

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:	28 Sturt Road Brighton SA 5048
Any other or former name(s):	Unknown
Is the place already on another heritage list?	NO

2. Location					
Street Address:	28 Sturt Road				
	Suburb / Town: Brighton			Post Code: 5048	
Local Council Name:	City of Holdfast Bay				
Land Description: (if known)	Title:	Volume: 5564	Folio: 106	Parcel Type:	Parcel No: 48
	Plan Type: File Plan	Plan No: 145176	Section: 205	Hundred: Noarlunga	
GPS Location/s: (If known)	Longitude / Easting / X			Latitude / Northing / Y (Datum =)	

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:	
Email Address:	

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B. Description

5. Description of nominated place or object	
Description of the nominated place or object and its current condition:	Large detached 1925 gentleman's bungalow (360m ²) with extensive grounds (8,845m ²) incorporating several regulated trees. Good condition recently on the market for the first time in 60yrs and under a conditional purchase contract. (see below)
Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes?	None to my knowledge
Do you believe there may be historical items under the ground? Should an archaeological investigation be considered?	None to my knowledge.
Date you inspected the place or object:	Only viewed from the outside – no access.
Have you had any contact with the Owner?	No
Current use of the place or object:	Residence
Original or former use(s):	Residence
Are there any current or long term threats to the nominated place or object?	There is a current application 110/00468/20 by the prospective developer to remove 11 regulated trees from the site. There is also a separate application 110/00535/20 for a subdivision of up to 30 residential allotments, demolition of house implied. Both of these applications are understood to be required and be successful as part of the conditions of sale. https://www.saplanningportal.sa.gov.au/public_register#view-68319-LDE
Name of Builder:	SAP Pty Ltd (development application trees)
Any other information:	None

C. History

6. Origins and history	
Years of Construction:	Start: Finish:
Name of Designer / Architect: Woods, Bagot, Jory and Laybourne Smith (WBJ&LS)	1918 – 1919
History of the nominated place or object: This house was constructed in 1918 for an important South Australian identity, Charles Patrick Wauchope (b1868), a prominent member of the board of the nearby Austral Plaster Company, and an important businessman and director of Balfour Wauchope Ltd (from 1924). The house was built to the design of Woods, Bagot, Jory and Laybourne Smith (but likely to the design hand of Laybourne Smith) with the contractor Emmett & Son appointed directly by Wauchope. WBJ&LS had designed the Jackman's tea rooms at 48 – 50 King William Street, in 1917 for Balfour's Ltd so there was already a strong association with this family. Charles was the son in law of Elizabeth Balfour, and was married to Margaret Balfour (b1867), and subsequently her sister Wilhemina (b 1878) following Margaret's death in 1911. Another important family has owned and occupied this property for approximately the last 60 years, the Le Cornu family, who established their	

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<p>business in Adelaide in 1861 and continued until 1989. The Le Cornu family have owned the property since C 1960</p> <p>The grounds of the house contribute to the significance of the house and are an example of a large well-treed garden from the mid-20th century, with lawns and currently 31 regulated and significant trees. The trees were specifically mentioned in the 2008 Brighton Heritage Review: 'Several trees within the garden are also of note, being large/mature specimens of their species'. 26 trees are currently classified as Significant, including 1 willow myrtle and 8 eucalypts. There are also 5 trees classified as Regulated." (see attached report)</p>	
<p>Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.</p> <p>https://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=7 - information on Walter Bagot architect https://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=27 information on Laybourne Smith architect https://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=82 information on Harrold Jory architect https://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=69 information on Edward J Woods architect McDougall and Vines Data Sheet , 28 Sturt Road, Brighton, in Heritage Review for the City of Holdfast Bay 1998 (copy attached) McDougall and Vines Data Sheet, 28 Sturt Road, Brighton, in Heritage Review for the City of Holdfast Bay 2008 (copy attached) Unpublished research by Giles Walkley, Aldinga, 2015 (copy attached) - note that this includes information about tender notices and Contracts from <i>The Advertiser</i> Newspaper in 1917, and Tenders and Contracts in <i>The Register</i> 1918</p>	

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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 is an excellent example of an architect-designed gentleman's residence to the design of architects Woods, Bagot, Jory and Laybourne Smith (WBJ&LS). It was erected for an important South Australian identity, JGN Wauchope, a prominent member of the board of the nearby Austral Plaster Company which was located in Seacliff. Another important family has owned and occupied this property for approximately 60 years, the Le Cornu family, who established their business in Adelaide in 1861 and continued until 1989. The Le Cornu family have made a significant contribution to the development of the South Australian economy and this house is a legacy of that contribution. Erected in 1918, this house is an excellent example of a Federation era bungalow retaining its setting on a large allotment. It has a dominant roof form, and the materials (slate roof and terracotta details, rendered masonry walls) and stylistic elements (such as prominent chimneys) are outstanding examples of the Federation period domestic style in Adelaide. It is a rare example of a house and garden setting surviving in Adelaide and South Australia.

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.

<input type="checkbox"/>	It demonstrates important aspects of the evolution or pattern of the State's history.	This house demonstrates the development of residential architecture in South Australia into the Federation period and reflects the stylist development of domestic architecture undertaken by the important architectural practice Woods, Bagot, Jory and Laybourne Smith.
<input type="checkbox"/>	It has rare, uncommon or endangered qualities that are of cultural significance.	This house and its setting with mature and significant trees, is a rare surviving example of the Federation style and period in Adelaide, designed by prominent architects of the time, Woods, Bagot, Jory and Laybourne Smith.
<input type="checkbox"/>	It may yield information that will contribute to an understanding of the State's history, including its natural history.	
<input type="checkbox"/>	It is an outstanding representative of a particular class of places of cultural significance.	
<input type="checkbox"/>	It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.	
<input type="checkbox"/>	It has strong cultural or spiritual associations for the community or a group within it.	This house and its setting is held as a special place by the community around it, together with the mature significant and regulated trees on the site. It is also in close proximity with other larger older properties in this section of Sturt Road, including on local listed property at No 42. As such contributes to the unique historic character of this section of Sturt Road.
<input type="checkbox"/>	It has a special association with the life or work of a person or organisation or an event of historical importance.	The house has a strong association with JGN Wauchope, a prominent member of the board of the nearby Austral Plaster Company and the Le Cornu family, who owned the property for nearly 60 years and who had established their long lasting business in Adelaide in 1861 which continued until 1989. The Le Cornu family have made a significant contribution to the development of the South Australian economy.

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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:



Site Location – Google maps

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Aerial Views from S & SE – 2020 CBRE

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Sturt Road Frontage – main entry July 2020 applicant

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Driveway and front of house 2020 CBRE

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Garden View to right of house from Sturt Road 2020 applicant

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 ☐ nominate **28 Sturt Road Brighton SA 5048** to be heritage listed.

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

Your Signature:

Date: 31 July 2020

A heritage officer may contact you to discuss aspects of the nomination.

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Nomination Form Checklist

Please check that your nomination includes:

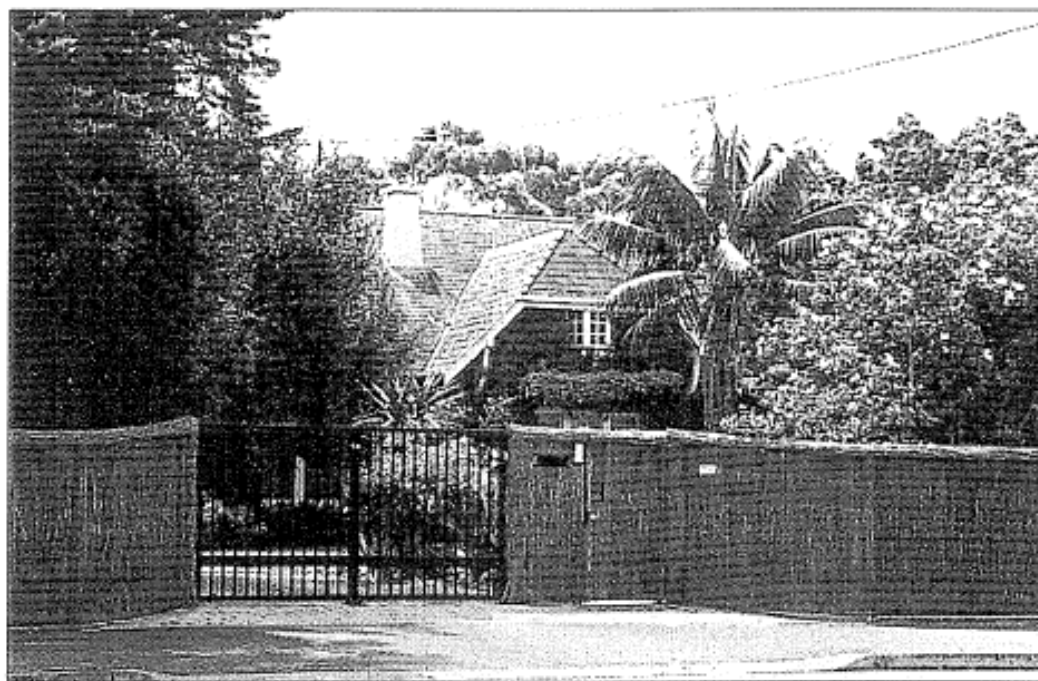
- ☐ A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- ☐ A history of the place or object explaining important aspects relevant to the nomination.
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.
- ☐ A heritage officer may contact you to discuss aspects of the nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001

HOUSE
28 STURT ROAD, BRIGHTON

Allot: Sect: 205
C.T.: 4012/402



ANALYSIS: In 1920 Charles Patrick Wauchope and his wife Wilhamina bought this property from the widow of Thomas Pritchard and constructed this major residence. Charles Wauchope was a director of the firm Balfour and Wauchope. The house is a large gentlemen's residence constructed with masonry walls and a slate roof capped with terra cotta ridge tiling. It is typical of larger residences constructed immediately after the First World War.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23 (4) of the Development Act 1993 as a place of local heritage value.

EXTENT OF LISTING: The overall external form, architectural detailing and styling of the 1920 house is included in the listing.

CONSERVATION RECOMMENDATIONS: Any work undertaken to the original sections of the house should be in the nature of conservation and alterations and additions should respect the original character of the dwelling.

SOURCES OF INFORMATION: Heritage Survey, 1991
Holt, Averil G, *The Vanishing Sands*, 1991, page 245.

HOUSE

Address: 28 Sturt Road, Brighton
Certificate of Title: 5564/106

Use: Residential
HCZ Area: -

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This pre World War One bungalow is set on a large allotment, set back from Sturt Road and partially concealed by the extensive garden. It is a large house with steeply pitched gabled and hipped gabled slate roof with terracotta cappings, rendered masonry walls and minimal detailing to chimneys. The house was constructed prior to World War One on a portion of Section 205, and remains one of the most extensive properties in this area of Brighton. Several trees within the allotment are mature and potentially significant examples of their species.

STATEMENT OF HERITAGE VALUE:

This house is a good example of a Federation era bungalow, retaining its large allotment size, material use and design detailing of the style. The residence is a large masonry building with dominating roof form, the main ridgeline of which is parallel to the street, and is an important example of the pre-World War One style of dwelling constructed in the Brighton area and the wider City of Holdfast Bay.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Holdfast Bay, representing the grand type of residence constructed prior to World War One in the Brighton area.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Holdfast Bay as it is an excellent example of the Federation bungalow style, retaining its large allotment size, dominant roof form, and use of typical materials including slate roof with terracotta detailing, and rendered masonry with refined details to elements including chimneys.

EXTENT OF LISTING:

Original external form, materials and detailing of the pre-World War One house. Any later additions and alterations are excluded from the listing. Several trees within the garden are also of note, being large/mature examples of their species.

REFERENCES

- Site visit, 2006
- LTO search
- Rate Assessments

Written by Giles Walkley, 2015
PO Box 450
Aldinga
8557 4173

28 Sturt Road, Brighton, South Australia

Even from a distance, the 28 Sturt Road house exhibits an architectural quality. One would expect to find evidence that builders had bid competitively to construct it under the guidance of professionals. But very few tender notices both pertinent and timely can be found in the press of the day.

For example,

Tenders & Contracts, *The Advertiser* 6 June 1917, p. 11:

"Tenders will be received by the undersigned until 16 June for the erection of a house at Brighton. For plans and specification, apply A S Johnson, Sturt Rd, Brighton."

Wanted, *The Advertiser* 29 November 1917:

"Slating—Price required for roofing house at Brighton. Proprietor supplies slates. Specification at Hardware Dept, Gollin, North Tce."

Tenders & Contracts, *The Register* 25 April 1918, p. 1:

"Tenders until 18 May. Residence at Brighton. Particulars at my office or Mr H J Lewis, Brighton Lime Kilns. J H Laity, Architect. Queen's Chambers."

The first notice would seem to appear too early for the purpose of building Mr Wauchope's house. "A S Johnson" is the local greengrocer. No self-respecting architect would omit his name from such an advertisement.

The second notice may represent Mr Wauchope planning ahead but, again, the date precedes the acquisition of the land in question.

The third notice points to J H Laity quite plausibly, even if he has been quick off the mark to produce approved tender documents. Moreover, for a number of years around 1910 and beyond, this architect prepared designs in association with the agents, Jackman & Treloar, vendors of Mrs Pritchard's property.

The Brighton Lime Kilns, the Brighton Cement Works, the SA Portland Cement Co. and the Austral Plaster Co. were all centred at Seaclyff. Around 1915-20, a certain J G N Wauchope was prominent on the board of the latter two companies and resident at Brighton for the purpose. James George Neilson Wauchope was Charles's cousin's son and nineteen years younger. Neither the location of the kilns nor the family relationship would seem to be close enough to offer a connection here. Furthermore, J H Laity has a fairly predictable stylistic range and 28 Sturt Road looks — to this writer — uncharacteristic.

Charles Wauchope was born at Kapunda, South Australia, in 1868. Thus it could be suggested that he knew Bert Jackman (of Garlick & Jackman, Architects) who was born in the same town in 1867. But again, to this writer, the design of 28 Sturt Road does not fit, even if William Lucas, a younger immigrant Englishman working in the Garlick & Jackman office, were responsible.

Charles Wauchope did, however, know partners in Woods, Bagot, Jory & Laybourne Smith (WBJ&LS), Architects, since this firm had recently done work for Balfour Ltd of which Mr Wauchope was a principal director.

In August 1917, WBJ&LS undertook to alter Jackman's Café at 48-50 King William St, Adelaide, for Balfour Ltd having, one month earlier, begun to devise an extension of Balfour's Café, 74 Rundle St, Adelaide, over the F C Catt store. Contracts for both these jobs were signed by the builders, Emmett & Son.

The source of this information — for lack of public tender notices, again — is the Business Record Group, No. 18, of WBJ&LS kept by the State Library of SA. (Sketchier details are available from the Adelaide City Council's Surveyors' and Health Officers' Returns relating to proposed building work at these addresses.) Accordingly, Ledger No. 4, one of a series of chronological lists of architectural commissions and services rendered, shows on p. 119:

Charles P Wauchope, Brighton

14 June 1918	Instructions to prepare sketch designs for house at Brighton	
19 June	Meeting re fees	
21 June	Meeting re sketch plans with Mrs Wauchope; 2 schemes; Scheme No. 2 adopted. Levels taken.	
28 June	Working Drawings; Specification: consultations with Mr Wauchope and Mr Emmett about materials; Supervision of work by Messrs Emmett & Son	
28 October	Arrange with Messrs Gerard & Goodman to install Electric light and power service	
5% of amount expended, viz., Emmett & Son	£2200	
	Gerard & Goodman	£37
		£2237
		£111.17.0

24 March 1919	By cheque on account	- 75.0.0
24 December 1920	By cheque	- 36.17.0
£11.0.0 paid by C P Wauchope, Brighton for drawings, by arrangement		

28 Sturt Road, Brighton, South Australia

Evidently, Charles Wauchope purchased this property and, for a period at least, kept the 6-roomed house built by the Pritchards some time after 1887. Although Mr Wauchope did not gain the title to the land until January 1920, by the end of 1918 he was occupying a detached, new house about the same size as that of his neighbour, J A Voules Brown. (Brown had built his house, 'Wiluna', in 1905.)

Charles Patrick Wauchope (19.3.1868-26.3.1932)

John Wylie Wauchope had seven of his twelve children before he left Salisbury on the Para Plains of South Australia. His brother, Patrick ('Peter') Neilson Wauchope, started his family in the same district and left at the same time, around 1865. His three sons, John, Charles Patrick ('CP') and Albert were all born in Kapunda. It is likely that CP developed experience of commerce once he had drifted to Adelaide; it is unlikely that he had any interest in the bakery business until he met Margaret Balfour. They were both in their mid-twenties when they married in 1893.

During their 17 years of marriage they produced five children. A move to the best street in Millswood followed CP's rise in the ranks of Calder & Balfour, Confectioners. Although CP had joined the firm at a low ebb, it blossomed in the later 1890s, perhaps as a result of his influence. Margaret's early death in 1911 did not unduly retard the momentum since CP married again into the Balfour family.

Balfour, Bricknell & Co. succeeded E Balfour & Co. in 1914. Further mergers occurred and the Balfours chain of tea rooms catering to diners, dancers and delegates — many parties and all-seater meetings took place in these central establishments — enjoyed a heyday in the 1920s. Modifications of cafés to keep them up to date in competitive trade brought CP into contact with the architects, Woods, Bagot, Jory & Laybourne Smith, and the builders, Emmett & Son, together with a wish to build for himself.

The railway aimed to serve the cement works at Seacliff had reached Brighton by 1912, putting a relatively remote 10-acre orchard on Sturt Road within commuting distance of Rundle Street. Accordingly, in 1918, Louis Laybourne Smith* was asked to design the house at 28 Sturt Road which appears outwardly unaltered to this day. Its tusk-like eaves brackets resemble those on another house of his at 204 Cross Road, Unley Park, of 1915.

*LLS is credited in WBJ&LS, 'Record of Practice 1886-1944' - BRG 18, SL5A

In 1924, the separate entities of what had become a South Australian institution were reconstituted under the name Balfour Wauchope Ltd, with Charles Wauchope elected chairman of directors. CP assumed directorships of other companies, including the Western Assurance Co. and Castle Salt Co., while buying, mortgaging and selling a considerable amount of domestic property in metropolitan Adelaide. His keen business sense helped him to drive a hard bargain but he devoted much of his later life to the cause of the Christadelphians, 'a small religious body believing in conditional immortality, sometimes called *Thomasites* after Dr John Thomas (1805-71)'. CP edited the national monthly magazine of the sect, *The Christadelphian Shield*, published booklets, e.g., *Armageddon*, *Troubled Nation*, and conducted international lecture tours in 1925 and 1930. He addressed prophetic subjects, among them "'The meek shall inherit the earth.' Why don't they?'. With his second wife, Mina, CP stayed only 11 years in Brighton before selling the entire property, still mortgaged, and returning to Unley Park, close to where he had started. In the economically-depressed days of 1932, he left an estate worth £14,947.12.3 to his widow and to his children by his marriage to Margaret Balfour.

A note on the building contract

Emmett & Son have been appointed directly, thereby explaining the absence of a public call for tenders.

Emmett & Son would have made (lesser) extra charges for their supervision of the construction by a Clerk of Works, usually the architects' responsibility.

Builders were obliged to pay the architects 1% of the overall 'amount expended' for additional copies of documents, so it appears that Mr Wauchope has obtained tracings 'on the cheap', and paid for them on behalf of Emmett & Son.

WBJ&LS have had to wait a dishonourably long time to be paid the balance of their fees owing, considering that they were not involved beyond the signing of the contract.

One can also see from the Rate Assessment Books that Mr Wauchope has stood over the valuers at Brighton Corporation to diminish the rates due on his property, the cost of which, evidently, has not been fully divulged.

Research by Giles Walkley 2012-14

28 Sturt Road, Brighton, South Australia

Certificate of Title Volume 12 Folio 108

John Bullock of Adelaide, Gentleman, is the proprietor of an estate of 10 acres approximately in Part Section 205, Hundred of Noarlunga, 8.5.1860.
Frederick William Bullock of Adelaide, Estate Agent, succeeds to the estate as the executor of the will of JB who died on 8.3.1879.

Transfer From FWB to Thomas Pritchard of Waymouth St, Importer, 26.11.1887.

Application Mary Jane Pritchard of Brighton, Widow, succeeds to the state as the executor of the will of TP who died on 23.9.1899.

Mortgage (1) From State Bank of SA to MJP, 10.1.1910

Transfer From MJP to Charles Patrick Wauchope of Adelaide, Company Director, and Wilhelmina (*sic*) Jean Wauchope, his Wife, 13.1.1920.

Mortgage (2) From MJP to CPW & WJW, 13.1.1920.

Transmission of Mortgage To Alec George Pritchard of Murrayville, Victoria, Farmer, and Catherine Margaret Pritchard of Seacliff, Spinster, being executors of the will of MJP who died on 30.4.1929.

Discharge of Mortgages (1) and (2) 23.10.1929

Transfer From CPW & WJW to Daisy Beatrice Gibson of Unley Park, Married Woman, 23.10.1929.

Mortgage From CPW & WJW to DBG, 23.10.1929.

Transfer From WJW as Mortgagor to Emma Louise Gibbings of portion of the land; new CT 1827/132 issued, 4.3.1944.

Transfer From WJW as Mortgagor to John Ernest Burgess of 30 Sturt Rd, Brighton, Sales Manager, and Janet Elizabeth Burgess, his Wife, of the balance of the land: 9 acres 2 r 10 p; new CT 1827/133 issued, 30.3.1944.

Transfer Via executors of John EB (d. 10.2.1956) and Janet EB (d. 26.4.1946) to Lancelot Russell LeCornu of 44 Penzance St, Glenelg, Company Director, of portion of the land: 2 acres 1 r 24 p, i.e., 488'6 x 482'0 on Sturt Rd; new CT 2519/89 issued, 10.5.1957.

Transfer Via executors of John EB to Elizabeth Janet Brown, John Cameron Burgess and Magdella Louisa Burgess as tenants in common of the balance of the land; new CT 2526/191 issued, 26.6.1957.

Rate Assessment Books, North Ward, Brighton Corporation

Year ending 30 November 1918

Pt Section 205; house; owner & occupier Mrs M J Pritchard; assessed value £65; rates paid 20.2.1918

[Pencilled in above this entry:] Wauchope, C P, house erected £2000; under 2 assessments, one for old house £100 (? indecipherable), other land and new house £160.

Year ending 30 November 1919

Pt Section 205; Sturt Rd house; owner & occupier Wauchope, C P; assessed value £135, reduced from £160*

Pt Section 205; Sturt Rd house; owner Wauchope C P; assessed value £40

Pt Section 205; Sturt Rd house; owner & occupier Brown, J A V (crossed out) Rainsford, Leon Keith; assessed value £75, reduced from £150

* Assessed value = £135 for the years ending 30.11.1918 and 30.11.1919, signed for in the Book itself by CPW, 24.3.1919, 28.5.1920

Sands & McDougall Directories for 1918 show Mrs M J Pritchard and J A V Brown, vigneron, in Sturt Rd, Brighton, while in 1919 the list reads: Johnson, A S, greengrocer; Keeling, -; Wauchope, -; Makin, J, labourer; Brown, J A V, vigneron.

On Friday, 22 March 1918, *The Advertiser* carried an advertisement on p. 12 under the heading of 'Auctions'. This notice was repeated on occasions until 4 April 1918 in *The Advertiser*, *The Register* and *The Mail*:

"Jackman & Treloar will sell ... on the account of Mrs M J Pritchard:

Brighton, Sturt Road near Brighton Road, Part Section 205 in the Hundred of Noarlunga containing 10 acres of first class land, the greater portion planted with oranges and lemons, mixed fruits and vines in full bearing; water laid on; also well, good supply.

Residence of 6 rooms; kitchen, tiled bathroom, cellar, glasshouse, stables, coach house. Suitable for retired farmer or city businessman.

Apply 72 King William St, Adelaide."

28 Sturt Road, Brighton, South Australia

A summary history of Balfours, the South Australian bakers and caterers adapted, largely, from Gordon A Rule, *The Balfours Story*, 1972, as well as the authors 'JK' and Rob Linn, writing in [Wikipedia](#):-

- 1852 James Calder and Margaret Calder, née Balfour, arrived in SA from Edinburgh
- 1853 They open a bakery at 130 Rundle St, Adelaide. Another shop in Rundle St is trading under the name Calder, so they name their business 'Balfour'
- 1858 Margaret's nephews and niece, Robert, John and Jane Balfour arrive in Adelaide in the care of Margaret's brother, Archibald Balfour and his wife, Annie.
Both James Calder's widowed mother, Jane Miller Calder, and his brother, William Cormack Calder, arrive later in 1858
- 1865 James Calder opens the 'Adelaide Steam Biscuit Factory' in Twin St, Adelaide, near the Rundle St premises
- 1867 John Balfour marries Elizabeth McDonald at his uncle James's house, 'Hailes House', Hackney
- 1872 The Twin St factory is expanded.
- 1877 John becomes a partner in the firm, 'Calder & Balfour'
- 1882 After a return trip to Britain, James retires and John Balfour assumes control. Competition stems from Murray's Coromandel Valley firm.
- 1892 A new biscuit factory is constructed in Cardwell St, Adelaide, at a time of commercial depression in the state. (F W Dancker is the architect — *SA Register* 20.9.1892, p. 8. Dancker had designed works for Menz & Co. in Hyde/Wakefield Sts a year earlier.)
- 1894 Calder & Balfour is declared insolvent in February. The Cardwell St Factory passes to Andrew Lawson Calder, John Balfour's cousin, who was allied to the rival confectioners and caterers, Bricknell & Co. by virtue of his marriage to John Bricknell's daughter, Sarah. Elizabeth Balfour, John's wife, continues to operate 130 Rundle St and opens a café farther west at 72, later renumbered 74, Rundle St.
- 1897 After an initial agreement lasting 3 years, a 20-year lease is signed. Alterations are made to the building in October and again in 1900
- 1900 By November 1900, Elizabeth, her son John Gordon Balfour, and her son-in-law, Charles Patrick Wauchope, form 'E Balfour & Co.'

A summary history of Balfours, continued

- 1900 E Balfour & Co. opens a second shop-café in King William St. A new bakehouse is built for A L Calder according to designs by H E Fuller—*The Advertiser* 7.8.1900. F Bricknell's bakehouse on Kent Terrace, Kent Town, is also reconstructed this year
- 1902 A L Calder engages T H Bates, architect, to update his premises at 41 Rundle St — *The Advertiser* 18.8.1902, p. 2. Griffiths Bros, the Melbourne-based tea merchants, had recently built a 4-storeyed café - opened 2.8.1901 — at 49 Rundle St to the design of T H Smeaton
- 1910 Both Elizabeth and John Balfour die within 6 months of each other. A Balfour bakery in Morphett St, Adelaide, is altered and enlarged at a cost of £1300 by the builder, N W Trudgeon, while changes are made to 74 Rundle St by the architect, C E W Parsons — *The Register* 12.9.1910, p. 8
- 1912 The lease of the 74 Rundle St property is extended until 1925
- 1914 The related family businesses merge into 'Balfour Bricknell & Co.'
- 1917 A new entity, 'Balfours Ltd', swallows Jackman's small chain of cafés. The architects, Woods Bagot Jory & Laybourne Smith renovate and rebrand the Jackman's tea rooms (Balfour's 'Grand') at 48-50 King William St — WBJ&LS *Ledgers*, BRG 18, SLSA. (J Jackman opened a new 'restaurant' at 117 Rundle St in 1880: "7 am –8 pm Breakfast 1/- Dinner 3 courses 1/- Tea 1/- Tea, coffee, cocoa 3d/cup all hours" - *SA Register* 17.3.1880, p. 6)
- 1918 C P Wauchope employs WBJ&LS and Emmett & Son to design and build a new house at 28 Sturt Rd, Brighton — BRG 18
- 1922 Balfour Bricknell & Co. replace Griffiths Bros at 49 Rundle St, to be known as the 'Windsor' - to cater for functions and dances
- 1923 The freehold of 74 Rundle St is bought from the Thorngate Estate for £23,000.13.4
- 1924 The company's name is changed to 'Balfour Wauchope Ltd' and major alterations are made to 74 Rundle St by WBJ&LS and the builder, Emmett & Son, to the value of £14,353 — BRG 18
- 1925 The Morphett St factory is remodelled by the same architects and builder at a cost of £11871 — BRG 18
- 1988 B W Ltd sells 74 Rundle St and takes a lease of it, then exits in 2004

SOME CALDERS and BALFOURS

1	2	3
James <u>Calder</u> 1818-1889 arr. SA from Edinburgh 1852 1843 = (2) Margaret <u>Balfour</u> 1821-1887, no issue		
William Cormack <u>Calder</u> 1825-1905 arr. SA from Scotland 1858 (brother of James Calder) c. 1846 = Annie <u>Lawson</u> c. 1826-	Andrew Lawson <u>Calder</u> 1859-1921 (3 brothers, 4 sisters) 1886 = Sarah <u>Bricknell</u> (sister of Frederick) 1862-1935	Annie Lawson <u>Calder</u> = Edward Frank <u>Lockyer</u> Arthur Keith <u>Calder</u> 1889- 1915 = Lucy May <u>Blake</u> 1880-
John <u>Balfour</u> and wife both d. <i>pre</i> -1858 (brother of Margaret Balfour)	Robert <u>Balfour</u> 1839-1862 John <u>Balfour</u> c. 1842-1910 arr. SA 1858 1867 = Elizabeth <u>McDonald</u> c. 1841-1910 Jane Edgar <u>Balfour</u> 1848- 1872 = George Brown <u>Sketheway</u> James <u>Balfour</u> 1848- 1875 = Mary Ann <u>Barton</u>	Margaret (Maggie) Calder <u>Balfour</u> 1867-1911 1893 = Charles Patrick <u>Wauchope</u> 1868-1932 Donald McDonald <u>Balfour</u> 1869-1929 Jane Calder <u>Balfour</u> 1873-74 John Gordon <u>Balfour</u> 1873- 1899 = Matilda Christina <u>Coleman</u> Robert <u>Balfour</u> 1876- 1900 = Mary <u>Brown</u> 1874- Wilhemina Jean <u>Balfour</u> 1878-1953 <i>post</i> -1911 = Charles Patrick <u>Wauchope</u> 1868-1932
Archibald <u>Balfour</u> and wife, Anna/Annie d. 1896, both arr. SA 1858 (brother of Margaret Balfour and John Balfour)	Elizabeth <u>Balfour</u> = James <u>Scandrett</u> (of <i>Kapunda Herald</i>)	

SOME WAUCHOPES

1

Patrick Neilson Wauchope
 1831-6.1.1914 arr. SA 1839 from Scotland
 (par : John L. Wauchope c. 1800-1865 & Agnes, née Wylie)
 16.8.1856 = Elizabeth (Bessie) Mary Chappelle
 c. 1838-15.7.1910

John Wylie Wauchope
 c. 1823-1924 arr. SA 1839 from Scotland
 (par: John L. Wauchope c. 1800-1865 & Agnes, née Wylie)
 c. 1851 = Charlotte Catherine Parker

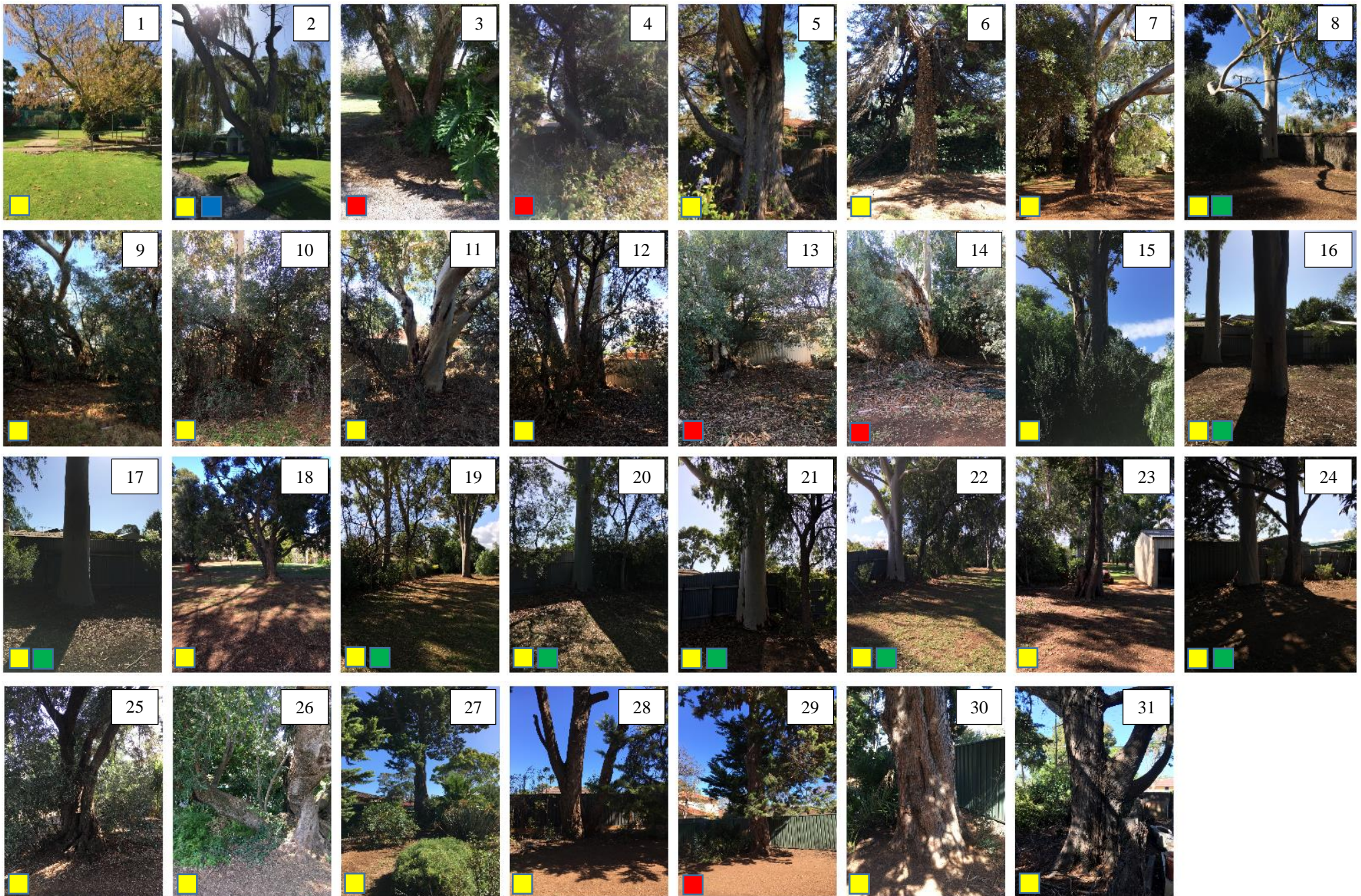
2

Ann Wauchope
 10.2.1858-
 Eleanor Mary Wauchope
 13.1.1859-1928
 Jesse Sophia Wauchope
 2.1.1861-
 Selena Emily Wauchope
 28.3.1862-
 Elizabeth Chappelle Wauchope
 22.5.1864-
 John Frederick Wauchope
 13.8.1865-
 Charles Patrick Wauchope
 19.3.1868-26.3.1932
 11.10.1893 = (1) Margaret (Maggie) Calder Balfour
 1867-27.2.1911
 = (2) Wilhemina Jean Balfour (no issue)
 c. 1878-3.1.1953
 Albert M Wauchope
 7.2.1870-

John Parker Wauchope
 20.4.1852-
 William Neilson Wauchope
 11.10.1853-
 George Wauchope
 4.8.1855-
 c. 1886 =
 Charlotte Agnes Wauchope
 28.6.1857-(pre-1861?)
 John Wauchope
 18.5.1859-
 Charlotte Wauchope
 19.6.1861-
 Agnes Wylie Wauchope
 11.6.1865-
 Isabel Wauchope
 21.12.1867-
 Maud Wylie Wauchope
 13.2.1871-
 Archibald Hugh Wauchope
 17.10.1873-
 Andrew Patrick Wauchope
 20.4.1876-
 Thomas Philip Parker Wauchope
 8.6.1878-

3

Jean Wauchope
 6.12.1894-
 Malcolm McDonald Wauchope
 17.12.1896-
 Marjorie Chappelle Wauchope
 23.10.1898-
 Ruth Wauchope
 28.6.1900-
 Gordon Charles Wauchope
 3.3.1904-
 James George Neilson Wauchope
 1887-
 9.11.1912 = Elizabeth Augusta Scherer



- Regulated
- Significant
- *Agonis flexuosa* (Willow Myrtle)
- *Eucalyptus* (any tree of the species)

