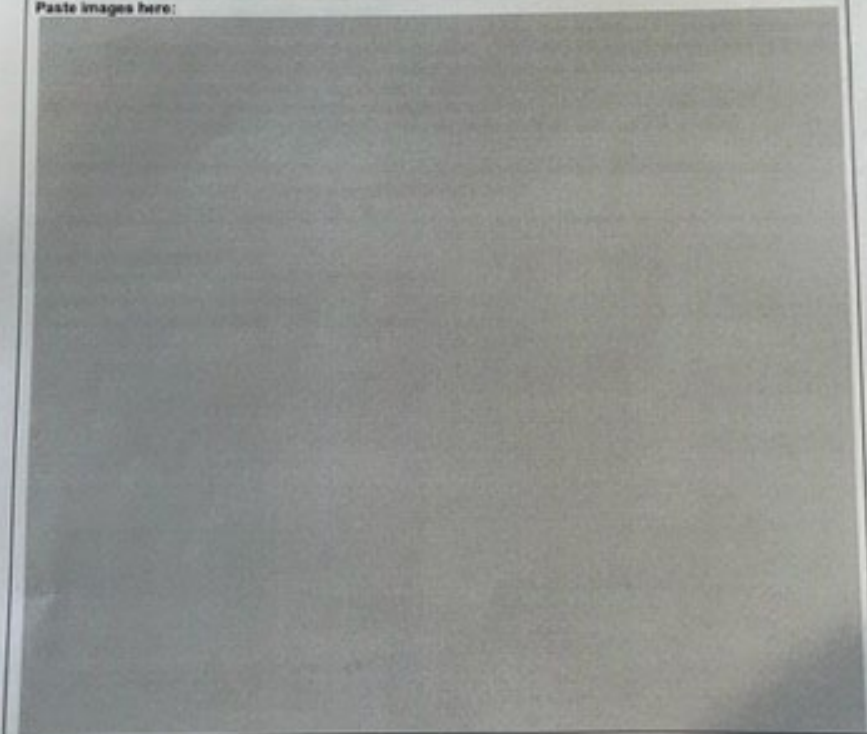
9. Images/Maps/Diagrams/Site Plans

A full range of images including maps, site plans, and photographs will help your nomination.

Please provide:

- a clear outline of the place or object being nominated within any maps or plans provided
- high quality images of the place or object (please list the total number of images being provided)
- the subject of each image
- the date each image was created
- the author of each image, and
- the copyright holder of each image (if known)

Paste images here:



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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/we, (insert your name/s here) [redacted]
to be heritage listed.

nominate (Enter place name and address here)

231 Chandlers Hill Road,
Moor Payne Park.

The information we have provided is correct to my/our knowledge.

Your Signature/s: [redacted]

Date:

1 / 3 / 2023

Nomination Form Checklist

Please check that your nomination includes:

- ☒ A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- ☒ A history of the place or object explaining important aspects relevant to the nomination. This should generally help support arguments of cultural significance.
- ☒ A clear description of the nominated place or object/s.
- ☒ A statement of significance and indication on how the place or object satisfies one or more of the significance criteria.
- ☒ Have you taken the opportunity to discuss the nomination with a heritage assessment officer? It is strongly advised you to do so prior to submitting this nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council

Department for Environment and Water

GPO Box 1047, Adelaide SA 5001

South Australia.



(CERTIFICATE OF TITLE)

Register Book,

Vol. 1741 Folio 121

FORWARD TO MEMORANDUM OF TRANSFER No. 1399046 REGISTERED ON Vol. 1504 Folio 131

HERBERT PAGE BARRINGER of 7 STURT STREET ST. LEONARD APLIST

I.e. the proprietor of an estate in fee simple
subject nevertheless to such encumbrances here and there as are notified by memorial underwritten or endorsed hereon in
THAT Piece of land situated in the PARISH of MOURLAND COUNTY of ACCLAYTON
being PORTION OF SECTION 282 and bounded as appears in the plan in the margin hereof and
therein colored green: Which said piece of land contains one acre or thereabouts and is more
particularly delineated in the said plan

which said Section 282 delineated in the public map of the said PARISH deposited in the Land Office at
Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twentieth day of December 1897

Signed the 20th day of December 1897, in the presence of B. Kinnairdson

W.D. Dayford
Register-General



When land is to be consolidated with neighbouring land under Vol. 1504, fol. 131 of 1893 Stat. 1741, Book 53, page 62



TRANSFERRED APPLICATION NO. 1399046
Public Trustee is
ENDORSED UP BY DEEDS IN FURNISHING OF THE WITHIN
WITH AN ENDORSEMENT OF 20 ASSETS OF THE WILL DATED
FOL. 6 DAY OF January 1897
GIVEN Herbert Page Barringer OF THE LAND
WHO DIED ON THE 2 DAY OF August
IN THE 16 AS APPEARS BY DEEDS DATED THE 2
DAY OF October 1896 FOLLOWING HIS EXECUTION
THE 25 DAY OF February 1897 BY THE
J. C. Child FOR THE NEXT

TRANSFER No. 1399046 FROM
Public Trustee to
Baroness Helen Barringer
of 7 Sturt Street St. Leonard's Windsor
OF AN ESTATE IN THE HEIR OF THE WITHIN LAND
ENDORSED FOR ADMINISTRATION THE 5 DAY OF
April 1897 BY THE
J. C. Child FOR THE NEXT

100 200 300 400 500

South Australia.

(CERTIFICATE OF TITLE)



Register Book,
Vol. 2513 Folio 18

Pursuant to Memorandum of Transfer No. 100375 Registered on Vol. 2111 Folio 63
and New Certificate of Title for the whole of the Land in Vol. 1701 Folio 131

DOROTHY AILEEN BLEY at 19 Hercules Street Cheltenham Clerk

I, the proprietor of an estate in fee simple
subject nevertheless to such encumbrances here and interests as are notified by memorial underwritten or endorsed hereon in
THIS piece of land situate in the HUNDRED of BURLINGA COUNTY of ADELAIDE
being PORTION OF SECTION 260 containing one acre and fifteen perches or thereabouts and more
particularly delineated and bounded as appears in the plan in the margin hereof and therein colored
GREEN

Which said Section 260 delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereto signed my name and affixed my seal this twentieth day of April 1911

Signed the 20th day of April
1911, in the presence of James Cyril Slater

[Signature]
Registrar General
SOUTH AUSTRALIA



MORTGAGE No. 2014344 FROM
Dorothy Aileen Bley
to James Cyril Slater
Borrower
Produced 11/1/11 at 12.35pm
Borrower

DISCHARGE OF MORTGAGE No. 2014344
THESE PRODUCED 11/1/11 at 12.35pm
DOROTHY AILEEN BLEY

MORTGAGE No. 2014344 FROM
Dorothy Aileen Bley to
James Cyril Slater
Produced 11/1/11 at 12.35pm
DOROTHY AILEEN BLEY

TRANSFER No. 15612-9 FROM
 Charles Nelson Barringer to
 Fred Griffith, Jr. from
 Grant Barringer, his father
 OF AN INTEREST IN THE WHOLE OF THE WITHIN LAND
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 March 1942 AT 2 p.m.
 C. Nelson Barringer DEP. REG. CLERK.

TRANSMISSION APPLICATION No. 15612-9
 Charles Nelson Barringer, Griffith, Jr.
 25 Grant Barringer, his father
 OF AN INTEREST IN THE WHOLE OF THE WITHIN LAND
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 April 1942 AT 2 p.m.
 Fred Griffith, Jr. from
 Grant Barringer, his father
 OF AN INTEREST IN THE WHOLE OF THE WITHIN LAND
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 March 1942 AT 2 p.m.
 C. Nelson Barringer DEP. REG. CLERK.

TRANSFER No. 15612-9 FROM
 Charles Nelson Barringer to
 Dorothy Helen Blady, of 25 Service Lane
 San Francisco, Calif.
 OF AN INTEREST IN THE WHOLE OF THE WITHIN LAND
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 March 1942 AT 2 p.m.
 C. Nelson Barringer DEP. REG. CLERK.

MORTGAGE No. 15612-10 FROM
 Dorothy Helen Blady to
 Isaac Barbra Blady
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 March 1942 AT 2 p.m.
 C. Nelson Barringer DEP. REG. CLERK.

DISCHARGE OF THE WITHIN MORTGAGE
 15612-10
 AUTHORIZED BY THE
 PRODUCED FOR REGISTRATION THIS 25 DAY OF
 March 1942 AT 2 p.m.
 C. Nelson Barringer DEP. REG. CLERK.

CANCELLED
 AND
 CERTIFICATE OF TITLE ISSUED
 THIS 15 APRIL 1942
 PAGE 15612-9
 C. Nelson Barringer DEP. REG. CLERK.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,
Vol. 2111 File 43

Extract in Remembrance of Transfer No. 151001 Registered on Vol. 2008 Folios 106 and 107
EDWARD JOSEPH POTTER and ALICE CLARA POTTER and R.S.A.
EDWARD POTTER all of Division Treachepiate

are the proprietors of an estate in fee simple of TENANTS IN COMMON
subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
that piece of land situate in the HUNDRED of MICALCHIA COUNTY of ADELAIDE
being PORTION OF SECTION 260 containing one acre two roods and fifteen perches or thereabouts
PARTIAL OF SECTION 260 containing sixty nine acres and twenty one perches or thereabouts and
PARTIAL OF SECTION 261 containing three roods and four perches or thereabouts and also particularly
collied and bounded as appears in the plan in the margin hereof and therein more fully given.

Which said Section 2 are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *sixth* day of *November* 19*50*

Signed the *6th* day of *November*
19*50*, in the presence of *J. F. Glatto*

J. F. Glatto
Registrar-General
SOUTH AUSTRALIA



TRANSFER No. 199425

James George Potter Esq. Clerk
Potter and Son, General Pottery Co.
of the City of London, Clerk of the Court
of the County of London

PRODUCED FOR REGISTRATION IN THE
1994 1994 1994
Bonnell
DEP. KING CORP.

CANCELLED. NO RECORDS LEFT TO BE
No. 199425
BY NOTARY PUBLIC No. 2513 JULY 18
CANCELLED
DEP. KING CORP.

CANCELLED

AND
CERTIFICATE OF TITLE DEED
1994
VOL. 2513 P. 18
DEP. KING CORP.

World War Two Service

Help 

About Fields 

Veteran Details

Name	BLEBY, DOROTHY AILEEN
Service	Australian Army
Service Number	SF64679
Date of Birth	23 Mar 1901
Place of Birth	YORKETOWN, SA
Date of Enlistment	13 Jan 1942
Locality on Enlistment	TOORAK, SA
Place of Enlistment	ADELAIDE, SA
Next of Kin	LEAVER, E
Date of Discharge	07 Feb 1946
Rank	Private
Posting at Discharge	115 H MIL HOSP
Prisoner of War	No
Honours	None for display

Print Certificate  (certificate/714938/WW2)

Generate a certificate for this Service Record that can be printed for display

Submit Feedback  (feedback?id=714938&c=WW2)

World War Two Service

PRIVATE
DOROTHY AILEEN BLEBY
SF64679



SERVICE	AUSTRALIAN ARMY
DATE OF BIRTH	23 MARCH 1901
PLACE OF BIRTH	YORKETOWN, SA
DATE OF ENLISTMENT	13 JANUARY 1942
LOCALITY ON ENLISTMENT	TOORAK, SA
PLACE OF ENLISTMENT	ADELAIDE, SA
NEXT OF KIN	LEAVER, E
DATE OF DISCHARGE	7 FEBRUARY 1946
POSTING AT DISCHARGE	115 H MIL HOSP



Australian Government
Department of Veterans' Affairs

BRIEF HISTORY OF 231 CHANDLERS HILL ROAD

- Initially built as an artists retreat, the dwelling consisted of the cottage proper, complete to the bathroom. Above what is now the dining room, an attic was constructed, with a large window (as in the current house) to provide the light for the studio.

The materials of construction were typical of houses of that era, with native pine and gum trees providing materials for the structure, eucalyptus for insulation, with walls being of wire netting with a cement stucco.

The house was purchased by a Miss Bleiby some time before WW II, as a retreat from city life. Of course, at this time, the area was quite remote from Adelaide, with the nearest neighbour being near the Clarendon turn off at Chandlers Hill Rd.

Miss Bleiby became widely known in the district for her eccentric manner and her great love of cats; from some reports, up to 25 cats lived with her. Although quite young, she had a very strong and forthright nature, and was known to stand on Chandlers Hill Rd and demand that passing traffic ferry her to her destination.

During this time, no power, running water, or telephone service was connected, and cooking was performed in what is now the fireplace in the living room.

During 1947, Miss Bleiby extended the house by purchasing a condemned railway carriage, and locating it on blocks adjacent to the cottage, where it stands today. To do so required of her to construct what is now Windebanks Rd, and this proved to be her financially fatal error.

To obtain funds on which to live, she sold the house to an obscure religious sect in return for a lifetime tenancy.

Just prior to her death in early 1968, Happy Valley Council provided her with running water, electricity and a telephone service. After her death, the house fell into disrepair whereupon a condemned notice was placed on the house declaring it unfit for habitation - although the abandoned cats and possums found it eminently suitable.

Retired architect, George Daws, purchased the property in 1982, being captivated by the views, seclusion, and the promise that the house showed to his trained eye.

Renovations took 2 years, and included the following:

- plumbing
- electrical works
- sewerage
- new foundations
- lighting



DOROTHY BLEBY

quarters as well as a coach house. Other structures still existing in 1991 were the coach house, hay shed, woolshed, underground tank near the house and numerous concrete tanks found around the property.

Taylor's road started here and continued in a straight line due west to meet Landers Road at the South Road intersection. Below the main homestead is an aboriginal scar tree and water soak where the two creeks meet.

By 1872 the Clarendon Rates Assessment records that Christian Sauerbier owned additional land being section 260, 276, 277, 403, 496, 517, 791, 799 and 1260. Around Flagstaff Hill he was using sections 69, 71, 72, 73 and 78 listed as house and land. He rented section 129 of 60 acres in 1877 from James Tapley. It is refuted that his grapevines extended from Tapley Hill to Happy Valley.

In May 1894, Happy Valley was valued at four thousand, five hundred and twenty two pounds and ten shillings. After his death on 21st October 1893 his will requested that his properties were to be equally divided between his three sons.



8

8. Motor shed in front of groomsmen's quarters, laundry and blacksmith's shop in background. Jack Swincer jun. collection.



9

9. Groomsmen's quarters. P. Tapley 1992



Courtesy of Brock Partners Real Estate 1999.

Happy Valley Estate was founded for the property name and by 1890 Christian Sauerbier was listed as a vine grower of Happy Valley.

"Happy Valley Estate" was once written on the big wooden gate in front of homestead. The property was named "Aberfoyle Estate" and "Aberfoyle House" as both these names appeared on the 1926 W.H. Edmunds map.



















