

BETTER HERITAGE INFORMATION SUMMARY OF STATE HERITAGE PLACE

COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with either the *South Australian Heritage Act 1978* or the *Heritage Places Act 1993*.

The information contained in this document is provided in accordance with s14(6) and s21 of the *Heritage Places Act 1993*.

NAME: Shops

PLACE NO.: 11610

KNOWN AS: Shops

ADDRESS: Ngarrindjeri Country & Peramangk Country
10A Albyn Terrace
Strathalbyn SA 5255
Hundred of Strathalbyn
CT 5280/956 F156013 A3

CONFIRMED IN THE SOUTH AUSTRALIAN HERITAGE REGISTER:

20 November 1986

STATEMENT OF HERITAGE SIGNIFICANCE

The Shops on the corner of Albyn Terrace and Catherine Street are associated with the commercial development of the township of Strathalbyn and its continuation as a regional service centre in the early twentieth century. Commercial properties like the Shops were vital to the success of the township and demonstrate the importance of local businesses in supporting primary industry. Built in 1906 for businesswoman Janet Foster, the Shops also illustrate the advancement of women's rights in South Australia through the ownership of property and business.

RELEVANT/INDICATIVE CRITERIA (under section 16 of the *Heritage Places Act 1993*)

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

The Shops on the corner of Albyn Terrace and Catherine Street are associated with Strathalbyn's continued commercial expansion during the early 1900s. Built in 1906 by Messrs Grosvenor Bros. for businesswoman Janet Foster, its first tenants were stock agents Butler, Shannon, and Co. and the Commonwealth Bank of Australia. The opening of the Shops completed the streetscape between Rankine Street and Catherine Street, making it a hub for all pastoral and agricultural business. The street boasted two banks, three auctioneers and stock agents, and an estate lawyer by 1910. As such, the Shops demonstrate the place of local enterprise and commercial businesses in supporting primary industry for the continued growth of Strathalbyn as a regional centre servicing the Fleurieu Peninsula.

Businesswoman and widowed mother of five children, Janet Foster was part of the almost 18% of female primary income earners in South Australia, and one of 50 female employers (in contrast to 639 male) in Hindmarsh County as recorded in census data from 1901. The Shops illustrate the advancement of women's property and business ownership in South Australia at the turn of the twentieth century.

SITE PLAN

Shop

PLACE NO.: 11610




10A Albyn Terrace, Strathalbyn SA 5255



**Shops, 10A Albyn Terrace, Strathalbyn SA 5255 (CT 5280/956 F156013 A3,
Hundred of Strathalbyn)**

N ↑

LEGEND

-  Parcel boundaries (Indicates extent of Listing)
-  Existing State Heritage Place(s)
-  Outline of Elements of Significance for State Heritage Place

Physical Description

The Shops are a single storey corner building comprised of two shops facing onto Albyn Terrace. The building is constructed of rubble stone walls with red brick quoins, red brick detailing to windows and doors, and a parapet. There is a plinth on the northern and western sides, with a canted string course at the top of the plinth. The shops are covered by a corrugated steel hipped well roof with a brick chimney on the southern side. There are matching stone stables with a skillion roof at rear of the site, connected to the main structure by an undercover walkway (not original fabric).

Additional external features include:

- rendered front façade with central double-pane window and glazed doors on either side (doors and windows not original fabric),
- symmetrical parapet with two segmental pediments, each pediment flanked by consoles, and brick outline,
- two hung sash windows along Catherine Street,
- low brick wall along Catherine Street with steel fence above matching vehicle gate (fence and gate not original fabric),
- concave verandah with square timber posts, cast-iron filigree brackets and pressed metal spandrel ends.

Internally, four rooms are connected by a hall. The stables at the rear of the site contain a large storeroom on the east side, and a water closet on the western side.

Elements of Significance:

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

- Single storey stone building with verandah.

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

- Steel fence with vehicle gate along Catherine Street,
- Undercover walkway connecting main building to stable outbuilding.

HISTORY OF THE PLACE

Located on the transition between the Mount Lofty Ranges and the Murray plains, the town of Strathalbyn resides in an open valley on the border between Ngarrindjeri Country to the south and Peramangk Country to the north.¹ At the time of settlement in 1839, First Nations people had three camping places in the area, one on the peninsula, another on the site of the old pioneer cemetery along Colman Terrace, and a third just in front of where the present Victoria Hotel stands.²

The countryside surrounding Strathalbyn was first divided into allotments under the Angas Special Survey in May 1839, applied for by Captain George Hall and William Mein. Special Surveys were a feature of the colony's early years, enabling capitalists and pastoralists, such as Hall and Mein, to request that the Government survey an area of 15,000 acres in an area of their choice. The settlers who requested the Special Survey were then committed to purchasing 4,000 acres at one pound an acre. The Special Survey process resulted in much of the best-watered land near Adelaide being taken up.³

The township itself was surveyed on Section 2600 on land belonging to Colonel James Dawson and William Rankine, two Scotsmen who travelled to South Australia aboard the *Fairfield*. Both acted as trustees for the sale of allotments after the survey of the town section by E.W. Cross in 1840.⁴ Unlike some other South Australian provincial towns, Strathalbyn's development was not hastened by a particular event, such as an important mineral discovery. Instead, the town developed steadily alongside early crops of wheat and maize, followed by dairy cattle and sheep grazing.⁵ The *Adelaide Reporter* captured this development, commenting in August 1840:

The Angas, or Strath-albyn, district is now becoming very thickly settled, and is ... almost the best stocked survey in the province. There are already fourteen stations on it, and the stock amounts to 10,000 sheep, 1,000 cattle, and 70 horses ... A township has just been laid out here in a beautiful situation ... It already possesses an inn and a store.⁶

The first buildings in the town were the Strathalbyn Hotel, later known as the Terminus Hotel after the original structure burnt down in 1867, and a house on allotment 70 Commercial Road by Richard Lander, which served as the town's first store, both built in 1840. In 1844, the Church of St. Andrew was constructed. That same year Edward Sunter, who would become the first mayor of the Strathalbyn Corporation in 1868, erected a two-storey shop and residence known as Manchester and Glasgow House on Swale Street.⁷

Strathalbyn's position on both the main intercolonial routes between Adelaide and Victoria was a major factor in its early growth. During the 1850s, passage to the goldfields in Victoria passed directly through Strathalbyn, on to Milang and across the

Murray by steamer to Meningie, then through Mount Gambier and Hamilton to Ballarat.⁸ Although the discovery of gold in Victoria resulted in an exodus of workers from Strathalbyn, Strathalbyn's farmers and businesses benefitted from the steady stream of workers en-route to the goldfields. Strathalbyn was the last substantial town for the next 100 miles, and travellers stocked up on provisions as they passed through the town with wheelbarrows or on horseback.⁹ Some local men did well in the gold diggings and returned to buy properties around Strathalbyn.

Over the next two decades, the embryonic township grew rapidly into a 'flourishing town of considerable dimensions' supporting the surrounding pastoral and agricultural producers as a local service and transport centre.¹⁰ Encouraged by the success of the 1850s, investment in substantial shops and commercial buildings increased. The 1860s was a period of rapid commercial development in the township, particularly in High Street, Albyn Terrace, and Dawson Street.¹¹ The Robin Hood Hotel had been licensed since 1855, and in 1865 the Commercial Hotel opened in competition.

In 1867, John Bills built a large store on part of allotment 53, followed by Thomas Stephens' London House on part of allotment 51. In 1868, Strathalbyn was created a municipality, separating from the District Council formed in 1854.¹² By the close of the decade, Strathalbyn had two resident doctors, three chemists, a solicitor, several general stores, the Wheal Ellen silver-lead mine, a foundry and machinery factory, two coach building businesses, its own newspaper *The Southern Argus*, five churches, two banks, several schools, a post and telegraph station, a police station and courthouse, its own gasworks, a train station and a coach terminal.¹³

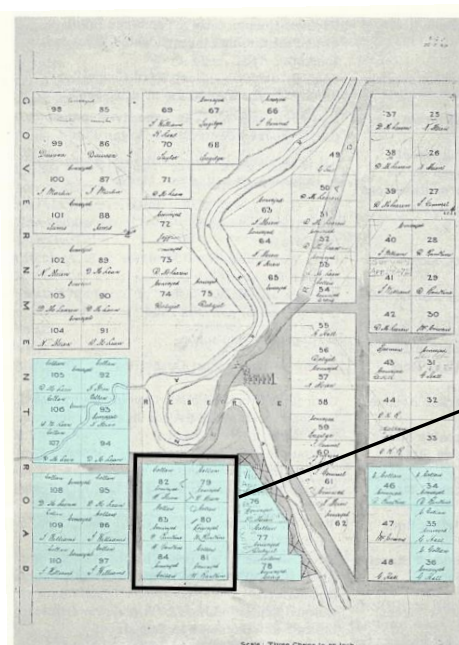
In *The Making of the Australian Landscape*, Michael Williams argues that this early investment in essential services such as a public house, general store, and church, became a way for new townships to attract buyers and eventually settlers, and secure their permanence as nodal centres.¹⁴ Between 1861 and 1867, the population of Strathalbyn tripled reaching about 900 people.¹⁵ Strathalbyn's scenic location also made it attractive to tourists. By 1909, the population had reached about 1,000 people, and by 1923 there were 250 houses and the population of the town and district had reached 1,950.¹⁶

Albyn Terrace

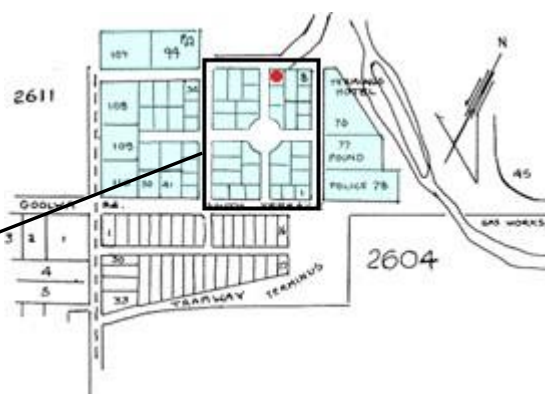
Opposite the Soldiers Memorial Gardens, the Albyn Terrace precinct has been labelled one of the most picturesque streetscapes in South Australia. According to one historian, 'Albyn Terrace, with the notable National Bank building and Victoria Hotel, manifested the elegance of the period, with subsequent buildings extending the character of the Terrace overlooking the reserve.'¹⁷ Like High Street north of the Angas River, Albyn Terrace was an area of early commercial and institutional

development, boasting two hotels, a bank, a butcher's shop, bakery, and school by the end of the 1860s.

The land between Albyn Terrace and South Terrace was originally sold to Donald Gollan (1815-1888), who came to Strathalbyn with his wife Catherine (nee Matheson) from Inverness, Scotland, in 1839.¹⁸ Shortly after settling he built the first house in the town in conjunction with William Rogers. In 1840, he opened the house as a hotel, named the Strathalbyn Hotel and later known as the Terminus Hotel (SHP 11652), and continued business there until 1852 when he settled at 'Burnside' Station near Strathalbyn and bred Merino sheep.¹⁹ In 1849, Gollan erected the first flour mill in Strathalbyn, known as the Angas Mill.²⁰



Some of the allotments owned by Donald Gollan in 1839 (highlighted in blue).



David Gollan's 1864 subdivision. Allotment 17 of Lot 97 purchased by J.J. Bonnar in 1869 is identified by the red dot.

Source: *Old Strathalbyn*, p. 65.

Source: *They Built Strathalbyn*, p. 32.

Described as one of the 'most influential men in the south', Gollan's land holdings were extensive, as he purchased most of the south-eastern allotments of the township. In 1864, Gollan subdivided the allotments adjacent to Albyn Terrace, naming streets after himself and his wife Catherine, and dedicating a 'fashionable circus' at the intersection where the two streets crossover called Gollan Crescent.²¹

John J. Bonnar

John James Bonnar purchased a portion of allotment 17 of Lot 79 in August 1869 from Edward Waddy (CT 133/78). Bonnar was an early settler at Mount Barker,²² arriving in

BHI Summary of State Heritage Place: 11610

7 of 22

Confirmed in the South Australian Heritage Register on 20 November 1986

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

South Australia from London aboard the *Warrior* on 17 April 1840.²³ He conducted the first school in Mount Barker in 1846,²⁴ before entering the legal profession in the 1850s. He was admitted to the Bar in 1857, opening a practice in town with business partner Joseph Whitby.²⁵

In February 1865, Bonnar transferred his practice to Strathalbyn, dissolving his legal firm Bonnar & Whitby, and leaving his old partner to continue the Mount Barker office.²⁶ Bonnar purchased several properties in and around the township, building a stone residence called Dunreath (LHP) around 1867 for his family south-west of Strathalbyn on a rise overlooking the township known as Limestone Hill.²⁷ In 1869, he purchased allotment number 9 of Lot 79 where he later built his legal practice (SHP 11614). Bonnar's cases are well recorded in newspapers, as was his appointment as solicitor to the Strathalbyn and Victor Harbor tramway in 1866.²⁸

In May 1876, Bonnar represented twelve-year-old William Foster in Strathalbyn's Local Court. William was the son of Henry Foster, local businessman and owner of the Old Angas Store and later the proprietor of the Victoria Hotel. As plaintiff, William had brought a case against the defendant who he accused of assaulting him one night on his way home from school.²⁹ The case was a simple one, as the confrontation was witnessed by several residents, including William's younger brother Alfred. The defendant was found guilty and fined.

A few months later, in October, Bonnar transferred his portion of allotment 17 to William and Alfred Ernest Albert Foster. It is unknown why Bonnar chose to give the Foster brothers the allotment, particularly considering he had six children of his own.³⁰ The lot remained empty until the early 1900s, when in 1904, following the death of his brother Alfred, William handed over ownership to his mother Janet Foster.

Janet Foster

Born in Dundee, Scotland, Janet Foster (née Thomson) arrived in Adelaide aboard the *Bee* in 1858.³¹ She married Henry Foster soon after, the couple moving to Strathalbyn in 1869 where they opened a storekeeping business. In 1877, they took over the management of the Victoria Hotel.³² In 1879, Henry Foster passed away leaving Janet to manage the Victoria Hotel on her own, as well as care for a young family of five children.

Janet Foster was one of 31,812 female 'breadwinners' in South Australia (including the Northern Territory) at the turn of the twentieth century, making up almost 18% of the total population in 1901.³³ In the second half of the nineteenth century, women began seeking employment outside the home as factory workers, nurses, and teachers, as well as other enterprises such as draperies, groceries, confectioners' and greengrocers' shops, usually enduring long hours of standing in exchange for low wages.³⁴

By the 1890s, a third of all women were employed, the number of women aged fifteen to sixty years in the workforce rising from 24.9% in 1871 to 32.9% in 1891.³⁵ At the same time, the percentage of women in domestic service fell from 61.7% in 1871 to 48.4% in 1891, before dropping to 36.2% in 1911.³⁶

Another common occupation for women at the turn of the twentieth century was as a boarding or lodging-house keeper.³⁷ Foster managed the Victoria Hotel until the early-1890s before becoming a storekeeper, earning a reputation as a one of Strathalbyn's pioneering businesswomen. One of approximately 50 female employers in Hindmarsh County in the early 1900s, in contrast to 639 male,³⁸ she was described as 'indefatigable' in her efforts, starting work at the hotel at 4 o'clock each morning to see that 'hot meals were served before the early coaches were away.'³⁹ Foster retired from business in 1908, settling at Porter Street in Parkside until her death in February 1929.

After acquiring the corner allotment from her son, Foster engaged Port Victor firm Messrs. Grosvenor Bros. to erect a 'suite of offices.' Local newspapers eagerly anticipated the addition to the Albyn Terrace streetscape, one journalist describing its design as 'a handsome building' comprised of 'two suites of offices.'⁴⁰ By March 1906, scaffolding had been erected along Albyn Terrace and Catherine Street in preparation for construction.⁴¹

Completed by the end of the year, the Commercial Bank of Australia Limited began operating under the management of Mr. H. C. Friend in the eastern office for the 'transaction of all ordinary banking business.'⁴² Auctioneering firm Butler, Shannon, and Co., run by local agent Henry Hubert Butler, leased the western side.

Butler, Shannon, and Co. had opened a branch at Strathalbyn in January that year, after securing a lease at the Robin Hood Hotel Yards in High Street.⁴³ It is from these yards that they held monthly stock sales. By 1910, Albyn Terrace between Rankine and Catherine Street had become a hub for all pastoral and agricultural business, the street lined with two banks, three auctioneers and stock agents, and solicitor E.J. Tucker whose business often crossed over with the auctioneers next door, particularly regarding matters relating to the leasing and sale of estates.⁴⁴

In the early 1910s, Foster, after retiring from the Victoria Hotel and moving to Adelaide, transferred the title of the shops to two of her daughters, Maria and Emma. In 1917, Howard Erskine and Harold Norman Tucker acquired the property. Ownership has remained in the Tucker family ever since.

E.J. Tucker & Sons

E.J. Tucker & Sons was established by Edward Jones Tucker in 1875 after training under Strathalbyn's first solicitor John Bonnar. In 1915, Edward's son Reginald Mervyn was

admitted to the Bar as a solicitor, barrister and proctor.⁴⁵ Two years after passing the Bar, Reginald entered into a partnership with his father, operating legal practices at Strathalbyn and Victor Harbor.⁴⁶ They ran their practice together until the 1930s, when Reginald carried on the family business with his brother Howard Erskine Tucker, albeit with a minor name change from 'E.J. Tucker and Son' to 'E.J. Tucker & Sons.'⁴⁷

The family legal practice operated out of the property next door at number 10 Albyn Terrace (SHP 11613). The Shops at 10A Albyn Terrace were the third commercial property purchased by the Tucker family along the street, Reginald Mervyn Tucker purchasing numbers 4-6 in 1912, and Edward J. Tucker purchasing number 10 in 1893.

Howard and Harold Tucker continued to lease the retail spaces at 10A to various local businesses, including a stock agent, menswear businesses Nettlefolds and Nancarrow in the 1970s,⁴⁸ a dry cleaner and tailor, and the Centaur Saddlery, who ran their business out of the converted stables at the rear of the site.⁴⁹

In 1985, Howard Tucker retired leaving Jeremy Moore to take over Tucker's practice next door at 10 Albyn Terrace and Victor Harbor. It is suspected that the two buildings were connected by an opening in the dividing wall during this time. Number 10 remained the main shopfront of the business, housing the administration and reception offices, with number 10A being converted to a conference room and offices.

The Moore firm, with Jane Moore as Principal, merged with her brother Paul Boylan's in 2013, creating Boylan Lawyers.⁵⁰ Boylan Lawyers operated out of both premises until c.2020, with Baile Books opening a store in January 2023.

CHRONOLOGY

Year	Event
1839	Angus Special Survey purchased by Captain George Hall and William Mein conducted in May.
1840	Township of Strathalbyn surveyed on Section 2600 by E.W. Cross.
1840	The town's first buildings, the Strathalbyn Hotel, and Richard Lander's house and store, are built.
1840	John James Bonnar (1818-1903) arrives in South Australia from London aboard the <i>Warrior</i> . He settles in Mount Barker.
1844	Church of St. Andrew is constructed.
1851	Gold discovered in Ballarat, Victoria.
1854	District Council of Strathalbyn formed.
1858	Janet Foster (1836-1929) arrives in Adelaide aboard the <i>Bee</i> from Scotland.

- 1864 Donald Gollan (1815-1888) engineers the Albyn Terrace precinct subdivision on allotments 79 to 84 of section 2600 of Strathalbyn.
- 1865 Bonnar moves to Strathalbyn from Mount Barker and opens a legal practice.
- 1866 Bonnar is appointed as solicitor to the Strathalbyn and Victor Harbor tramway.
- 1868 Strathalbyn separates from the District Council to become a municipality.
- 1869 7 August – Bonnar purchases portion of allotment 17 of the subdivision of block 79.**
- 1869 Henry (1835-1879) and Janet Foster move to Strathalbyn.
- 1876 Bonnar represents William Foster as plaintiff in a case of assault in May.
- 1877 Henry and Janet Foster take over management of the Victoria Hotel on Albyn Terrace.
- 1879 Upon the death of her husband, Janet Foster becomes sole proprietor of the Victoria Hotel. She retires from hotel life in the early 1890s.
- 1893 Edward J. Tucker (1853-1939) purchases 10 Albyn Terrace and opens a legal practice.
- 1895 Foster opens a General Store and Refreshment Rooms opposite the Railway Station.
- 1902 – Henry Hubert Butler (1863-1914) serves as Clerk of the Corporation of
1914 Strathalbyn and District Council.
- 1906 Janet Foster hires Messrs Grosvenor Bros. to construct a suite of offices on the corner of Albyn Terrace and Catherine Street.**
- 1906 The Shops are tenanted by Butler, Shannon, and Co. and the Commercial Bank of Australia.
- 1908 Foster retires and moves to Adelaide.
- 1913 The title is transferred to her daughters Maria and Emma.**
- 1915 Reginald Mervyn Tucker (1891-1983) is admitted to the Bar.
- 1917 Reginald Tucker enters partnership with his father Edward J. Tucker under the namesake, E.J. Tucker and Son.
- 1927 Howard Erskine (1898-c.1994) and Harold Norman Tucker (1904-1979) acquire allotment 17 of block 79.**
- 1970s Nettlefolds and Nancarrow menswear operate out of the premises.
- c.1982 Centaur Saddlery run their business out of the converted stables at the rear of the site.

1986 Shops, 10 Albyn Terrace is confirmed in the South Australian Heritage Register on 20 November.

2021 Development Application for conservation works approved (DA 21010103).

2023 – The Shops at 10A Albyn Terrace are occupied by Baile Books. Ownership present of the property remains in the Tucker family.

REFERENCES

Books

Apperly, Richard, Robert Irving and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture: styles and terms from 1788 to the present*. Sydney: Angus & Robertson, 1989.

Gemmell, Nancy. *Old Strathalbyn and its People 1839-1939*. Adelaide: National Trust of South Australia, 1985.

Jones, Helen. *In Her Own Name: A History of Women in South Australia from 1836*. South Australia: Wakefield Press, 2021.

Prest, Wilfred ed. *The Wakefield Companion to South Australian History*. South Australia: Wakefield Press, 2001.

Simpson, Brian. *Strathalbyn: Tales from the Past*. Strathalbyn: Brian Simpson, 2004.

Stowe, Harold J. *They Built Strathalbyn*. South Australia, Investigator Press, 1973.

The Adelaide Stock and Station Journal. *Pastoral Pioneers of South Australia Vol. II*. Adelaide: Publishers Limited, 1924.

Williams, Michael. *The Making of the South Australian Landscape: A Study in the Historical Geography of Australia*. London and New York: Academic Press, 1974.

Newspapers

Adelaide Observer, 'Advertising,' 31 March 1866.

Adelaide Times, 'Educational Returns,' 21 January 1850, p.4. And *South Australian*, 'Mount Barker Town School,' 26 December 1848.

Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, 'Early Mount Barker,' 11 April 1930.

The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, 'General News,' 27 April 1906.

Mount Barker Courier and Onkaparinga and Gumeracha Advertiser, 'Mr. James Bonnar,' 4 August 1905.

News, 'Mrs. J. Foster Dead,' 7 February 1929.

Southern Argus, 'Advertising,' 22 March 1877.

Southern Argus, 'Advertising,' 4 January 1906.

Southern Argus, 'Advertising,' 5 July 1906.

Southern Argus, 'Advertising,' 13 December 1906.

Southern Argus, 'Personal,' 5 August 1915.

Southern Argus, 'Personal,' 4 January 1917.

Southern Argus, 'Local Court, Strathalbyn,' 11 May 1876.

Southern Argus, 'Municipal Corporation,' 15 March 1906.

BHI Summary of State Heritage Place: 11610

12 of 22

Confirmed in the South Australian Heritage Register on 20 November 1986

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

Southern Argus, 'The Late Mr. Donald Gollan,' 1 March, 1888.

South Australian Register, 'The South,' 15 May 1866.

Victor Harbour Times, 'Advertising,' 9 July 1980.

Victor Harbour Times, 'Advertising,' 3 February 1982.

Victor Harbour Times, 'Advertising,' 2 March 1946.

Articles and Reports

Department of Environment and Planning. *Heritage of the Fleurieu Peninsula*, pt. 1, 1988.

Knibbs, G.H. *Census of the Commonwealth of Australia, 2nd and 3rd April, 1911, Part XII – Occupations*. Minister of State for Home Affairs, 1911.

Lester Firth & Murton Pty. Ltd. *Strathalbyn Conservation Study*.

McDougall & Vines. *Heritage Survey of the Township of Strathalbyn*, vol. 1, 2003.

Sinclair, W.A. 'Women at Work in Melbourne and Adelaide Since 1871,' *Economic Record*, 57:159, 1981, p.344-353.

Brochures

Down by the Riverside. Strathalbyn Theatrical-Historical Tour, a South Australian History Festival Event, May 2017.

Websites

Boylan Lawyers. 'Boylan Lawyers History.' <https://boylanlawyers.com.au/about-us/>.

Office for Women. 'Life in 1894.' 125th Anniversary of Women's Suffrage. <https://officeforwomen.sa.gov.au/womens-policy/125th-anniversary-of-suffrage/life-in-1894>.

State Library of South Australia, 'Warrior 1840,' Bound for South Australia Collection. <https://bound-for-south-australia.collections.slsa.sa.gov.au/1840Warrior.htm>.

SITE DETAILS

Shop

PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255

DESCRIPTION OF PLACE:	Single storey building, with two shopfronts facing Albyn Terrace.
DATE OF CONSTRUCTION:	1906
REGISTER STATUS:	Recommendation: 25 August 1982 Provisional entry: 12 December 1985 Confirmation: 20 November 1986
CURRENT USE:	Baile Books (Jeff's Books) bookshop January 2023 – present
PREVIOUS USE(S):	Commercial property 1906 - present
BUILDER:	Grosvenor Bros., Port Victor 1906
LOCAL GOVERNMENT AREA:	Alexandrina
LOCATION:	Street No.: 10A Street Name: Albyn Terrace Town/Suburb: Strathalbyn Post Code: 5255
LAND DESCRIPTION:	Title Reference: CT 5280/956 F156013 A3 Hundred: Strathalbyn

PHOTOS

Shops

PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255



10A Albyn Terrace c.1908.

Source: SLSA B11379 (detail)



Albyn Terrace streetcape in 1908.

Source: SLSA B11379

BHI Summary of State Heritage Place: 11610

15 of 22

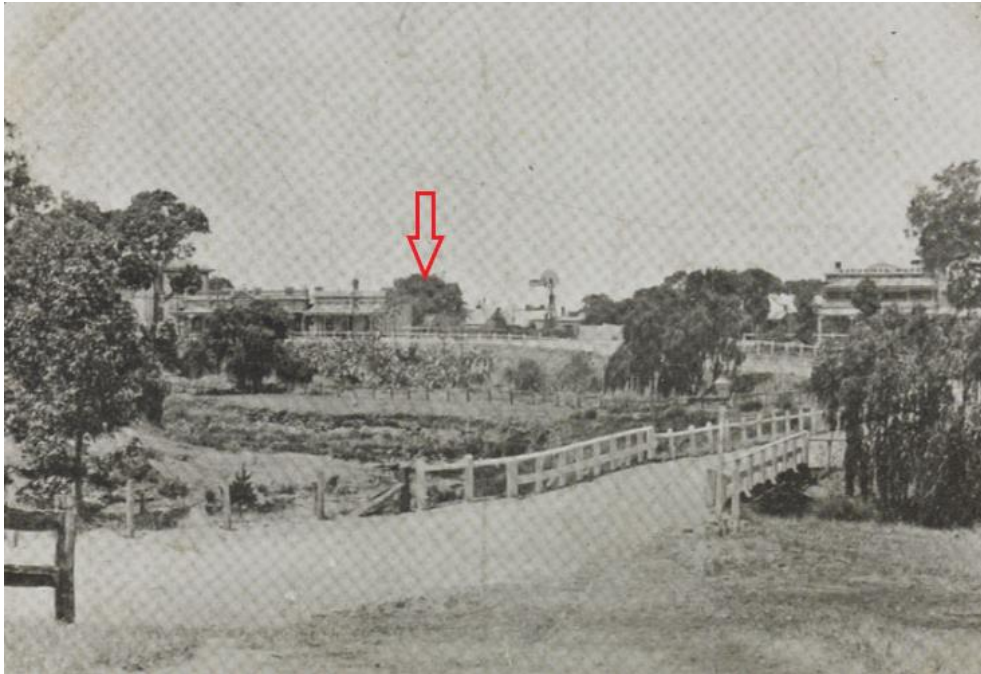
Confirmed in the South Australian Heritage Register on 20 November 1986

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

Shops

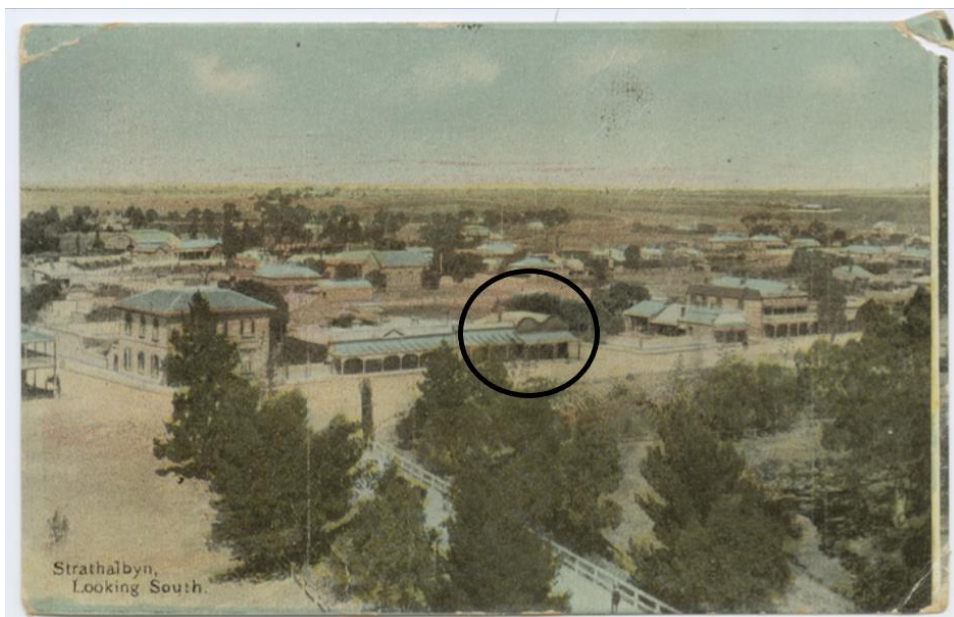
PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255



Photograph of Albyn Terrace taken from the Strathalbyn Mill in the early 1900s. The red arrow identifies the vacant allotment on the corner of Albyn Terrace and Catherine Street.

Source: SLSA 27641



Depiction of Albyn Terrace in 1911. The recently built shops are circled in black.

Source: SLSA B45463

Shops

PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255



Shops at 10A Albyn Terrace in 1981 when the shops were tenanted by Greg Nancarrow Mens Wear, and the rear stables by Centaur Saddlery.

Source: Dew Files, 1981



Frontage of Shops in 1981.

Source: Dew Files, 1981

BHI Summary of State Heritage Place: 11610

17 of 22

Confirmed in the South Australian Heritage Register on 20 November 1986

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 15 February 2024

Shops

PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255



Shops with converted rear stables prior to conservation works in 2019.

Source: Dew Files, June 2019



Converted stables at the rear being used as a tile shop in 2010.

Source: Google Maps, Jan 2010



Stables at the rear of the site prior to conservation works in 2019.

Source: Dew Files, June 2019



Shop frontage at 10A Albyn Terrace in April 2023.

Source: Google Maps, April 2023

Shops

PLACE NO.: 11610

10A Albyn Terrace, Strathalbyn SA 5255



Shops from the corner of Catherine Street and Albyn Terrace during conservation works in 2023.

Source: Google Maps, April 2023



Shops and stables during conservation works in 2023.

Source: Google Maps, April 2023

-
- ¹ Lester Firth & Murton Pty. Ltd., *Strathalbyn Conservation Study*, p.17.
- ² *Down by the Riverside*, Strathalbyn Theatrical-Historical Tour, a South Australian History Festival Event, May 2017.
- ³ McDougall & Vines, *Heritage Survey of the Township of Strathalbyn*, vol. 1 (2003), p.5.
- ⁴ Firth & Murton, *Conservation*, p.8.
- ⁵ McDougall & Vines, *Heritage Survey*, p.5.
- ⁶ *Adelaide Chronicle*, 28 August, 1840.
- ⁷ Firth & Murton, *Conservation*, p.3.
- ⁸ McDougall & Vines, *Heritage Survey*, p.7.
- ⁹ Brian Simpson, *Strathalbyn: Tales from the Past* (Strathalbyn: Brian Simpson, 2004), p.11.
- ¹⁰ Department of Environment and Planning, *Heritage of the Fleurieu Peninsula*, pt. 1 (1988), p.23. And McDougall & Vines, *Heritage Survey*, p.6.
- ¹¹ Firth & Murton, *Conservation*, p.5.
- ¹² Firth & Murton, *Conservation*, p.6.
- ¹³ Simpson, *Tales from the Past*, p.12.
- ¹⁴ Michael Williams, *The Making of the South Australian Landscape: A Study in the Historical Geography of Australia* (London and New York: Academic Press, 1974), p.378.
- ¹⁵ Simpson, *Tales from the Past*, p.12.
- ¹⁶ McDougall & Vines, *Heritage Survey*, p.6.
- ¹⁷ Lester Firth & Murton Pty. Ltd., *Strathalbyn Conservation Study*, p.19.
- ¹⁸ Harold J. Stowe, *They Built Strathalbyn* (South Australia, Investigator Press, 1973), p.20.
- ¹⁹ *Southern Argus*, 'The Late Mr. Donald Gollan,' 1 March, 1888, p.3.
- ²⁰ McDougall and Vines, p.18.
- ²¹ McDougall & Vines, *Heritage Survey*, p.4.
- ²² *Mount Barker Courier and Onkaparinga and Gumeracha Advertiser*, 'Early Mount Barker,' 11 April 1930, p.1.
- ²³ State Library of South Australia, 'Warrior 1840,' Bound for South Australia Collection, <https://bound-for-south-australia.collections.slsa.sa.gov.au/1840Warrior.htm> (accessed 9 October 2023).
- ²⁴ *Adelaide Times*, 'Educational Returns,' 21 January 1850, p.4. And *South Australian*, 'Mount Barker Town School,' 26 December 1848, p.2.
- ²⁵ *Mount Barker Courier and Onkaparinga and Gumeracha Advertiser*, 'Mr. James Bonnar,' 2 August 1905.
- ²⁶ *Adelaide Observer*, 'Advertising,' 31 March 1866, p.1.
- ²⁷ McDougall & Vines, *Heritage Survey*, p.84.
- ²⁸ *South Australian Register*, 'The South,' 15 May 1866, p.3.
- ²⁹ *Southern Argus*, 'Local Court, Strathalbyn,' 11 May 1876, p.3.
- ³⁰ *Mount Barker Courier and Onkaparinga and Gumeracha Advertiser*, 'Mr. James Bonnar,' 4 August 1905.
- ³¹ *News*, 'Mrs. J. Foster Dead,' 7 February 1929, p.18.
- ³² *Southern Argus*, 'Advertising,' 22 March 1877, p.2.
- ³³ Census data for South Australian includes the Northern Territory. G.H. Knibbs, *Census of the Commonwealth of Australia, 2nd and 3rd April, 1911, Part XII – Occupations*. Minister of State for Home Affairs (1911), p.1289, 1295.
- ³⁴ Jones, *In Her Own Name*, p.282.
- ³⁵ W.A. Sinclair, 'Women at Work in Melbourne and Adelaide Since 1871,' *Economic Record*, 57:159 (1981), p.345. As quoted in Helen Jones, *In Her Own Name: A History of Women in South Australia from 1836* (South Australia: Wakefield Press, 2021), p.67.
- ³⁶ Sinclair, 'Women at Work,' p.349. Quoted in Jones, *In Her Own Name*, p.63, 259.
- ³⁷ Jones, *In Her Own Name*, p.282.

³⁸ Knibbs, *Census, 1911, Part XII – Occupations*(1911), p.1821.

³⁹ *News*, 'Mrs. J. Foster.'

⁴⁰ *The Mount Barker Courier and Onkaparinga and Gumeracha Advertiser*, 'General News,' 27 April 1906, p.2.

⁴¹ *Southern Argus*, 'Municipal Corporation,' 15 March 1906, p.3.

⁴² *Southern Argus*, 'Advertising,' 13 December 1906, p.2.

⁴³ *Southern Argus*, 'Advertising,' 4 January 1906, p.1.

⁴⁴ *Southern Argus*, 'Advertising,' 5 July 1906, p.2.

⁴⁵ *Southern Argus*, 'Personal,' 5 August 1915, p.2.

⁴⁶ *Southern Argus*, 'Personal,' 4 January 1917, p.2.

⁴⁷ *Victor Harbour Times*, 'Advertising,' 2 March 1946, p.2.

⁴⁸ *Victor Harbour Times*, 'Advertising,' 9 July 1980, p.21.

⁴⁹ *Victor Harbour Times*, 'Advertising,' 3 February 1982, p.30.

⁵⁰ Boylan Lawyers, 'Boylan Lawyers History,' <https://boylanlawyers.com.au/about-us/> (accessed 23 October 2023).