

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:	Everard Court apartments (and fence)
Any other or former name(s):	No
Is the place already on another heritage list?	Unley Council local heritage list, Heritage No. 3786

2. Location					
Street Address:	46–48 Anzac Highway				
	Suburb / Town: EVERARD PARK			Post Code: 5035	
Local Council Name:	Unley Council				
Land Description: (if known)	Title: CT	Volume: 1365	Folio: 60	Parcel Type:	Parcel No: Lot 1
	Plan Type: DP	Plan No: 14477	Section:	Hundred: Adelaide	
GPS Location/s: (If known)	Longitude / Easting / X -34.95145			Latitude / Northing / Y (Datum =) 138.57501	

3. Ownership	
Name of Owner(s):	
Contact person: (if different from owner explain relationship)	
Postal Address:	Street Address: N/A
	Suburb / Town: N/A Post Code:
Phone Number:	N/A
Ownership History:	Not available

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:	Two separate blocks of apartments, each comprising six units and one townhouse, a total of 12 units and two townhouses; each of the townhouses is at the front of the buildings. Construction: a combination of brick and concrete render, tiled roof, wide eaves and metal-framed windows. The two buildings are separated by a central driveway. Multiple garage accommodation - galvanised iron roof and metal posts - is at the rear.
Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes?	No information available
Do you believe there may be historical items under the ground? Should an archaeological investigation be considered?	No
Date you inspected the place or object:	September 22 nd 2019
Have you had any contact with the Owner?	No – there are a number of owners.
Current use of the place or object:	Apartments (units and townhouses)
Original or former use(s):	Apartments
Are there any current or long term threats to the nominated place or object?	These apartments could lose their integrity through unsympathetic alteration or demolition. A greater threat to this property is that it may be 'in the way' of possible new development in this suburb. The property's location on Anzac Highway makes it more vulnerable to development.
Name of Builder:	Ron L. Golding (as indicated in a newspaper article at the time. The actual builders may have been Ken and/or Geoff Golding, Ron's brothers. Ken Golding established his own building firm in 1934.)
Any other information:	

C. History

6. Origins and history	
Years of Construction:	Start: 1938 Finish: 1938
Name of Designer / Architect:	Ronald (Ron) Leslie Golding (1910–1978)

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History of the nominated place or object:

Leonard Golding (1884–1967) and his sons, Ronald and Keith, are three of Adelaide's lesser-known architects, who emerged during the interwar years. From 1925, Leonard worked as a builder with T.W Knight, deputy president of the Association of Building Contractors. He soon moved into building design and gathered commissions state-wide from his Unley office. By the late 1920s, Leonard had designed school buildings, a church and five-storey offices in Rundle Street. However, it was his design for a Spanish Mission style house in Fullarton, Casa Rica (1929), built for his family with the help of his four sons, that attracted interest. His four sons all became builders in their father's business. Ken and Geoff Golding established themselves in the building trade, with Ken setting up a building firm in 1934.

Ronald (Ron) Golding, on the other hand, showed a natural talent for design from the age of 17, when he had a project published in *The Advertiser*. He preferred Mediterranean and 'modern' design to the more popular Californian Bungalow style and in 1932 used Mediterranean features in the design of his own home in Beaumont. In 1933, Leonard Golding opened an office in the Epworth building, Pirie Street, Adelaide, where Ron joined him and the pair ran a successful informal partnership. Commissions were undertaken in Adelaide, Whyalla and even Perth.

Ron Golding contributed numerous 'Builders' Home Plans' to the trade weekly, *Building and Construction*, from 1933. He married Effie Cock in 1934 and in 1935 he independently launched the Architectural Homes Co. from their home at 4 Bickford Terrace, Somerton. He was commissioned to design and build a block of four flats, Maturin Mansions, at Glenelg (although in the Georgian style), as well as several new houses and flat conversions.

However, after initial success, within a few months his 'design-build' business slowed and AHC was forced to tender for architectural jobs and the construction of residences designed by Modernist architects, Lawson & Cheesman. Meanwhile, in 1936 Leonard took his son, Keith, into his architectural practice, which became L G & M K (Keith) Golding. The company continued to operate in Adelaide, with a branch office in Naracoorte. Ron also moved back to operate from his father's Pirie Street office.

An upturn occurred for AHC in 1938 when Ron was commissioned to design a house in Hazelwood Park, followed by a block of flats in Glenelg. More work ensued for Ron in Everard Park, first for the design of Beverley, a striking

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maisonette, and then Everard Court nearby.

These blocks of units in Everard Park were commissioned by Fred Worthley, heir to an earthenware pottery business, after he purchased a number of allotments along Anzac Highway.

Worthley was well-known in business circles for horse breeding and racing. Described as a manufacturer, he purchased the Everard Court allotment (No. 6, of 33 perches – approximately 835 m²) in August 1937.

Everard Court: design features

Although Ron Golding's designs were mostly a blend of Spanish Mission and mild Art Deco (modern) approaches, he could also produce Bauhaus-inspired designs. Like his father, he tended to use tiled roofs and rendered walling or 'colour-blend' brickwork; Everard Court is an example of the latter, as he specified alternating courses of standard red and shallow, cream vermiculated bricks for its public facades. This design approach inspired architects in practice 40 years later.

Other design features of Everard Court included rounded corners for the two buildings, monumental-modelled chimney stacks, balconies, and steel-framed windows curving around corners. The driveway widened towards the front, allowing an outlet to the road for each unit. Each unit was designed as a small house, with a hall and connecting passages to all rooms, so that it was unnecessary to pass through one room to reach another. Careful planning ensured privacy and no two kitchens were adjacent to each other. Soundproof concrete ceilings were constructed for the ground floor units, with wooden floors superimposed on these for the upper floor units. The stairwells included glass brick windows and stylised metal handrails (See photograph in Attachment x).

The latest built-in labour-saving kitchen, bathroom and washing facilities featured in these apartment blocks, with separate laundries, drying areas and incinerators. These features benefitted women in particular, allowing them more time for leisure or other activities, away from the onerous chores of housework. For example, a whole dinner could be placed in a modern gas oven and, by means of a regulator, left until it was cooked.

Ron L. Golding's other designs and later life

Ron L. Golding went on to design and build large houses and more groups of flats in Glenelg, Somerton Park and North Adelaide before World War Two arrived, with its severe restrictions on private building. After his last design for flats, Brucedon Court in Westbourne Park (1941), he managed to gain a government contract for a pumping station on the

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Morgan-Whyalla water pipeline. But with no further work available, he let his new, self-built house in Somerton in 1942 and moved with his family to Beachport, where he became a shark fisherman.

After the War, Ron capitalised on the shortage of clay bricks, establishing the Paringa Pressed (concrete) Brick Co. at North Brighton and then joined the Board of Hollostone's new modular concrete block factory. In 1961 he resigned to run Golding Industries, an investment company that came to specialise in road transport. He died during the construction phase of a second grand seaside house at Encounter Bay.

Changes in lifestyle after World War 1, especially for women

Everard Court apartments demonstrate important changes in lifestyle after WW1, particularly the changing roles of women in this era.

The end of the Great Depression corresponded with a growing desire for smaller, cheaper and more manageable properties equipped with modern conveniences. Technical advances such as sound-proofing and insulation, along with design innovations such as staggered entrances, made it possible for people to live in closer proximity while retaining a sense of privacy and amenity.

The period from 1920 to 1940 also saw a steady increase in private vehicle ownership. Consequently, adequate parking and locations close to main roads became more popular for residences, including flats. Women were also targeted in car advertisements.

Flats in general came to be regarded as real alternatives to traditional housing. In this, Adelaide was following the earlier leads of cities like London, Sydney and Melbourne.

Keith Wilkinson, the immediate past president of the Real Estate Institute of SA (REISA), was quoted in the *Adelaide News* in 1935, saying: 'there is an active demand for houses and flats for renting purposes, especially for the more modern type'.

The *Mail* of 1 June 1935 reported these comments by a well-known SA real estate identity: 'There is a greater tendency today to live in flats, said Mr. W. E. Taplin, of Glenelg, who made special inquiries into the flat question on a recent trip to the eastern states. Probably 70% of residential buildings now going up in the eastern States are for blocks of flats.'

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Historical sources used to support your nomination:

Please attach copies of pages from publications or newspaper articles as appropriate.

'Architectural Homes Co. Formed'; 'Block of flats at Glenelg', *Building and Construction*, 1935:15.

Two-storey Modern Home at Hazelwood Park, *The Mail*, 27.8.1938: 30.

Architectural Homes Co. Erect Modern Flats, *The Mail*, 1939: 28.

The Advertiser, 24.10.1928: 2.

Walkely, Giles, Adelaide's Supreme Flats, *Spirit of Progress*, Summer 2016, Melbourne: 22–25.

Websites

Walkely, Giles, 'Golding, Leonard and sons – Ronald and Keith', Architects of South Australia database, Architecture Museum, University of SA:

https://www.architectsdatabase.unisa.edu.au/arch_search.asp; viewed 12 October 2020

Golding Projects Adelaide:

<https://www.goldingprojects.com.au>; viewed 24 February 2021
Chittleborough, J. G. 'Motor Vehicles', SA History Hub, History Trust of South Australia,

<https://sahistoryhub.history.sa.gov.au/subjects/motor-vehicles>, viewed 11 March 2021.

Certificates of Title: Vol.1365, Folio 60; Vol.1731, Folio 150.

'You have more leisure with an automatic gas cooker', *South Australian Homes and Gardens*, 1 April 1938: 3

'Presenting The Mercury An entirely new car', *Australian Homes and Gardens*, 1 May 1939: 2

Newspaper references (via TROVE)

'Business Man's Diary: New Company Registered', *News* (Adelaide), Saturday 2 July, 1927: 7

Alleged wife-murder', *The Telegraph* (Brisbane), Fri. 4 February 1938

'Adelaide Local', *The Advertiser*, (Adelaide), Thursday 13 Nov. 1947: 11

'Owners death', *News* (Adelaide), Monday 17 May, 1954: 27
News, Wednesday 20 October 1937 "Bay Road Act Approved".
Chronicle, Thursday 10 Feb 1938 Remaking Anzac Highway-
first sods turned

CHRONICLE, Thurs 14 April 1939 p. 29

Making a
Modern Highway

D. Heritage Significance

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

Everard Court is of State heritage significance as an outstanding example of a block of apartments in the Art Deco (then known as 'modern') style that retains high integrity both internally and externally. It is also associated with Ronald (Ron) Leslie Golding, son of Leonard Golding, who designed the apartments. Leonard Golding established the Golding firm in Adelaide in the mid-1920s and the practice expanded during the inter-war years. Leonard's firm, including two of his four sons, Ron L. and Mortimer Keith (Keith), operating from Pirie Street, designed and constructed a number of buildings around Adelaide, as well as in the regions, in the interwar period. Their designs were based on hands-on experience of residential building.

Ron L. Golding established his own architecture practice, the Architectural Homes Co., in 1935 and, although work was

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hard to find, he designed a number of Adelaide's residential buildings in the late 1930s, operating from his father's premises. He continued to do so until World War Two forced severe restrictions on private building. His distinctive design for Everard Court apartments was at the height of the 'Art Deco' era in Australia (late 1930s), using 'colour-blend' brickwork, as well as other state-of-the-art features, including monumental-modelled chimney stacks, stairwells with glass brick windows and stylised metal handrails, and steel-framed windows curving around corners. His design approach inspired architects in practice 40 years later.

Everard Court also demonstrates changes in lifestyle after World War 1, especially for women. It was at this time that the advantages of living in apartment blocks was becoming apparent. Women were the main beneficiaries of the latest built-in labour-saving elements in these apartments, allowing them more time for leisure or other activities, away from the onerous chores of housework. There was also a steady increase in private vehicle ownership, necessitating the upgrading of roads such as the major widening of Anzac Highway in 1937-8. The location of Everard Court apartments close to the centre of Adelaide, with their convenient parking within the site, gave them added appeal. Combined with their distinctive design, this appeal continues in the present.

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.**

Everard Court demonstrates the development of Adelaide's residential apartment blocks in the inter-war period, as a distinctive set of apartments from this era, when the advantages of living in apartment blocks was becoming apparent. It was designed by Ronald Leslie (Ron) Golding, who established his own practice, the Architectural Homes Co., in 1935 and designed a number of Adelaide's residential buildings from this time until the beginning of World War Two, including a number of apartment blocks in the late 1930s, of which Everard Court is the most distinctive design in the 'modern' or Art Deco style. There are few apartment blocks from this era on the State Heritage Register and none in the Art Deco style.

In addition, Everard Court demonstrates the changing lifestyles in this era, particularly the role of women. Featuring the latest built-in, labour-saving, kitchen and bathroom and washing facilities, these apartments allowed women in particular more time for leisure or other activities, away from the onerous chores of housework. This appeal continues in the present.

Everard Court apartments also reflect the steady increase in private vehicle ownership in this era. By 1939 around one in four South Australian families had a car (J. Chittleborough). To accommodate this increase, the Anzac Highway Act of 1937 initiated the widening of the road to a dual carriageway. (See Attachment6) In addition, Golding's design for Everard Court's design allowed for convenient parking for occupants within the site. 'Extra' parking was also provided, presumably for visitors. The appeal of conveniently located and designed apartments continues in the present day.

☐ **It has rare, uncommon or endangered qualities that are of cultural significance.**

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<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.	
X	It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.	<p>Everard Court is an outstanding example of a block of apartments in the Art Deco (then known as modern) style of architecture, built in the inter-war period, that retains high integrity both internally and externally. Ron L. Golding designed Everard Court apartments in the 'modern' style, using 'colour-blend' brickwork, steel-framed windows curving around corners and monumental-modelled chimney stacks, as well as other state-of-the-art features, including stairwells with glass brick windows and stylised metal handrails and soundproof concrete ceilings for the ground floor units. His distinctive design approach, using 'colour-blend' brickwork, realised at the height of the modern or 'Art Deco' era in Australia (late 1930s), inspired architects in practice 40 years later.</p> <p>Drawings of representative floor plans for the apartments are available at the Museum of the University of South Australia.</p>
<input type="checkbox"/>	It has strong cultural or spiritual associations for the community or a group within it.	
<input type="checkbox"/>	It has a special association with the life or work of a person or organisation or an event of historical importance.	<p>Everard Court is associated with the Golding family, in particular Ronald Leslie (Ron) Golding, who designed the apartments. Ron was one of four sons of Leonard Golding, and he and his brother, Mortimer Keith (Keith), were part of the Golding firm that Leonard established in the mid-1920s. The other two brothers established themselves in the building trade. Leonard and his sons' design practice expanded during the inter-war years, with their designs based on hands-on experience of residential building. The Goldings designed and constructed a number of buildings around Adelaide, as well as in the regions, in this period, mainly residential but including industrial buildings. Although Ron started up on his own, he later re-joined his father and brother in the Golding firm operating from Pirie Street, Adelaide. Ron L. Golding, with his father, Leonard, and his brother, Keith, are three of Adelaide's lesser-known architects, although well-known at the time.</p>

E. Additional Information

9. Images/Maps/Diagrams/Site Plans

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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:

See attachments:

1. Location map (**Source:** LocationSAMapViewer, Government of South Australia)
2. Early photograph: Ron L. Golding as a young man: copyright: Michael Golding (used with permission)
3. Early nameplate: L.G. Golding Architect – Architectural Homes Co. (**Source:** Golding Projects Adelaide: <https://www.goldingprojects.com.au>) Copyright: Michael Golding
- 4A, B, C. Photographs – exterior; copyright: Art Deco and Modernism Society of Australia Adelaide Chapter.
- 5, B. Photographs – interior; copyright: Art Deco and Modernism Society of Australia Adelaide Chapter.
6. Newspaper articles concerning the Anzac Highway upgrade in 1937-8.
7. A, B. Magazine articles: *South Australian Homes and Gardens*.

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.

nominate Everard Court Apartments

The information we have provided is correct to our knowledge.

Your Signature/s:

Date: 12/5/21

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

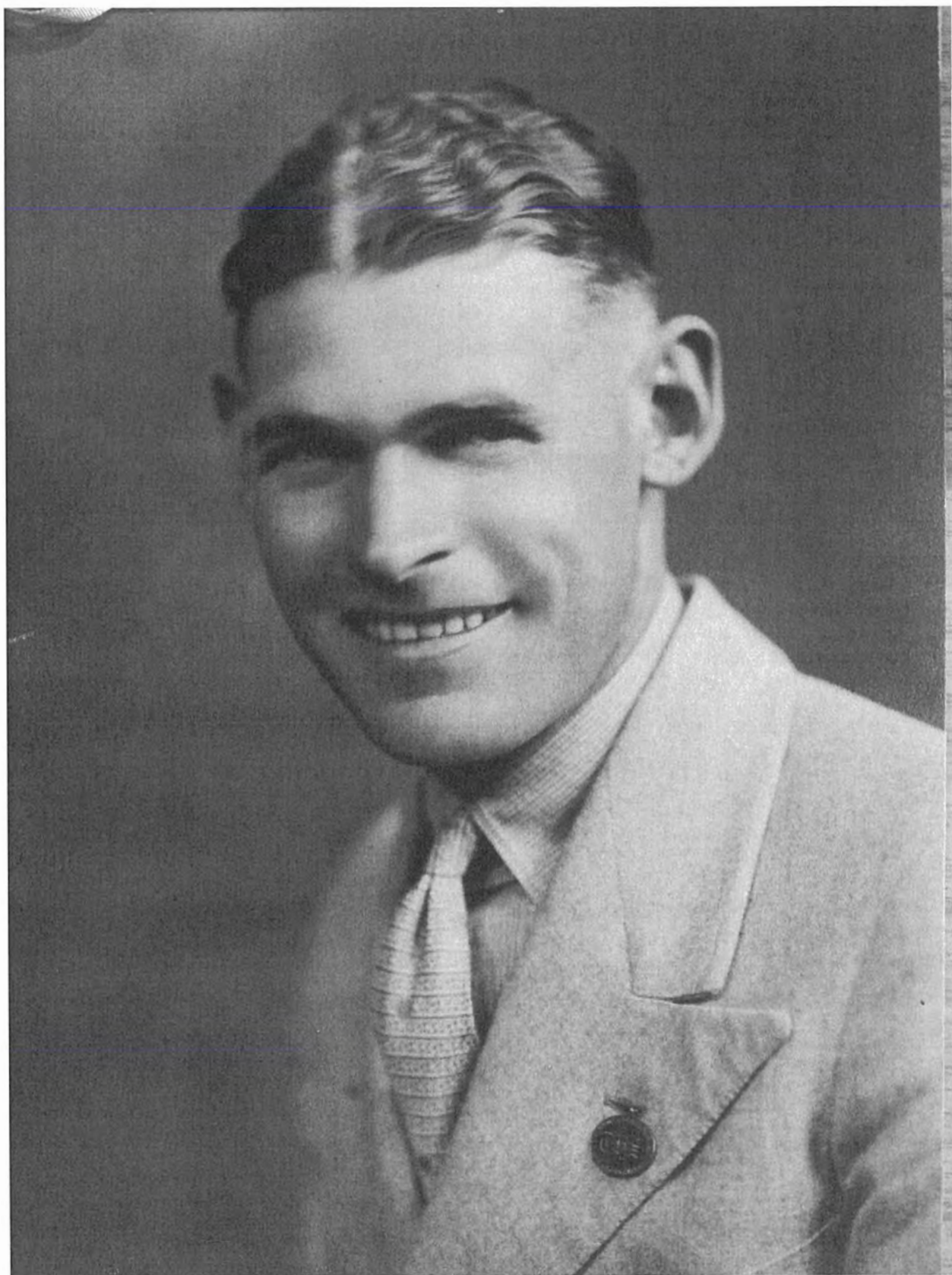
Attachment 1: Map of Everard Court, Anzac Highway, Everard Park



Source: LocationSAMapViewer, Government of South Australia, viewed 3 November 2020:

<https://www.sa.gov.au/topics/planning-and-property/planning-and-land-management/planning-data-for-research-and-mapping/location-sa-map-viewer>

ATTACHMENT 2 PHOTO OF RON GOLDING AS A YOUNG MAN Copyright Mr Michael Golding



ATTACHMENT 3

BRASS NAME PLATE, L.G. GOLDING Copyright: Mr Michael Golding



ATTACHMENT 4A

EXTERIOR PHOTOGRAPH SHOWING THE TWO BLOCKS OF UNITS. Taken 22 September 2019 Copyright Art Deco and Modernism Society of Australia



ATTACHMENT 4B

Exterior photograph showing a close up of left-hand side apartments. Taken 22 September 2019 Copyright Art Deco and Modernism Society of Australia



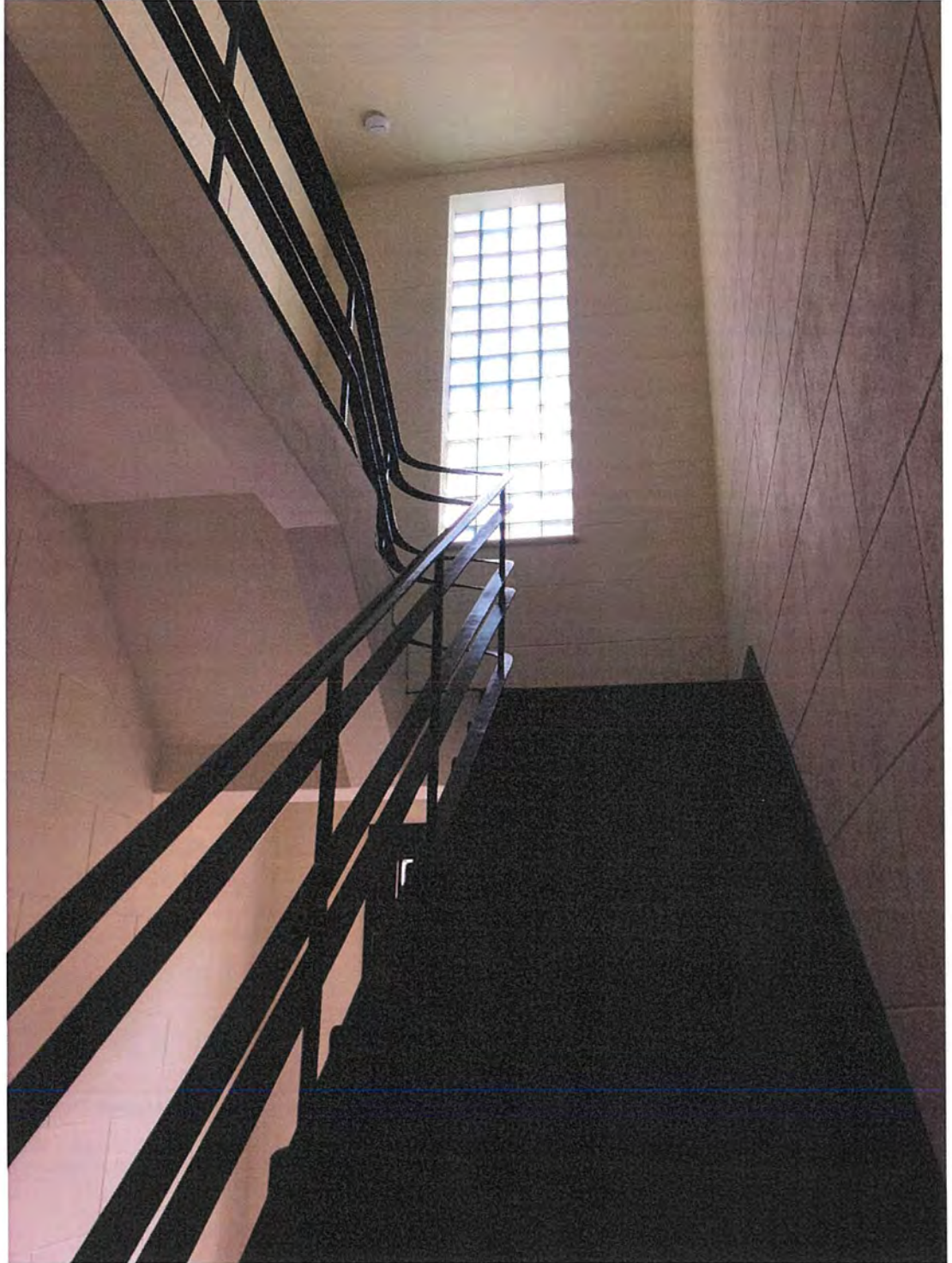
ATTACHMENT 4C

Exterior photo showing garaging at rear. Taken 22 September 2019 Copyright Art Deco and Modernism Society of Australia



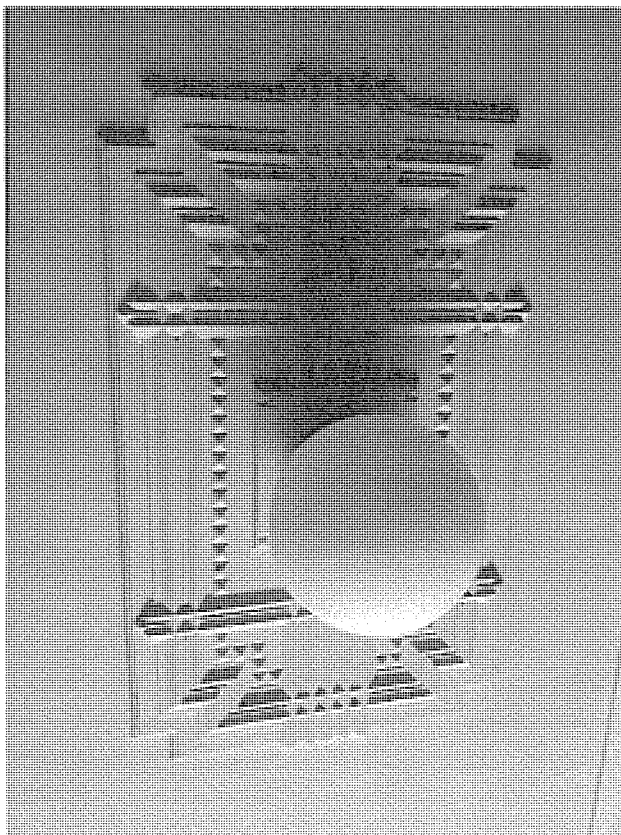
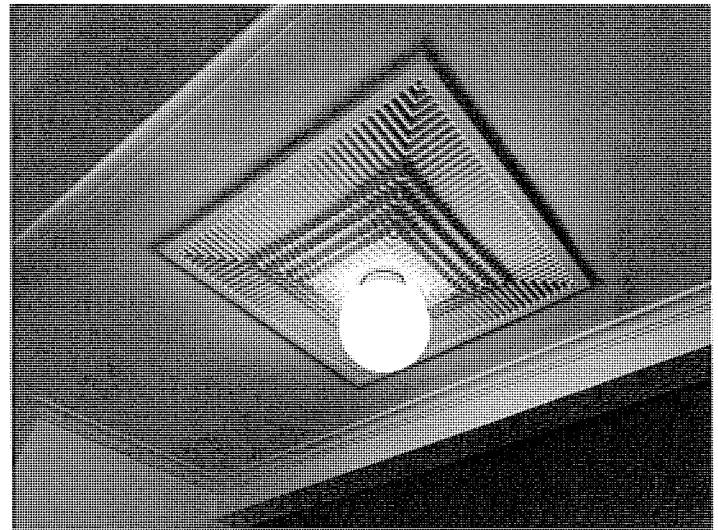
ATTACHMENT 5A

Interior stairwell, railings and glass bricks. Taken 22 September 2019
Copyright Art Deco and Modernism Society of Australia



Attachment 5B INTERIOR DECORATIVE CEILINGS
EVERARD COURT

Taken 22 September 2019 Copyright Art Deco and
Modernism Society of Australia



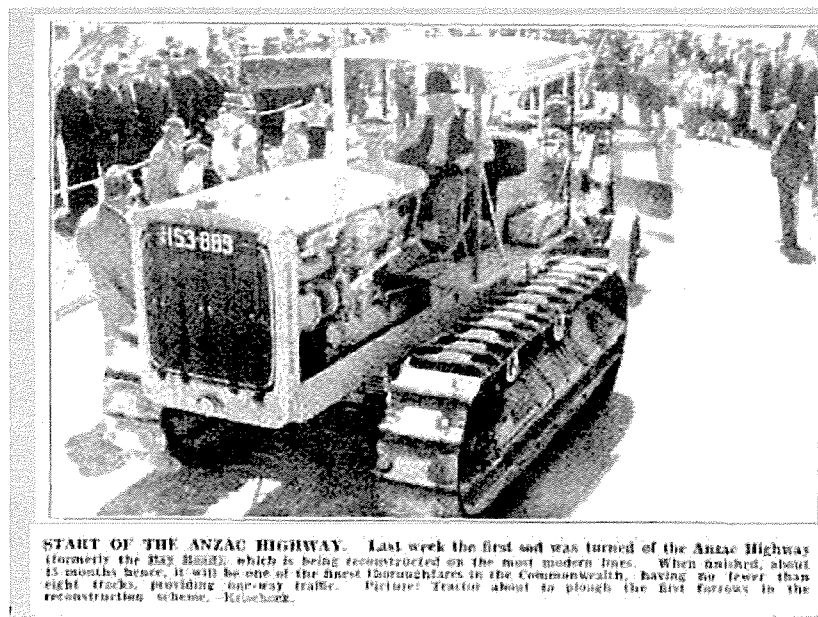
ATTACHMENT 6

HISTORY OF ANZAC HIGHWAY

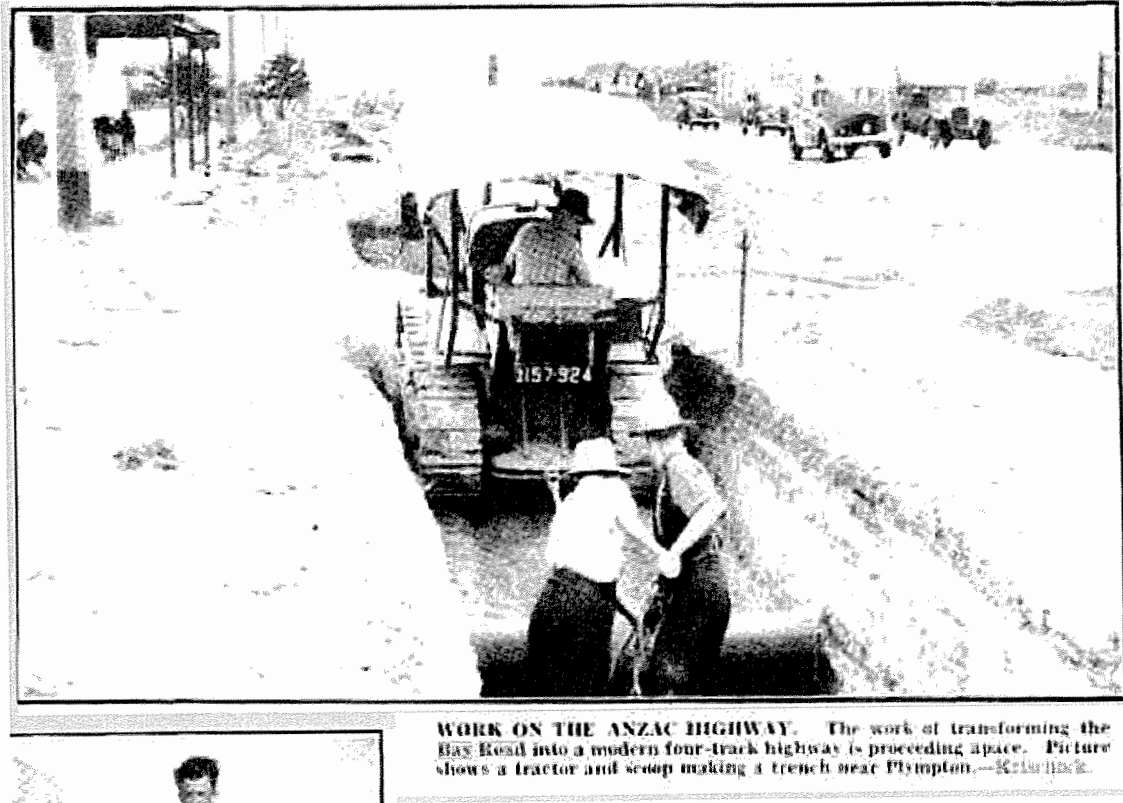
News, Wednesday 20 October 1937 "Bay Road Act Approved".

BAY ROAD ACT APPROVED
The Lieutenant-Governor (Sir George Murray) in Executive Council today assented to the Anzac Highway Agreement Act ratifying the agreement between the Government and councils for the £125,000 Anzac Highway reconstruction scheme.

Chronicle, Thursday 10 Feb 1938 Remaking Anzac Highway- first sods turned

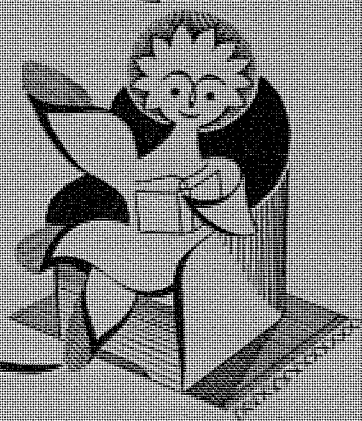


START OF THE ANZAC HIGHWAY. Last week the first sod was turned of the Anzac Highway (formerly the Bay Road), which is being reconstructed on the most modern lines. When finished, about 15 months hence, it will be one of the finest thoroughfares in the Commonwealth, having no fewer than eight tracks, providing one-way [sic] . Picture: Tractor about to plough the first furrows in the reconstruction scheme. Krischock



Work on the Anzac Highway. The work of transforming the Bay Road into a modern four-track highway is proceeding apace. Picture shows a tractor and scoop making a trench near Plympton. Krishock

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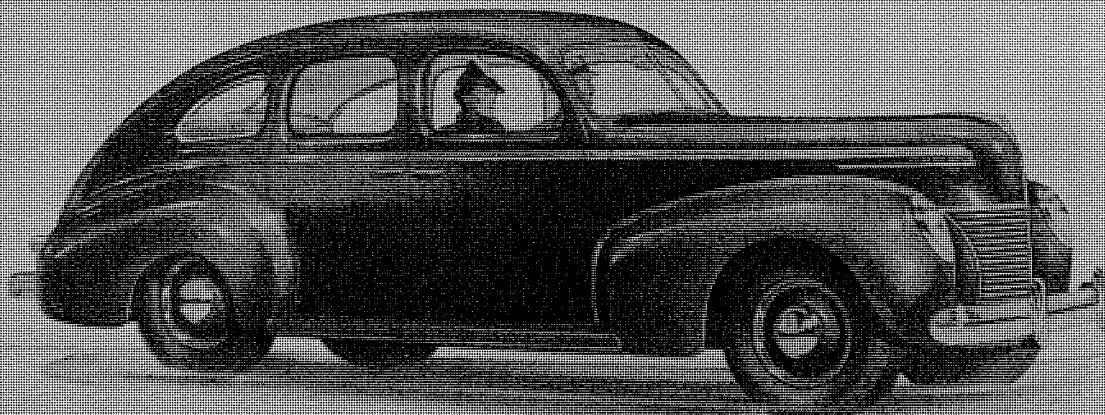
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