

HERITAGE ASSESSMENT REPORT

NAME: Dwelling

PLACE: 26517

ADDRESS: 28 Sturt Rd, Brighton



View of front of Dwelling at 28 Sturt Road, Brighton

Source: DEW Files 19 August 2020

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

As this place is not considered to meet any of the State Heritage criteria, a Statement of Heritage Significance has not been prepared.

Relevant South Australian Historical Themes

4 Building Settlement Towns and Cities

4.3 Shaping the suburbs (pre and post-World War Two)

4.8 Making Homes for South Australians

(Draft Historic Themes for South Australia (June 2020))

Comparability / Rarity / Representation:

Dwelling, 28 Sturt Road is associated with Balfour Wauchope Ltd; bungalows and particularly the Federation Bungalow architectural style; and, the work of notable South Australian architect Louis Laybourne Smith. Each is considered in turn.

Balfour Wauchope

Dwelling, 28 Sturt Road was commissioned by Charles Patrick Wauchope in 1918. CP Wauchope married Maggie Balfour in 1893, worked for E. Balfour Ltd, the bakery and café business from c.1900 and later became its Chairman of Directors. In the mid-1920s Wauchope was added to the company name and the business became known as Balfour, Wauchope Ltd.

There is one State Heritage Place directly associated with Elizabeth Balfour's bakery and café business, namely:

- Shops (former Balfour's Shop and Café), 74 Rundle Mall, Adelaide, 1924, listed under criterion (f), (SHP 10411)



Shops (former Balfour's Shop and Café),
(SHP10411)

Source: DEW Files

The original Balfour's steam biscuit factory was provisionally entered in the Register in 2012 as the Jade Monkey to prevent its demolition while an assessment was carried out. The assessment report, prepared by DASH Architects, recommended that the Jade Monkey did not meet any of the criteria for listing as a State Heritage Place. It was subsequently removed from the Register and has been demolished.¹

In the early twentieth century Balfour's acquired the bakehouse and stable previously occupied by the Yorke Dairy on Morphett Street. The factory was expanded on a number of occasions including substantial remodelling in 1924 to a design by Woods Bagot Jory and Laybourne Smith.² Images taken during the 1920s of the factory suggest the 1924 remodelling included the addition of the two-storey, red-brick building on the corner of Franklin and Morphett streets. The original portion of the factory was then remodelled between the mid-1960s and mid-1970s to match the style of the 1924 Laybourne Smith-designed addition.³

The Balfour's Morphett Street factory continued to operate until 2003, when the company moved production to a new factory at Dudley Park. Part of the Morphett Street site has recently been redeveloped as a multi-story residential development known as West Franklin. West Franklin resulted in the demolition of the c.1970 portion of the factory, with the exception of one bay of the front façade.⁴ The 1924 building has also been redeveloped internally and is used by West Franklin as office space. An artist's impression of the proposed redevelopment of the site for West Franklin II, indicates that the 1924 building will be largely demolished with only small portions of the façade retained in the new building.

Federation Bungalow

The Federation bungalow draws on the principles of the British Arts and Crafts movement, the reinterpretation of the movement in the USA and the bungalow or 'Bengali house' from the early days of the British Raj in India. The nineteenth century definition of a bungalow is simply a single-storey house with 'commodious' verandahs and was later expanded to mean a house that reflected a 'casual lifestyle and had easy access to the outdoors'.⁵ Federation bungalows are a transitional style, linking the earlier Federation Queen Anne style with the Interwar Californian Bungalow. They were built in the later part of the Federation period (c.1890-1915) and into the Interwar period (c.1915-c.1940). Stylistically, Federation bungalows vary, however, they typically possess 'qualities of homely simplicity and robust honesty'.⁶

Key characteristics of the Federation bungalow are:

- Free-standing, single-storey structure often with a room in the roof space and set in an informal garden
- Use of natural materials honestly expressed
- Simple massing
- Simple, broad roof planes, featuring a gable-roof with ridge parallel to the street, main roof extending over a deep shady verandah, and prominent gable verge
- Masonry pier or sturdy timber verandah supports
- Walls in rough-cast stucco, face brick or timber shingles
- Eyelid dormer and bay windows, limited use of leadlight
- Awning like window hoods

No State Heritage Places have been listed specifically as an example of the Federation Bungalow style. However, there are two Local Heritage Places that have been listed as they were found to meet the local criterion for aesthetic merit, design characteristics or constructions techniques and demonstrate elements of the style:

- House 79 Lefevre Terrace, North Adelaide (identified as a Federation/Interwar bungalow)
- Federation Bungalow Dwelling, 88-90 Osmond Terrace, Norwood

A potentially outstanding example of a Federation bungalow that was also designed by Laybourne Smith is 'Trefresa', (see section below on Laybourne Smith's house commissions). A number of examples of Federation bungalows still exist in suburban Adelaide and in particular the eastern and southern suburbs that were subdivided in the first decades of the twentieth century.

More broadly, there are two State Heritage places identified as bungalows:

- Dwelling – Former Residence of Sir Thomas Playford, Lobethal Road, Norton Summit, 1927-1928, (SHP 14694) (interwar bungalow) listed due to its association with Premier Tom Playford and his early career as an orchardist.
- Dwelling designed by F Kenneth Milne in the Californian Bungalow style, 105 Hewitt Avenue, Toorak Gardens, 1914, (SHP 13999) (Californian bungalow) listed prior to the *Heritage Places Act 1993*, however, its architectural merit is noted as a part of the listing as is its importance as an example of architect Ken Milne's work. (Stylistically, it would now be considered to be a Federation bungalow rather than a Californian bungalow).



Dwelling designed by F Kenneth Milne in the California Bungalow style, 105 Hewitt Avenue, Toorak Gardens, 1914, (SHP 13999)

Source: DEW Files 2007

Colonel Light Gardens State Heritage Area also contains hundreds of examples of smaller or more humble interwar bungalows, and there are 33 bungalows listed as Local Heritage Places across the State.

Louis Laybourne Smith

In 1914, Louis Laybourne Smith began working for one of South Australia's most influential architectural firms – Woods Bagot and Jory, becoming a partner of the firm in 1915. He continued to work with the firm as a partner and then senior partner or principal until his death in 1965. Laybourne Smith is known for the diversity of his commissions including dwellings, ecclesiastical, commercial, educational, hospital and community buildings. He was also heavily involved in architectural education, establishing an architectural course at the School of Mines and Industries in 1905-1906. He continued his association with the School of Mines and guided architectural education in South Australia until 1965. He was also influential in establishing registration for South Australian architects and involved in both the national and state Institutes of Architects.⁷

Louis Laybourne Smith appears to have been the Balfour's architect of choice as he undertook several commissions for them, as well as designing homes for two Balfour directors, namely CP Wauchope (Brighton, subject of this assessment) and HN Hosking (Medindie).⁸

A review of the Woods Bagot ledgers dating from 1915 to 1936, indicates that Laybourne Smith had a number of commissions to design houses or substantial additions to existing residences between 1915 and 1926. However, thereafter other types of commissions appear to dominate his work.⁹ His design for his own home, built in 1911 and located at Northgate Street, Unley Park, has been described as being 'startlingly modern' for when it was built.¹⁰ None of Laybourne Smith's residential designs are listed as State Heritage Places, however, his larger residential commissions undertaken between 1911-1930 include:

- Louis Laybourne Smith own home, Northgate Street, Unley Park, 1911 (see image)
- Residence for GG Legoe, 'Trefesa', 16 Victoria Ave, Unley Park, 1918 (see image)
- Residence for CP Wauchope, 28 Sturt Road, Brighton, 1918, (subject of this assessment)
- Residence for Sir Douglas Mawson, 36 King Street, Brighton, 1919 (demolished)
- Residence for Hon John Lewis, Victor Harbor, 1919 (status unknown)
- Two flats for Mrs FB Cox & Dr Hymes, Henley Beach, 1920 (status unknown)
- House for Misses Middleton, Seacliff, 1920 (status unknown)
- Residence for HN Hosking, 16 Hawker's, Medindie, 1923 (see image)
- Residence for GN Wardle West Terrace, Kensington Gardens, 1925 (see image)
- House for FW Rose, Fuller Street, Walkerville, 1926 (most likely demolished)



Louis Laybourne Smith's home, 87 Northgate Avenue, Unley Park

Source: Goglemaps, 2015



Perspective to northwest of 'Trefesa' drawn c.1920

Source: Brigit Jolly, original held in Gavin Walkley Collection s293/2 Architecture Museum, UniSA



Partial view of Residence (1918) for GG Legoe, 'Trefresa', 16 Victoria Ave, Unley Park. Stylistically the design is Federation Bungalow.

Source: Brigit Jolly, 2011



Residence (1923) for HN Hosking, 16 Hawkers Rd, Medindie. Hosking was also a director of Balfour Wauchope Ltd. Stylistically it is a very stripped back version of a Federation Bungalow.

Source: Googlemaps



Residence (1925) for GN Wardle, 29 West Terrace, Kensington Gardens. Stylistically the design is Interwar Spanish Mission.

Source: Googlemaps

The diversity of commissions undertaken by Laybourne Smith is demonstrated by a number of State Heritage Places designed either in whole, or part, by him, including:

- Shops (former Balfour's Shop and Cafe), 74 Rundle Mall, Adelaide, 1924, (SHP 10411)
- Royal South Australian Deaf Society Headquarters, 261-265 South Terrace, Adelaide, 1927-1928, (SHP 13606)
- Union Building Group, The University of Adelaide (including the Lady Symon Building, the George Murray Building, the Cloisters, the Western Annex and the multi-level Union House), Victoria Drive, Adelaide, 1920s, (SHP 17619)

- Office (former AMP [Australian Mutual Provident Society] Building, former CBA), 19-23 King William Street, Adelaide, 1936, SHP 11574
- St Cuthbert's Anglican Church, 49 Prospect Road, Prospect, (SHP 14045)
- Main Building, Waite Agricultural Research Institute, Waite Road, Urrbrae, (SHP 14341)
- National War Memorial, North Terrace Adelaide (SHP 13660)

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.

Dwelling, 28 Sturt Road is a Federation bungalow built by successful businessman Charles Patrick Wauchope, Chairman of Directors of the iconic South Australian bakery business Balfour, Wauchope Ltd (now known as Balfour's). Charles and his family lived at 28 Sturt Road during the 1920s, before relocating back to the Millswood/Unley area c.1931 where he died in 1932. The house was then lived in by a succession of owners before it was purchased by Lance and Lora Le Cornu in the late 1950s. Lance was the Managing Director of South Australian furniture business Le Cornu's. Lance and Lora lived at the property until the mid-2010s.

Balfour's and Le Cornu's are both iconic South Australian businesses that have contributed to the State's history. However, neither Charles nor Lance were responsible for the establishment of these iconic businesses, rather they are each one of several individuals associated with them. It is the two companies, Balfour's and Le Cornu's that demonstrate an important aspect of the evolution or pattern of the State's history, not Charles Wauchope or Lance Le Cornu. Dwelling, 28 Sturt Road was the family home of both men and does not demonstrate a strong association with either company. Instead it is Shops (former Balfour's Shop and Café) (SHP 10411) and factory on Morphett Street that demonstrate that association for Balfour's. Unfortunately, the places that demonstrate that association for Le Cornu's including the various shops and factory at North Adelaide and factory and warehouse at Keswick, have already been demolished.

It is recommended that the nominated place **does not fulfil** 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.

Dwelling, 28 Sturt Street, is one of a number of Federation bungalows built in South Australia during the interwar period. It is also one of many houses designed by architectural firm Woods, Bagot, Jory and Laybourne Smith and was constructed using typical building techniques for the period. Dwelling is a private residence and was for many years a family home. There are still thousands of houses built in the interwar period that continue to fulfil that same function.

The large garden dates from a much later period in the property's history and was created during the 1960s. The original garden was much smaller in extent and encompassed the land immediately in front of and behind the house. The mature trees on the boundaries of the allotment are remanent plantings from when the adjacent land was cultivated as orchard and market garden. The use of border plantings to denote boundaries and offer protection to crops is still a technique that is practiced today and the trees at the boundary of property do not demonstrate a land use that is no longer practiced or is in danger of being lost.

Dwelling, 28 Sturt Road, does not demonstrate a way of life, social custom, industrial process or land use of cultural significance that is no longer practiced in South Australia. As the place fails the initial threshold test, no further tests have been considered.

It is recommended that the nominated place **does not fulfil** 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.

Dwelling, 28 Sturt Road, is a Federation bungalow built on land that was cultivated as either an orchard or market garden. There is no evidence to suggest that 28 Sturt Road will yield or potentially yield information that will contribute significantly to our knowledge of the past that is not already well documented and available from other sources. As the place has failed the first threshold test, no further tests are considered.

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.

Dwelling, 28 Sturt Street was built in 1918 and is a good example of the many interwar bungalows that were built in the years between the two world wars. Bungalows in a variety of styles were constructed in South Australia between the wars, and the Dwelling at 28 Sturt Road is an example of the Federation bungalow style. While a number of Federation bungalows were built in South Australia, the Californian, Spanish Mission, a variety of "Tudor", Dutch gable and State Bank bungalows were most popular and numerous examples can be found of each type across the State.

While the Dwelling at 28 Sturt Road is a good example of a bungalow, it is not a notable example as its characteristics do not typify the class. For example, an expansive verandah is a key element of the bungalow and the one at Dwelling, 28 Sturt Road is disproportionately small for the size of the house. Further, the remodelling of the interior of the house throughout the 1960s-1980s has removed many of the interior features associated with the class. For example, while the c.1960s recladding of the chimney breast in Gambier stone in the main living room is finely executed, it is a 1960s feature and is out of keeping with the elements expected in a Federation bungalow.

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.

Dwelling, 28 Sturt Road is a good example of the Federation bungalows constructed in South Australia and broadly exhibits a number of the key elements of the style, including: being a free-standing, single storey structure with simple massing; broad roof planes, gable roof with ridge parallel to the street; rough-cast stucco walls; some awning-like window hoods; and, limited use of lead-light. However, the verandah which is considered a key feature of a bungalow appears disproportionately small for a house of this size. The house also features elements not typical of the style such as the cantilevered window hoods, and a three sided dormer window. Internal updates to the house have led to the loss of many original features, with much of the detailing being typical of the 1960s - 1980s.

In comparison to other Federation bungalows built in South Australia, for example 'Trefresa' and the Dwelling designed by Ken Milne which is stylistically similar, the Dwelling, 28 Sturt Road does not quite achieve the same high level of aesthetic or creative accomplishment or meet the level required to be considered an outstanding example of the Federation bungalow style at the State level.

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.

Members of the local community have very recently come together to try to prevent removal of the mature trees and demolition of the Dwelling at 28 Sturt Rd. A

community group formed soon after discovering that the property had been offered for sale and the intended purchaser planned to subdivide the block into 28 allotments. The initial motivation of the group was to prevent the loss of the mature trees and the habitat they provide for local wildlife. Preventing the demolition of the house arose as a concern soon after. The group has created a Facebook presence and is running two separate petitions – the first to save the trees and the second to 'save the heritage house'. The main focus of the group does appear to be saving the trees and wildlife habitat, however, there are in excess of 2,000 signatures for each petition, likely to be largely the same people.

This group is only of very recent origin and has a tangential association with the place in that they have become accustomed to the mature trees and derive a benefit from them as part of their local environment and forming a habitat for wildlife. The group does not appear to have as strong an attachment to the Dwelling, however, some are concerned about the loss of older homes in the local area and the subdivision of large allotments. As it is a private property, the group has not had direct interaction with the house and garden.

There is some understanding of the place's connection to the Wauchope and Le Cornu families, although it appears the group associate the place with JGN Wauchope and the local cement company rather than Charles Patrick. While the two men are remotely related, JGN Wauchope has no association with Dwelling, 28 Sturt Road. The community also does not understand the sequence of events relating to the development of the property assuming it had a large garden from 1920. Aerial images clearly indicate that while some of the mature trees predate the building of the house in 1918-1920, the garden was confined to the front and rear of the house (see photos). The garden and large allotment as they know it was created in the 1960s.

Dwelling, 28 Sturt Road is important to some members of the local community, however, the group is unlikely to be considered one that would be recognised to resonate with the broader South Australian Community. Neither can it be said that the group has a strong, long or enduring association with the place and its relationship to important historical events in South Australia.

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.

The Dwelling at 28 Sturt Road is associated with CP Wauchope and through him Balfour, Wauchope Ltd (bakery and cafés); architect Louis Laybourne Smith who designed the house; and Lance and Llorra Le Cornu of Le Cornu Ltd (furniture manufacturer and shops). Each is considered in turn.

Charles Patrick Wauchope married into the Balfour bakery family in 1893 when he wed John and Elizabeth Balfour's daughter Margaret. Charles was originally a clerk at John Martin, however, in the late 1890s he joined his mother-in-law's business E. Balfour Ltd (established 1894) where he assumed a managerial role and assisted her and Jack Balfour, his brother-in-law, to grow the bakery and café business. Charles would eventually become a director and then Chairman of Directors.

Under the stewardship of Charles and the other company directors, E. Balfour Ltd, then Balfour, Bricknell & Co Ltd and finally Balfour, Wauchope Ltd, established a number of successful cafés in Adelaide and suburbs, and built the large bakery on Morphett Street where they baked their products for nearly a century.

The Dwelling at 28 Sturt Road has only a brief association with Charles Wauchope as he lived there for only a decade before relocating back to the Unley/Millswood area. It also does not demonstrate the important work that Charles was responsible for, namely, assisting Elizabeth Balfour and later the other company directors with the successful management and growth of the Balfour bakery and café business. It is the first café established by Elizabeth in 1894 at 74 (now 72) Rundle Street (Shops former Balfour's Shop and Café SHP 10411) and modernised to a design by Laybourne Smith, and the Morphett Street bakery premises (expanded to a design by Laybourne Smith) that have a special association with the life and work of Charles Patrick Wauchope and Balfour's bakery.

It is recommend that the place does not fulfil the criterion with regard to Charles Patrick Wauchope and Balfour's bakery.

Louis Laybourne Smith is a prominent South Australian architect who practiced for more than fifty years throughout the first half of the twentieth century. During that time he designed a diverse portfolio of building types and was heavily involved in architectural education and establishing registration for South Australian architects. There are at least seven State Heritage Places that represent aspects of his oeuvre, including an office, church, education buildings, war memorial, and shops (see Comparability, Representation and Rarity).

Laybourne Smith was also the architect of choice for Balfour's, and he was responsible for designing a number of building renovations including the modernisation of Shops (former Balfour's Shop and Café SHP 10411) and for the design of the portion of the Balfour's factory on the corner of Morphett and Franklin Streets.

Houses formed only a small fraction of Laybourne Smith's work, and between 1911 and 1930, he appears to have designed only 10 houses (new designs and substantial alterations). These include his own home (1911) and houses for two Balfour directors CH Wauchope (1918) and HN Hosking (1923) (see Comparability, Representation and Rarity). In 1918, Laybourne Smith designed two houses in the Federation bungalow style, the property for Charles Wauchope, 28 Sturt Rd (subject of this assessment) and 'Trefresa' for Mr GG Legoe.

While none of the houses designed by Laybourne Smith have been listed as a State Heritage Place, houses do not form a large portion of his work. The 10 houses designed by him between 1911-1930 are in a range of different styles and were most likely designed to meet the stylistic preferences of the commissioning owner. If houses designed by Louis Laybourne Smith are considered to be of historic importance to South Australia, then the house that most closely demonstrates Laybourne Smith's architectural views on domestic architecture is his own home, which he designed in 1911 in what is considered to be a 'startlingly modern' design for that time. If Federation bungalows designed by Laybourne Smith are considered to be of historic importance to South Australia, then it is 'Trefresa' that represents the style more fully than the Dwelling at 28 Sturt Road.

It is recommended that the place does not fulfil the criterion with regard to its association with Louis Laybourne Smith.

The dwelling at 28 Sturt Road was the family home of Lance and Lloria Le Cornu for approximately 50 years from c.1959 to the mid-2010s. Le Cornu's furniture business had been operating for nearly 90 years and was well established, having survived and rebuilt after two devastating fires (1885 & 1927), when Lance assumed the role of Managing Director in 1951. As Managing Director he oversaw the expansion of the business interstate (1966); the demolition of the 1895 premises on O'Connell Street and the construction of the new shop (1967) with its shopfront made from a wall of curved glass; and then acquired the Chrysler assembly plant on ANZAC Highway, Keswick (1973) as the new Le Cornu factory/warehouse. In 2008, Le Cornu's was sold to Fantastic Holdings, ending the Le Cornu family's association with the company.

The Le Cornu furniture company was an iconic South Australian business that traded for 155 years, and Lance Le Cornu as Managing Director was responsible for guiding the company throughout the second half of the twentieth century. However, the aspect with special importance to the history of South Australia is the organisation Le Cornu Ltd that was the furniture company, and not the person Lance Le Cornu. While the property at 28 Sturt Rd was Lance Le Cornu's home, it does not demonstrate the work of the Le Cornu furniture company, nor does it have a special association with Le Cornu Ltd. Unfortunately, any of the places that might demonstrate that

association have been demolished, including the various shops on O'Connell Street, the North Adelaide factory, and the Keswick factory and warehouse.

It is recommended that the place does not fulfil the criterion with regard to the Le Cornu furniture company or Lance Le Cornu.

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

PHYSICAL DESCRIPTION

'Dwelling', 28 Sturt Road is a large single storey Federation bungalow and garage set in a large informal garden. The house is a U-shaped structure featuring a half-hipped transverse gable roof to front (south), double gables to each side (east & west), and hipped roofs to the two wings that form the rear (north) of the structure. The roof is clad in slate shingles with terra cotta ridge capping. The gable ends feature scalloped timber cladding and fixed timber-louvre vents, while the half-hipped gable to the front of the house has a small three-sided, dormer window. The eaves feature exposed timber rafters and timber-clad soffits.

The walls are constructed of masonry with a bluestone and brick-capped plinth, and painted-roughcast stucco walls above. The western elevation features a bay window. The house has numerous timber-framed sash windows. Some of the upper or fixed portion of the sash windows are composed from smaller timber-framed, multi-panes fitted with clear textured glass (lead-light). The remaining windows are glazed with clear glass. Some of the windows feature timber-bracketed awnings, while others have a cantilevered concrete hood.

A small semi-enclosed verandah is located on the eastern side of the front elevation and provides access to the front door. It features a terrazzo floor. The front of the house and most of the western façade is covered in a well-clipped creeper. At the rear of the house, the space between the U has been enclosed with a flat roof creating a covered outside area that provides access to a small external cellar.

Internally, the house has been remodelled on a number of occasions, however, it appears to retain the original front door, with multi-pane side and fan lights, timber panelling to the entrance hall, and cupboards in the middle of the house. The timber baton ceilings are also probably original to the house. Some of the cornicing and skirting boards are also possibly original, although it appears many have been replaced. The main living room features a 1960s-styled Gambier stone chimney breast.

The garage is a small, gable-roofed, masonry structure and appears to have been constructed c.1960s. An aerial image taken in the late 1960s, indicates it was originally a much larger structure. The roof is clad in sheets of corrugated iron, the gable end has the same scalloped timber facing as the house, while the interior walls are painted brick and the exterior walls are finished with painted-roughcast-stucco. There is a substantial corrugated-iron-clad addition to the north of original garage structure that is a combined garage and storage shed.

HISTORY

Balfour's

(Unless otherwise indicated, the history of Balfour's has been abridged from *The Balfour's Story* a history of the company commissioned by Balfour's. A copy is held in DEW Files).

James Calder and his wife Margaret (nee Balfour) arrived in South Australia in 1852. Originally they had intended to migrate to Victoria, however, it is has been suggested that the trials of life aboard ship led them to disembark in Adelaide rather than continue onto Melbourne. In c.1853, the Calder's established their first bakery at 130 Rundle Street where they made bread and biscuits. In 1872, Calder commissioned the construction of a steam biscuit factory located at 27-29 Twin Street (later known as the Jade Monkey and now demolished).¹¹ In this instance, steam is used to power the machines that mixed, kneaded, rolled and stamped the biscuits rather than being incorporated into the products.

In 1877, Margaret's nephew John Balfour became a partner in the business and it was renamed Calder & Balfour. It was on the suggestion of John's wife Elizabeth that the company turned the shop on Rundle Street into a tea room, and in 1885 Calder & Balfour's Tea and Coffee Saloon opened. In 1889, James Calder died at the age of 72. During the 1880s and early 1890s, John Balfour had worked to expand the company. In 1892, a new larger factory, described as one of the 'largest in the southern hemisphere' was constructed on Cardwell Street (now demolished).

In 1893, Margaret, the Balfour's eldest daughter married Charles Patrick Wauchope, who was a clerk at John Martin & Co.¹² Unfortunately, the expansion led by John Balfour coincided with economic recession, and by 1894 the company was insolvent. The factory and Rundle Street premises were sold to Andrew Calder, who was the nephew of the bakery's founder, James Calder.

Undeterred and determined to restore the family name, Elizabeth Balfour opened a café at 74 (later renumbered 72) Rundle Street (SHP 10411), offering luncheons, cakes and pastries. The notice in the *Register* proclaiming:

'Please understand that Mrs Balfour who Managed the late Firm of Calder and Balfour's Tea Rooms and Shops for 10 years has Opened a nice CAFÉ at 74 Rundle Street. All old Customers heartily welcomed'.¹³

Family stories suggest that Elizabeth set John to baking and that within a couple of years they had repaid many of their debts. However, within a few years their son Jack (John Gordon) became responsible for bakery operations at the bakehouse located adjacent to the café and shop front. It was also around this time that Charles Wauchope became increasingly involved with the business (by 1897 they were employing 20 staff), and Jack and Charles were made partners in the business E. Balfour & Co.

Elizabeth modelled her café on the one she had run successfully for Calder & Balfour with a store and ladies lounge on the ground floor and a smoking room upstairs. The shop sold both Balfour's products and those made by other manufacturers including items imported from overseas. Balfour's opened two new cafes on King William Street in the early twentieth century, while the café and shop at 74 Rundle Street was remodelled on a number of occasions to keep it up-to-date, including in 1924 to a design by Louis Laybourne Smith (street renumbering in 1920 resulted in it being renumbered as 72 Rundle Street).

In 1906, Elizabeth retired leaving the next generation to continue to manage and expand the business. Elizabeth died 4 June 1910 aged 70 and was buried at the West Terrace cemetery, her husband John died a few months later on 29 November aged 68.¹⁴

Jack and Charles acquired the Morphett Street factory in the early twentieth century (possibly 1908). On 27 February 1911, Charles's wife Maggie died, leaving Charles to raise their five children.¹⁵ In 1914, Jack and Charles entered into partnership with Bricknell Bros., then owned by Herbert Norman Hosking. The new company was known as Balfour, Bricknell & Co Limited. In addition to baking, Bricknell Bros. had established a catering business and café known as Bricknell's café in 1901 at 31 Rundle Street, and then between 1909-1913 ran a restaurant on Hindley Street.

In addition to the factory, Balfour, Bricknell & Co also operated a number of cafes around the city and in the suburbs. In 1924, the factory was substantially enlarged, also to a design by Laybourne Smith. Soon after, the company again changed its name – this time to Balfour, Wauchope Ltd. The factory was substantially expanded again in c.1970, before closing in 2003 when the company relocated to new premises in Dudley Park. The c.1970 portion of the building was demolished for the West Franklin residential development in the c.2010s.

Charles Wauchope commissioned Louis Laybourne Smith to design the house at 28 Sturt Road in 1918 (then numbered 30 Sturt Rd).¹⁶ By 1920, he and his second wife (possibly Margaret's sister Wilhemina (Jean) Balfour) were living at the Brighton property, however, by 1932, they had relocated to 15 Avenue Road, Unley Park.¹⁷ Charles was a devout Christadelphian who lectured in South Australia, Canada and Britain and wrote regularly about Armageddon. He died in March 1932.¹⁸

Le Cornu

The Le Cornu furniture business began in c.1861 when Phillip Joshua Le Cornu leased a small shop on O'Connell Street, North Adelaide where he worked as both a cabinet maker and undertaker and ran a furniture warehouse. In 1885, he acquired large premises behind the Wesleyan Methodist Church on Archer Street (between Stephens and Watson Streets), North Adelaide where he established a furniture factory, had a large timber store, workers cottages and stables for the horses, hearse and mourning carriages. Unfortunately, soon after acquiring the premises a fire destroyed much of the site. Undeterred, Phillip rebuilt.¹⁹

By 1895, Phillip had recovered from the setback of the fire and had expanded the O'Connell Street shop, replacing the old building with a new one. The new shop had a 45ft frontage and was 85ft deep and was noted by the popular press as being almost filled to capacity with 'furniture, crockery and iron mongery'.²⁰ When Phillip died in 1921, the business passed to his son, also named Phillip, and by 1924 was supplying wholesale furniture across the State. However, in 1927 fire again destroyed the factory, stables and workers cottages between Stephen and Watson Streets. As after the 1885 fire, the factory was rebuilt and was operational early the following year.²¹ Phillip died three years later, aged 72.²² During the Second World War, Le Cornu's won the contract to make coffins for the US Army, however, in 1946 the undertaking business was sold.²³

In 1951, Lance R Le Cornu resigned his position as secretary of the South Australian Fishermen's Co-Operative Ltd (formed 1944) to become the Managing Director of Le Cornu Ltd. In c.1959, Lance and his wife Llorra purchased 28 Sturt Street and lived there until the mid-2010s.²⁴

In 1966, Le Cornu Ltd expanded its business interstate, and then in the following year constructed a new shop at 80 O'Connell Street that became renowned for the 40m long window featuring curved glass. In 1973, the company purchased the old Chrysler assembly plant in Keswick and the new premises were opened by Premier Don Dunstan the following year. In 1989, the North Adelaide store was closed and the building demolished soon after. Le Cornu Ltd was purchased by Fantastic Holdings in 2008. In 2016, the Keswick premises were closed and the 155 year old Le Cornu furniture business came to an end. The Keswick warehouse store has now also been demolished.²⁵

Chronology

Year	Event
1852	James Calder and his wife Margaret (nee Balfour) arrive in South Australia.
c.1853	James and Margaret Calder establish a bakery at 130 Rundle Street where they make bread and biscuits.
c.1861	Phillip Joshua Le Cornu leases a small shop on O'Connell Street, North Adelaide and establishes his business as a cabinet maker and undertaker.
1872	The Calder's commission the construction of a steam-powered factory (bakery) at 27-29 Twin Street (later the Jade Monkey live music venue).
1877	Margaret's nephew John Balfour becomes a partner in the bakery business.
1885	John Balfour's wife Elizabeth suggests that the bakery open a tea room and Calder & Balfour's Tea and Coffee Saloon on Rundle Street is established.

Phillip Le Cornu acquires a large site between Stephen and Watson Street (behind the Wesleyan Methodist Church), in North Adelaide as a factory,

- timber store, stables and workers cottages. Soon after the site is partially destroyed by fire.
- 1889 James Calder dies aged 72.
- 1880s-1890s John Balfour works to expand the bakery business.
- 1892 The new Balfour's bakery factory located on Caldwell Street opens.
- 1893 Elizabeth and John Balfour's daughter Margaret marries Charles Patrick Wauchope.**
- 1894 The economic recession sees Balfour's financially over extended and the company becomes insolvent. The factory and Rundle Street café are sold to Andrew Calder, the nephew of the original founders, James and Margaret Calder.**
- Elizabeth Balfour opens a Café at 74 (later renumber 72) Rundle Street and trades the family out of insolvency. John manages the bakery located adjacent to the café.**
- 1895 Phillip Le Cornu has re-established the factory behind the church in North Adelaide and rebuilds his new larger shop on O'Connell street.
- 1897 E. Balfour & co. has 20 employees.
- Late 1890s Jack (John Gordon) Balfour, John and Elizabeth's son, assumes responsibility for bakery operations and Maggie's husband Charles Wauchope leaves his job at John Martin's to assist with the financial and business aspects of the company. Both Jack and Charles are made partners of E. Balfour & Co.**
- 1901 Bricknell & Co Ltd. establish a café and catering business at 31 Rundle Street.
- 1900s-1920 Balfours expands and opens further cafes in Adelaide city and surrounding suburbs.
- 1906 Elizabeth Balfour retires.
- c.1908 Jack and Charles acquire the factory on Morphett Street.
- 1909-1913 Bricknell's run a restaurant on Hindley Street.
- 1910 Elizabeth and John Balfour both die aged respectively 70 & 68.
- 1911 Margaret (Maggie) Balfour dies leaving Charles to raise their 5 children.
- 1914 Jack and Charles enter into partnership with Bricknell Bros. then owned and run by Herbert Norman Hosking. The business is renamed Balfour, Bricknell & Co.**
- 1918 Charles Patrick Wauchope commissions Louis Laybourne Smith to design a house for him and his second wife at 30 (later renumbered 28) Sturt Road, Brighton.**

- 1920 Charles and his family moved to the Sturt Road residence.**
- 1921 Phillip Le Cornu dies and the business is passed to his son also named Phillip.
- 1923 HN Hosking (director of Balfour, Bricknell & Co) commissions Louis Laybourne Smith to design his home in Medindie.
- 1924 The Balfour's Rundle Street Café is extensively remodelled to a design by Louis Laybourne Smith.
The Morphett Street Factory is also substantially enlarged to a design by Louis Laybourne Smith.
The company changes its name to Balfour, Wauchope Ltd.
Le Cornu's has expanded to supply wholesale furniture across the State.
- 1927 A fire again destroys the Le Cornu factory in North Adelaide.
- 1928 The Le Cornu factory in North Adelaide is again rebuilt.
- 1930 Phillip Le Cornu (Jr.) dies aged 72.
- 1932 The Wauchope's have relocated to 15 Avenue Road, Unley Park. Charles dies.**
- c.1940- Le Cornu's wins the contract to supply to US Army with coffins.
c.1945
- 1946 Le Cornu's sell the undertaking business.
- 1951 Lance Le Cornu leaves his role as secretary of the South Australia Fisherman's Co-Operative (a position he held from the beginning of the co-op in 1944) to become the Managing Director of Le Cornu Ltd.**
- 1959 Lance and Lloria Le Cornu purchase 30 Sturt Road, Brighton (later renumbered 28) and in the following years remodel the interior updating it to complement the styles of the time.**
- 1966 Le Cornu Ltd expands the business interstate.
- 1967 The Le Cornu premises on O'Connell Street are demolished and a new shop featuring a 40m long curved glass shopfront opens.
- c.1970 The Balfour's Morphett Street factory is substantially expanded.
- 1973 Le Cornu Ltd purchases the Chrysler assembly plant in Keswick.
- 1974 The new Le Cornu factory and warehouse at Keswick is opened by Premier Don Dunstan.
- 1989 Le Cornu Ltd. closes the North Adelaide shop and the building is later demolished.
- 2003 The Balfour's Morphett Street Factory is closed and new premises established in Dudley Park.
- 2008 Le Cornu Ltd is sold to Fantastic Holdings.
- c.2010s The c.1970 factory addition is demolished for West Franklin development.

**June
2013** **Lance Le Cornu dies.**

2016 Le Cornu warehouse at Keswick is sold and later demolished.

**Feb
2019** **Llora Le Cornu dies and the property is inherited by Llora and Lance's children.**

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Books

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Woods Bagot, Ledgers encompassing date range 1914- 1936, BRG 18 Items 1-11

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'Wauchope-Balfour', *The Register* 24 October 1893, p.3.
'Please Understand', *Register* 27 October 1894, p.4.
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'An Old Established Business', *Advertiser* 26 November 1895, p.7.
'Balfour', *Advertiser* 7 June 1910, p.6.
'Balfour', *Advertiser* 30 November 1910, p.8.
'Wauchope', *Observer* 4 March 1911, p.32.
'Disastrous North Adelaide Fire', *News* 8 December 1927, p.1.
'New City Buildings', *Mail* 10 March 1928, p.1.
'Burial of Mr PH LeCornu', *News* 22 March 1930, p.4.
'Obituary', *Advertiser* 29 March 1932, p.7.

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Scopelianos, Sarah, 'Le Cornu to close Adelaide's iconic Keswick store' ABC News <https://www.abc.net.au/news/2016-07-06/le-cornu-to-close-keswick-store-adelaide/7572802>
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http://www.architecturedatabase.unisa.au/arch_full.asp?Arch_ID=27
Wauchope Family tree information <https://ancestors.familysearch.org/en/LHP7-WLK/gordon-charles-wauchope-1904-1966>
'History of iconic retailer Le Cornu', <http://finance.nine.com.au/business-news/history-of-iconic-retailer-le-cornu/80d262d8-b560-404d-b3d4-9fa9ecd218bc>

Other

DASH Architects (2012), 'Assessment Report Jade Monkey' DEW Files

SITE RECORD

NAME:	Dwelling	PLACE NO.:	26517
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DESCRIPTION OF PLACE: Dwelling and garage in Federation bungalow style.

DATE OF CONSTRUCTION: 1918-1920

REGISTER STATUS: Date of nomination 31 July 2020

CURRENT USE: Vacant c.2019-2020

PREVIOUS USE(S): Home 1920-c.2019

ARCHITECT: Woods Bagot Jory & Laybourne Smith
Attributed to Louis Laybourne Smith
1918

BUILDER: Emmett & Son
c.1918-c.1920

LOCAL GOVERNMENT AREA: City of Holdfast Bay

LOCATION: **Street No.:** 28 Sturt Road

Town/Suburb: Brighton

Post Code: 5048

LAND DESCRIPTION: **Title** CT 5564/106 F145176 A48

Reference:

Hundred: Noarlunga

PHOTOS

NAME: Dwelling

PLACE NO.: 26517



View of western elevation, showing bay window and example of the cantilevered concrete window hoods

Source: DEW Files 19 August 2020



View of eastern elevation, note the scallop detailing and vents in gable ends

Source: DEW Files 19 August 2020



View of southern elevation, note the enclosed courtyard between the two rear wings to the right are the laundry and external toilet, on the left is the kitchen and sunroom with large glass sliding doors

Source: DEW Files 19 August 2020



Garage with modern addition to side

Source: DEW Files 19 August 2020

NAME: Dwelling

PLACE NO.: 26517



Verandah showing the terrazzo floor and lead-light windows

Source: DEW Files: 19 August 2020



Detail of front gable note the 'dormer' window, cantilevered concrete hood, decorative timber framing, and probably the replacement of the 'lead-light' multi-pane windows in the upper half of the window with a single pane of clear glass

Source: DEW Files 19 August 2020



Detail showing the awning style window hood

Source: DEW Files 19 August 2020



View of the cellar, accessed via a fenced off stairway in the external courtyard formed between the two rear wings of the house

Source: DEW Files 19 August 2020



View of covered external courtyard, formed between the two wings of the house

Source: DEW Files 19 August 2020



View to front door showing side and fan lights and timber panelling in the entrance hall

Source: DEW Files 19 August 2020



View of internal corridor showing original cupboards and ceiling

Source: DEW Files 19 August 2020



Gambier stone-clad chimney breast in the main living room (c.1960s), note the replacement ceiling

Source: DEW Files 19 August 2020



View of laundry

Source: DEW Files 19 August 2020



Origin door and hatch to kitchen in the dining room

Source: DEW Files 19 August 2020



Mantle and fireplace in dining room showing insertion of a gas heater

Source: DEW Files 19 August 2020



Example of the built-in cabinetry (non-original) in each of the bedrooms

Source: DEW Files 19 August 2020



View of master bedroom, note the bay window and ceiling

Source: DEW Files 19 August 2020



View of the kitchen

Source: DEW Files 19 August 2020



View of the bathroom

NAME: Dwelling

PLACE NO.: 26517



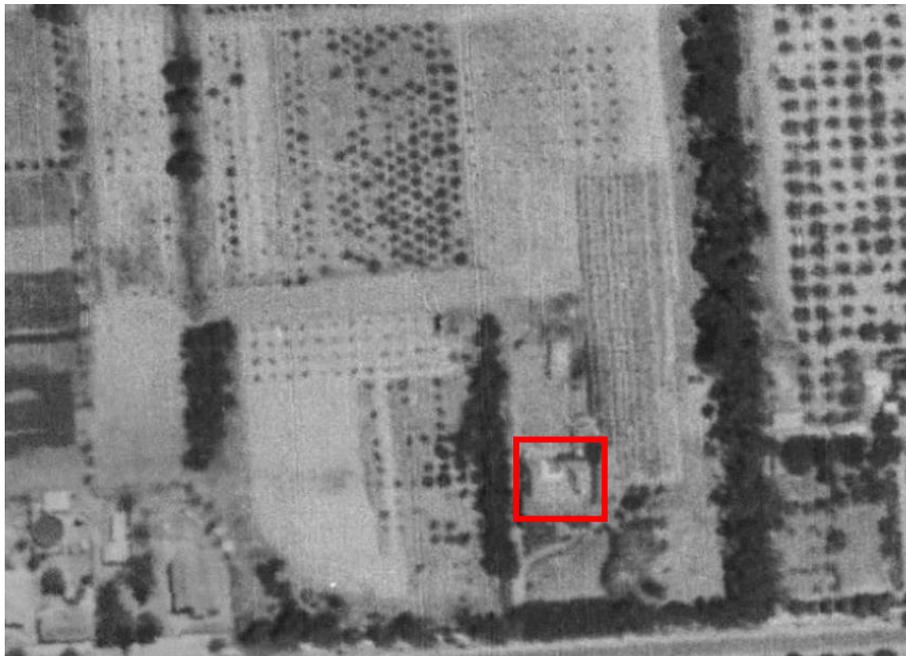
View of garden showing some of the mature trees

Source: DEW Files 19 August 2020



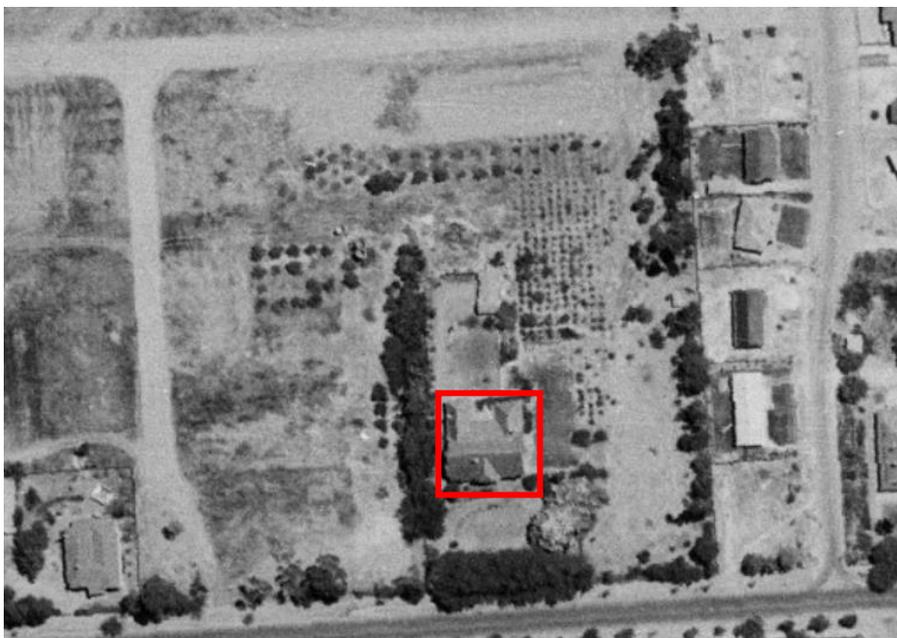
View of garden showing a small home orchard

Source: DEW Files 19 August 2020



Aerial view showing land use 1949, note the crops/orchard adjacent to Dwelling, 28 Sturt Rd (outlined in red)

Source: ENV Maps



Aerial view of Dwelling (outlined in red) showing land use in 1959

Source: ENV Maps



Aerial view of Dwelling (outlined in red) showing land use in 1968-1969

Source: ENV Maps



Aerial view of Dwelling (outlined in red) showing land use in 1979

Source: ENV Maps

SITE PLAN

NAME: Dwelling

PLACE NO.: 26517



Dwelling, 28 Sturt Road Brighton CT 5564/106 F145176 A48

N ↑

LEGEND

 Parcel boundaries (Indicates extent of Listing)

 CT 5761/791 F145177 A49 Addition land parcel included in nomination as a part of 28 Sturt Rd

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- ¹ See Assessment Report prepared by DASH Architects for the Jade Monkey in DEW Files.
- ² Woods Bagot, Ledger 1914- 1929, BRG 18 Item 7.
- ³ See State Library of South Australia Acre 245 Photographic Collection
- ⁴ See State Library of South Australia Acre 245 Photographic Collection
- ⁵ Richard Apperly, Robert Irving and Peter Reynolds (1989), *A Pictorial Guide to Identifying Australian Architecture*, (North Ryde: Angus and Robertson), p.144.
- ⁶ Apperly, p.144.
- ⁷ Christine Sullivan, 'Louis Laybourne Smith', Architecture Museum, University of South Australia, 2008, Architects of South Australia : http://www.architecturedatabase.unisa.au/arch_full.asp?Arch_ID=27 [accessed 19 August 2020]. JC Irwin, 'Smith, Louis Laybourne (1880-1965)', Australian Dictionary of Biography, National Centre of Biography, ANU, <http://adb.anu.edu.au/biography/cmith-louis-laybourne-8479/text14913> [accessed 19 August 2020].
- ⁸ Woods Bagot, Ledgers encompassing date range 1914- 1936, BRG 18 Items 1-11.
- ⁹ Woods Bagot, Ledgers encompassing date range 1914- 1936, BRG 18 Items 1-11.
- ¹⁰ Christine Sullivan, 'Louis Laybourne Smith', Architecture Museum, University of South Australia, 2008, Architects of South Australia: http://www.architecturedatabase.unisa.au/arch_full.asp?Arch_ID=27 [accessed 19 August 2020].
- ¹¹ DASH Architects (2012), 'Assessment Report Jade Monkey' DEW Files.
- ¹² 'Wauchope-Balfour', *The Register* 24 October 1893, p.3.
- ¹³ 'Please Understand', *Register* 27 October 1894, p.4.
- ¹⁴ 'Balfour', *Advertiser* 7 June 1910, p.6. 'Balfour', *Advertiser* 30 November 1910, p.8.
- ¹⁵ 'Wauchope', *Observer* 4 March 1911, p.32. According to <https://ancestors.familysearch.org/en/LHP7-WLK/gordon-charles-wauchope-1904-1966> Charles and Maggie's children were Jean (1894-1968), Malcolm McDonald (1896-1968), Ruth (1900-1932) and Gordon Charles (1904-1966). A third daughter Miss M Wauchope is identified in Charles's obituary.
- ¹⁶ Woods Bagot, Ledgers encompassing date range 1914- 1936, BRG 18 Items 1-11.
- ¹⁷ Sands & McDougall, *Sands & McDougall's South Australian Directory*, various years 1918-1965
- ¹⁸ 'Obituary', *Advertiser* 29 march 1932, p.7.
- ¹⁹ 'The Building', *Express and Telegraph* 16 September 1885, p.4. 'Large Fire at North Adelaide', *Chronicle* 19 September 1885, p.12.
- ²⁰ 'An Old Established Business', *Advertiser* 26 November 1895, p.7.
- ²¹ 'Disastrous North Adelaide Fire', *News* 8 December 1927, p.1. 'New City Buildings', *Mail* 10 march 1928, p.1.
- ²² 'Burial of Mr PH LeCornu', *News* 22 March 1930, p.4.
- ²³ Sarah Scopelianos, 'Le Cornu to close Adelaide's iconic Keswick store' ABC News <https://www.abc.net.au/news/2016-07-06/le-cornu-to-close-keswick-store-adelaide/7572802> [accessed 27 August 2020]. 'History of iconic retailer Le Cornu', <http://finance.nine.com.au/business-news/history-of-iconic-retailer-le-cornu/80d262d8-b560-404d-b3d4-9fa9ecd218bc> [accessed 28 August 2020].
- ²⁴ CT 3646/147 see DEW Files. Lora spent the last few years of the life in a nursing home, after her death the property passed to her and Lance's children. Pers Com. Louise Bird with family representatives.
- ²⁵ Sarah Scopelianos, 'Le Cornu to close Adelaide's iconic Keswick store' ABC News <https://www.abc.net.au/news/2016-07-06/le-cornu-to-close-keswick-store-adelaide/7572802> [accessed 27 August 2020]. 'History of iconic retailer Le Cornu', <http://finance.nine.com.au/business-news/history-of-iconic-retailer-le-cornu/80d262d8-b560-404d-b3d4-9fa9ecd218bc> [accessed 28 August 2020].