

Blakiston, house & cottage

Place no.: 23

Address lot 10 Princes Highway, Blakiston

ASSESSMENT OF HERITAGE VALUE

Description

Two-storey house: the lower storey being constructed of [rendered] stone, and the upper using the timber panels of two Manning houses. The house has a cgi gable roof with a two-storey verandah to front with timber posts, iron lacework and timber-board ceiling. Features include timber-framed openings and timber casement windows (original Manning windows being multi-paned), timber doors, and [rendered] chimney. Internal fittings of significance include timber-board panelling, Manning windows and timber-board ceilings and floors. The detached cottage to the rear of the house is constructed of red-bricks with a cgi gable roof, timber framed openings, timber panelled door, timber multi-paned casement windows and a red-brick chimney.

Statement of Heritage Value

This is one of the earliest houses in the Mount Barker District, has significant associations with Captain Davison, founder of the settlement of Blakiston, and is an outstanding example of early Colonial construction methods using prefabricated Manning houses and imported timber.

Relevant Criteria

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history, being one of the earliest houses in the Mount barker district, and having close associations with Captain Francis Davison and the foundation of the Blakiston settlement.*
- (b) *it has rare, uncommon or endangered qualities that are of cultural significance, partially comprising two of only six known surviving examples of Manning houses in South Australia.*
- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics, retaining substantial sections of original timber detailing and windows from the pre-fabricated Manning houses.*
- (g) *it has a special association with the life or work of a person or organisation or an event of historical importance, being constructed by Captain Francis Davison, an important early pioneer of South Australia.*

RECOMMENDATION

This place is recommended for inclusion in the State Heritage Register.

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

Captain Francis Davison was one of South Australia's earliest colonists and made a significant impact on the early landscape and development of the Mount Barker district. Arriving in South Australia in 1839, he had taken up his land near Mount Barker in 1840 and soon erected his two pre-fabricated houses. He then developed a significant estate which he called 'Blakiston', a name which was later used by the adjoining settlement. By 1848, Davison had constructed a more substantial homestead using the original pre-fabricated Manning components in the upper storey. He also busied himself by establishing and developing several important pastoral holdings, by establishing the first rural Church of England in the Colony (St James, Blakiston - 1846), and by holding office as a local Magistrate and Commissioner of Roads.

Criterion (b) *it has rare, uncommon or endangered qualities that are of cultural significance.*

This is significant as one of South Australia's oldest surviving residences, and for incorporating two of the six known Manning houses to survive in the State. Manning houses are significant as a type of residence which was pre-fabricated in a British English factory in the 1830s, then shipped to the colonies with some of the wealthier early settlers. There are only 8 known examples of Manning houses surviving in Australia, six of which are in South Australia. Because of their small scale, fine detailing and timber construction, the surviving examples are especially precious.

Criterion (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.*

The surviving timber detailing to the exterior and interior of the upper storey of Blakiston House is of special significance as it demonstrates the original timber detailing of Manning houses. English carpenter John Manning first constructed these portable houses in 1828. Some of Australia's most significant early pioneers commissioned houses from him, including Governor Philip, Captain William Lonsdale and John Barton Hack. Manning's pre-fabricated timber houses played a special role in the early settlement of South Australia as over 20 Manning houses were brought to South Australia between 1837 & 1841. The two Manning houses incorporated in to the house at Blakiston are two of the few surviving examples of this significant imported building type. The way in which the Manning house panels have been incorporated into the 1840s structure including local stonework and other imported timbers also provides insight into the building techniques and unique opportunistic designs employed by some of our earliest leading settlers.

Criterion (g) *it has a special association with the life or work of a person or organisation or an event of historical importance.*

Captain Francis Davison purchased his Blakiston land from England then travelled out to South Australia aboard the *Cleveland* in 1839. Davison came prepared with a land order he had purchased in England and two pre-fabricated Manning houses. In 1840, he selected a property in what is now Blakiston. There he constructed a stone and timber homestead using the walls of the Manning Houses as the upper storey. He named his property Blakiston after his family's estate in Durham. Davison was a significant early landowner who not only founded the settlement of Blakiston and was instrumental in the construction of the Colony's first rural Church of England there, but was also significant as a pastoralist and local magistrate. He acted as Chairman of the local Board of Road Commissioners and established several other properties in South Australia.

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HISTORY

The cottage to the rear of the house was constructed in the mid-19th century for the Davison's workman John Guy. The Blakiston property was sold out of the Davison family in 1867, since when it has had a succession of owners. It is currently owned by Robert and Juliet Clampett, prize-winning stock-owners. Robert was formerly Mayor of Adelaide.

REFERENCES

- Hignett & Co. 1983, *Mount Barker District Heritage Survey*, S235.
- Jensen, Elfrida & Rolf 1980, *Colonial Architecture in South Australia*, pp 56 & 225.
- Local History Centre, heritage files & photographs.
- Martin, V 1982, *Mostly Mount Barker*, pp 1-28 (historic photographs pp 6-7).
- *Mount Barker Courier*.
- National Trust of South Australia, NTC982.
- Oral history: R & J Clampett.



- Kwan, E 1979, *Living in South Australia*, front cover reproduces Gill's 1848 painting of Blakiston.



Blakiston, house (front), 2004

Blakiston, house & cottage

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SITE RECORD

Location	lot 10 Princes Highway, Blakiston
Description	Two-storey house & single-storey cottage
Significant fabric	<p>House: stone walls; original Manning house panels including all timber detailing, internal panelling and casement windows; cgi gable roof and raked verandah; timber verandah posts with panelled ceiling [excluding later iron lace]; red-brick chimney; and timber-framed openings including casement windows & timber-panelled doors.</p> <p>Cottage: stone and brick walls; cgi gable roof; red-brick chimney; and timber-framed openings including casement windows & timber doors.</p>
Land Description	Section 4435, Hundred of xx CT 5406-428
Local Government Area	District Council of Mount Barker
Current Use	House & cottage
Original Use	House & cottage
State Heritage Status	Nil
State Heritage File No.	Nil
Other Assessments	<ul style="list-style-type: none">• Heritage Online 2004, <i>Mount Barker Heritage Survey</i>, included in the proposed Heritage Area BLZ• Hignett & Co 1983, <i>Mount Barker District Heritage Survey</i>, S235• Register of the National Estate, RNE7548• National Trust of South Australia, NTC982

Photograph Files	Mt Barker Heritage Survey\MBHS Photos\Blakiston\Blakiston hs
Report by	Anna Pope



Blakiston, internal details of upper storey (Manning house), 2004

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Blakiston, house (front), 2004



Blakiston, house (side), 2004



Blakiston, house (rear), 2004



Blakiston, house (verandah ceiling), 2004



Blakiston, cottage (front), 2004



Blakiston, cottage (detail), 2004