

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) of the *Heritage Places Act 1993*.

NAME: Blackwell House **PLACE NO.:** 14087

KNOWN AS: Blackwell House (former General Store, later Butchers Shop)

ADDRESS: Ngarrindjeri Country & Peramangk Country
20 Commercial Road
Strathalbyn SA 5255
Hundred of Strathalbyn
CT 5529/166 F161756 A193

CONFIRMED IN THE SOUTH AUSTRALIAN HERITAGE REGISTER:

27 September 1990

STATEMENT OF HERITAGE SIGNIFICANCE

Blackwell House is associated with the early commercial development of the township of Strathalbyn and its establishment as a regional service centre in the late nineteenth century. Designed in the Victorian Regency style for Messrs. Lander and Stephens and built in 1857, Blackwell House is located on Commercial Road on the west side of the Angas River. Stores like Blackwell House were vital to the success of the township and demonstrate the importance of early businesses in serving travellers and attracting settlers to Strathalbyn, securing its position as a nodal centre.

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

Blackwell House on Commercial Road opened in 1857 and was the first big retail store in Strathalbyn, marking the beginning of a period of rapid commercial expansion in the decades that followed. Strathalbyn was established under special survey in 1840 and greatly benefitted from its position on the transport route between Adelaide and Victoria during the Victorian gold rush of the 1850s. The increase in passing traffic enabled early investment in essential services such as hotels, a blacksmith, a mill, and church. Built for Richard Lander and Richard Stephens, Blackwell House was the largest retail property in the township. Blackwell House demonstrates local enterprise and the importance of early businesses to the establishment of Strathalbyn and the town's role as a regional centre, servicing the Fleurieu Peninsula in the second half of the nineteenth century.

SITE PLAN

Blackwell House

PLACE NO.: 14087

20 Commercial Road, Strathalbyn 5255



Blackwell House, 20 Commercial Road, Strathalbyn SA 5255 (CT 5529/166 F161756 A193, Hundred of Strathalbyn)

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LEGEND

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

Physical Description

Blackwell House is a two-storey, symmetrical building, constructed from bluestone in the Victorian Regency style and features a Zincolume®-clad hipped roof with half gable to its northern end with a goose-neck finial. It is sited on a corner allotment and features two attached single-storey residences, also constructed from bluestone and featuring Zincolume®-clad hipped roofs, one facing Colman Terrace and the other Commercial Road. A bluestone stable is located in the northern corner of the site.

The store has a chamfered corner that has been rendered and painted a cream colour and features, to the ground floor, an arched door opening with timber door and boarded fan light above. Above the door is a metal plaque with the house name printed in black. The arch opening is repeated to the first floor and features double doors comprised of painted timber to its lower third with clear glazing above. It also has rendered and cream-painted quoins and arched window surrounds, featuring timber framed multi-pane windows. The windows to the ground floor are double hung sash, while those to the upper floor are casement windows.

A timber balcony was added c.1918 and wraps around the front of the store. It has square, black-painted, timber posts to the ground floor and black-painted, turned-timber posts to first floor, featuring decorative corner brackets and simple paling balustrade, with top rail.

Both residential wings are of similar design and construction, with a central door flanked by windows on either side, and a bullnose verandah enclosed at the front by a matching timber fence and gate. Both chimneys are cream-painted brick with moulded tops. The columns of the Colman Terrace wing have wooden filigree brackets at the top. The windows are casement windows, with double-hung sash windows on the Commercial Road side.

The interior of the ground level is an open single space, with original floorboards and round arched columns. The property now has three kitchens and a kitchenette, and four bathrooms.

Elements of Significance:

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

- Two-storey bluestone building,
- Single storey residence attached to the north-east along Colman Terrace,
- Single storey residence attached to the north-west along Commercial Road,
- 1918 verandah,
- Original fixtures of the interior.

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

- Grand room rear extension to main building, constructed c.2010,
- Carport to Colman Terrace, constructed 2013,
- Enclosed garage with automatic lift door to Commercial Road built after 2000,
- Contemporary masonry fence to rear,
- Rainwater tanks.

HISTORY OF THE PLACE

The Township of Strathalbyn and Early Commercial Development

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. 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.¹ The area was rich in grazing and agricultural land, with the Angas and Bremer rivers providing a good supply of water for cultivation.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 a Mr. 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 (160 kilometres), 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 as 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 titled *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

Lander and Stephens

In December 1856, Richard Lander and Richard Stephens disposed of their joint business in Nairne and travelled to Strathalbyn to open a store.¹⁷ Both Lander and Stephens were born a year apart in Cornwell, England, and it is likely they knew each other before immigrating to South Australia in the early 1850s.¹⁸ The Lander family were 'mostly moneyed people,' occupying some of the best freeholds in the area at the time of settlement,¹⁹ while Stephens' father and brother operated a butcher's shop and drapery on High Street.

Lander and Stephens received their license for the sale of alcohol in March,²⁰ and in July the *South Australian Register* announced the construction of their new store, writing:

This important township is fast progressing, and several new buildings are in [the] course of erection, among the most prominent of which is the extensive and substantial stone building being built for Messrs. Lander & Stephens, and intended for a store. It will be an ornament to the township, and far eclipse anything of the kind now existing this side of Adelaide.²¹

Newspaper reports suggest that Lander and Stephens continued to operate their business during construction,²² possibly out of the Lander 'cottage' further up Commercial Road on Lot 70.²³

Four months later their 'commodious store' opened, and it was immediately hailed as the 'finest building in the town.'²⁴ The store stocked clothing and shoes, muslins and blankets, drapery, ironmongery, grocery, wines and spirits, tobacco and tea.²⁵ The premises went on to be the inspiration for several big stores in other parts of the township such as Victoria House, Manchester House, and London House.²⁶

In addition to being business partners, the personal lives of both men also crossed over. When Stephens married Ann Dawson in 1859, the two became brothers-in-law, Lander having married Mary Dawson a year prior in 1858.²⁷ They later purchased a property together on Manse Road in the subdivision of North Strathalbyn. They owned the land for a few years, before selling it on to labourer James Walsh in 1863.²⁸ Although it is not known what they used the property for, it is probable that the land was used for sheep farming, the two later giving up their retail store for the more profitable occupation, in partnership with William Rogers of Sandergrove.²⁹

When Lander and Stephens dissolved their business to pursue sheep farming, a well-known businessman of Adelaide, John Hodgkiss & Co., purchased their Commercial Road premises, opening a drapery and clothing store on Saturday 27 February 1869 under the management of D. Fergusson.³⁰ Hodgkiss immigrated to Adelaide from England with John Farmer in 1849, the two immediately opening a drapery business opposite the Royal Admiral Hotel in Hindley Street in Adelaide in 1850. In about 1857 the partnership dissolved, and Hodgkiss began conducting his own business under the name Hodgkiss and Co. in Rundle Street and Stephens Place.³¹ One of the oldest drapers in the colony, by the end of the 1860s he was operating two stores in Adelaide, one in Strathalbyn and one in London, United Kingdom.³²

However, his business in Strathalbyn was short lived, Hodgkiss selling it to an 'English firm' in June 1870.³³ One newspaper commented, 'for a while John Hodgkiss & Co. flourished like a bay leaf – for a brief period, failing to set the Angas on fire after all.'³⁴

J. B. Doolette & Co.

On Saturday 6 November 1875, the late Hodgkiss & Co.'s general store re-opened under the firm J.B. Doolette & Co. Advertised as the Commercial Store, it stocked an assortment of drapery, grocery, and ironmongery goods.³⁵ Doolette ran the store until 1878 when he became insolvent. He conveyed and assigned his estate and effects to Messrs. John Hodgkiss and George Morgan.³⁶ David and John McFarlane of Victoria House in High Street, purchased Doolette's entire stock and held a three-week sale on the Commercial Store premises.³⁷

One author recalls the long list of occupants that followed, writing, 'temporary occupants alternated with vacancies, and at one time the building could have been bought for a mere song, the agents for the estate owning it getting thoroughly sick of keeping it in repair and paying rates and taxes.'³⁸

Thomas George Watson purchased the two-storey building in the late 1890s for his butchery business following a 35-year career working for the Railway Department.³⁹ Although not originally designed for use as a butcher's shop, the property was well suited to the needs of the profession, as the large basement cellar offered a cool place to store dressed meats transported from the abattoir for sale. The abattoir yards of the Watson business was located on Victor Harbor road about a mile from Strathalbyn.⁴⁰ In May 1902, Watson went into partnership with J.B. Jackson, a family butcher from High Street, the two men continuing their business at the Commercial Road premises under the name T. G. Watson & Co.⁴¹ Advertisements suggest that the butcher's shop remained in business until 1909.⁴²

Blackwell House

The store was named Blackwell House after its next owner, William John Blackwell who moved his butchery business from Milang to Strathalbyn in 1915. The shop, which sold 'first-class meat' and specialised in small goods, opened on 1 September 1915.⁴³ Blackwell, born in the Victoria Barracks in Hong Kong in 1881, came to South Australia as a child and settled in the Milang district. While attending the local school, and after graduation, he was employed by John Rust as a butcher. Later Blackwell married Rust's daughter, before taking over his father-in-law's business in Milang.⁴⁴

After acquiring the premises, Blackwell made several 'improvements' to the building, the *Southern Argus* reporting in July 1918:

The original design provided for the addition of a wide balcony and verandah, but the full plans were never carried out, and for many years the building looked somewhat bare and ugly, none of the projected improvements being effected till just recently, the present owner, Mr W. J. Blackwell having now to a certain extent completed the designer's ideas by having a spacious balcony erected along the two street frontages, a verandah at the residential portion in Swale Street and by having the roof renewed in modern style.⁴⁵

According to the article, the additions were carried out by J. F. Kennedy, a local builder and carpenter.

Blackwell was heavily involved in the wider Strathalbyn community and a keen sportsman, joining the Strathalbyn Racing Club as a founding member in 1922.⁴⁶ The racecourse on which the Club competed was owned by Blackwell, and in 1931 he sold his 90-acre property to the Club for £1,800.⁴⁷ He remained committed to the Club until 1953 when ill-health forced him to resign before passing away in 1954.⁴⁸

Newspaper advertisements confirm that Blackwell continued to operate his butcher shop into the late 1920s,⁴⁹ however little is known about what happened to the shop after 1930. His son, Alfred Jack, also trained as a butcher, and it is understood that Blackwell turned the business over to his son.⁵⁰ A newspaper report from January 1936 writes about a lawn tennis tournament which took place at Alfred Blackwell's house on Commercial Road, however it is not known whether this was the same property.⁵¹ In 1943, Alfred Blackwell entered business with Messrs. Norton Bros, before opening his own business on Dawson Street in the 1950s.⁵²

The End of the Twentieth Century

Blackwell House was purchased in 1969 by Ronald and Nance Sutton, before being acquired by Jeffrey and Helen Clayton in 1983. During this time Blackwell House was converted into three flats. Flat 1 was the original ground storey shopfloor with

basement cellar; flat 2 was the single-storey dwelling attached to the shop on its north-east side; and flat 3 was the whole of the first storey above the shop. A floorplan outlining the layout of the flats is included in the 'Photos' section of this report. The Rodgers purchased Blackwell House in 1997 and undertook conservation works on the building such as opening the ground floor shop and removal of the external stairwell along Commercial Road.

CHRONOLOGY

Year	Event
1830	Richard Stephens is born in Helston in Cornwall, England.
1831	Richard Lander is born in Helston in Cornwall, England.
1839	Angus Special Survey purchased by Captain George Hall and William Mein conducted in May.
1840	Township of Strathalbyn is 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.
1844	Church of St. Andrew is constructed.
1849	John Hodgkiss, businessman and draper, immigrates to South Australia from England.
1851	Gold discovered in Ballarat, Victoria.
1854	District Council of Strathalbyn formed.
1856	Richard Lander and Richard Stephens sell their business in Nairne in December.
1857	Lander and Stephens receive their license for the sale of alcohol in March.
1857	Lander and Stephens open their new store on Commercial Street in October.
1858	Richard Lander marries Mary Dawson on 4 August. ⁵³
1859	Richard Stephens marries Ann Dawson.
1866 –	John Hodgkiss elected to the Legislative Council.
1972	
1868	Strathalbyn separates from the District Council to become a municipality.
1869	John Hodgkiss and Company purchase the Commercial Road premises from Messrs. Lander and Stephens, opening a drapery and clothing store on 27 February under the management of D. Fergusson.
1870	Hodgkiss and Co. sell the business to an 'English firm' in June.

- 1872 P.C. Graeyar & Co. sells his store in Port Elliot to open a business in Blackwell House.**
- 1875 J.B. Doolette takes over Hodgkiss & Co. and opens the Commercial Store on 6 November.**
- 1878 J.B. Doolette & Co. goes into insolvency.
- 1878 Following his retirement from the drapery business, John Hodgkiss is elected to the Legislative Council for a second time.
- 1881 William John Blackwell is born in the Victoria Barracks in Hong Kong.
- 1884 John Hodgkiss retires from parliamentary life.
- c.1898 Thomas George Watson opens a family and retail butcher shop in Blackwell House.**
- 1902 Watson enters into a partnership with butcher J.B. Jackson.
- 1915 Blackwell opens a family butcher business on 1 September.**
- 1918 Blackwell makes several improvements to Blackwell House, including the addition of first-storey balcony.**
- 1931 The Strathalbyn Club buys racecourse from W.J. Blackwell for £1,800.⁵⁴
- 1969 Ronald and Nance Sutton purchase Blackwell House.**
- 1970 - Blackwell House is converted into three flats.**
- 1997**
- 1983 Jeffrey and Helen Clayton purchase Blackwell House.**
- 1997 The Rodgers family purchase Blackwell House.**
- 1990 Blackwell House is confirmed in the South Australian Heritage Register on 27 September.**
- 1999 Heritage SA approves the removal of the exterior stairwell obstructing the dwelling on Commercial Road as well as the replacement of the original service stairs leading from the Colman Terrace dwelling up to the first floor.
- 2001 The ground floor 'shop' is re-opened as a single space. New internal stairs installed, replacing original service access stairs. External staircase removed (DA 455/118/99).
- 2004 Part of the Commercial Street dwelling is converted to a bed and breakfast (DA 455/861/04).
- 2005 Extension to rear of building and addition to rear of site is approved by Heritage SA (DA 455/355/05).
- 2011 Iron boundary fence is replaced with a masonry fence (DA 455/532/11).
- 2013 Freestanding carport built along Colman Terrace (DA 455/646/12).

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- Stowe, Harold J. *They Build Strathalbyn*. South Australia, Investigator Press, 1973.
- Williams, Michael. *The Making of the South Australian Landscape: A Study in the Historical Geography of Australia*. London and New York: Academic Press, 1974.

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- Adelaide Observer*, 'Advertising,' 3 January 1857, 2.
- Adelaide Observer*, 'Advertising,' 27 June 1857, 2.
- Adelaide Observer*, 'Strathalbyn – Special Notice,' 31 October 1857, 2.
- Adelaide Times*, 'Strathalbyn,' 21 March 1857, 3.
- Chronicle*, 'New Club for Strathalbyn,' 25 February 1922, 17.
- Chronicle*, 'Strathalbyn Club Buys a Racecourse,' 5 November 1931, 28.
- Southern Argus*, 'Advertising,' 13 March 1869, 2.
- Southern Argus*, 'Advertising,' 4 June 1870, 2.
- Southern Argus*, 'Advertising,' 28 October 1875, 2.
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- Southern Argus*, 'Advertising,' 22 May 1902, 2.
- Southern Argus*, 'Advertising,' 27 May 1909, 1.
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- Southern Argus*, 'Advertising,' 2 December 1954, 2.
- Southern Argus*, 'Death of Mr. W.J. Blackwell,' 8 July 1954, 3.
- Southern Argus*, 'Eighty Seven Years Old,' 26 March 1936, 4.
- Southern Argus*, 'General News.,' 23 September 1875, 3.
- Southern Argus*, 'Jottings by J.W.E.,' 21 September 1916, 3.
- Southern Argus*, 'Lawn Tennis,' 3 January 1936, 6.
- Southern Argus*, 'Personal,' 11 July 1918, 3.
- Southern Argus*, 'Public Notice,' 19 August 1915, 2.
- Southern Argus*, 'Strathalbyn Market,' 29 April 1943, 2.
- South Australian Register*, 'Advertising,' 12 November 1872, 8.
- South Australian Register*, 'Strathalbyn,' 22 July 1857, 3.
- South Australian Register*, 'The Late Mr. John Hodgkiss,' 24 June 1897, 6.

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

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<https://www.visitadelaidehills.com.au/peramangk>.

SITE DETAILS

Blackwell House

PLACE NO.: 14087

20 Commercial Road, Strathalbyn SA 5255

DESCRIPTION OF PLACE: Two-storey bluestone building with two single-storey attached residences.

DATE OF CONSTRUCTION: 1857

REGISTER STATUS: Recommendation: 19 October 1988
Provisional entry: 15 February 1990
Confirmed in Register: 27 September 1990

CURRENT USE: Private use
August 2021 - present

PREVIOUS USE(S): Blackwell House has been used primarily for commercial purposes ranging from general stores to butcher shops. Some notable owners:

Lander & Stephens: 1857-c.1869

Hodgkiss & Co.: 1869-1870

Doolette: 1875-1878

Blackwell: 1915-c.1930

LOCAL GOVERNMENT AREA: Alexandrina

LOCATION:

Street No.:	20
Street Name:	Commercial Road
Town/Suburb:	Strathalbyn
Post Code:	5255

LAND DESCRIPTION:

Title Reference:	CT 5529/166 F161756 A193
Hundred:	Strathalbyn

PHOTOS

Blackwell House

PLACE NO.: 14087

20 Commercial Road, Strathalbyn SA 5255



Blackwell House, showing the two-storey store, as it appeared in 2021.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>



Residence to Colman Terrace as it appeared in 2021.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>

Blackwell House

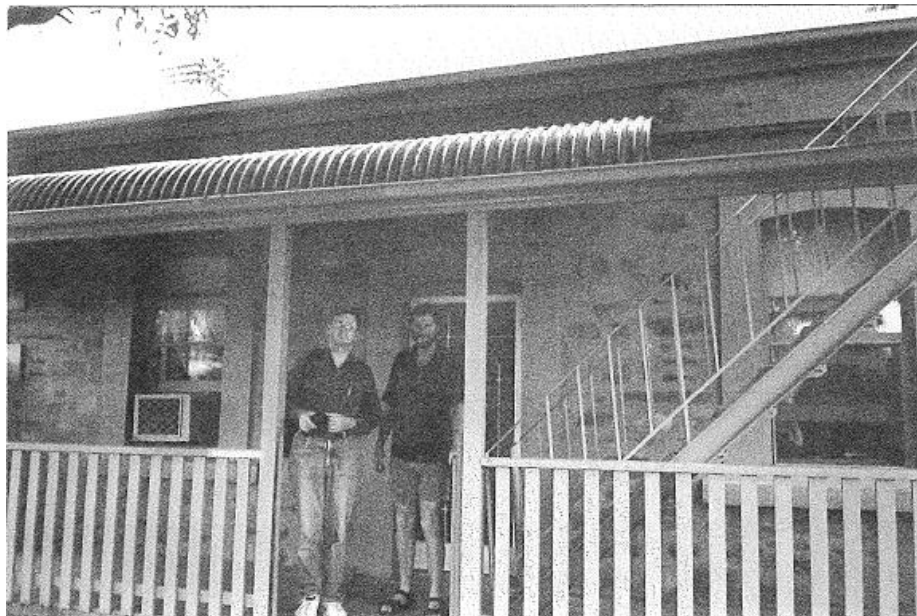
PLACE NO.: 14087

20 Commercial Road, Strathalbyn SA 5255



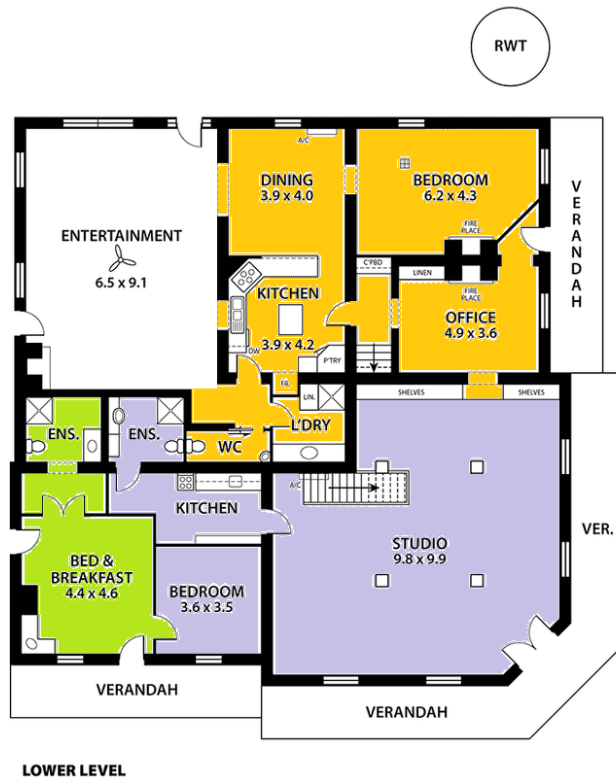
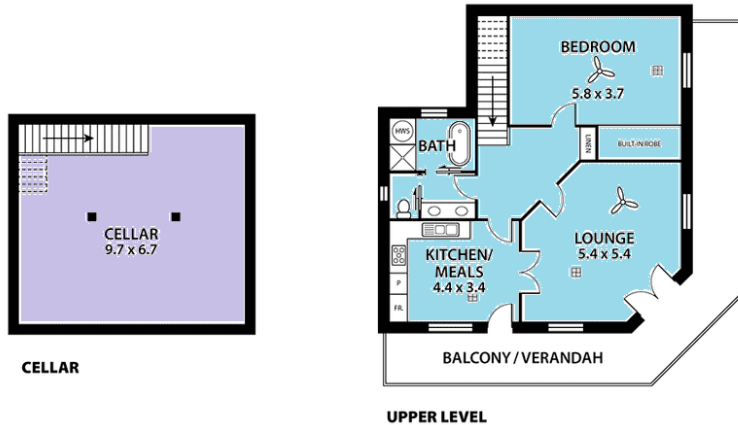
Residence to Commercial Road as it appeared in 2021.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>



Residence to Commercial Road, showing staircase to the first-floor balcony of Blackwell House. This staircase was removed c.1999.

Source: DEW Files



RWT

- Flat 1
- Flat 2
- Flat 3
- Bed and Breakfast

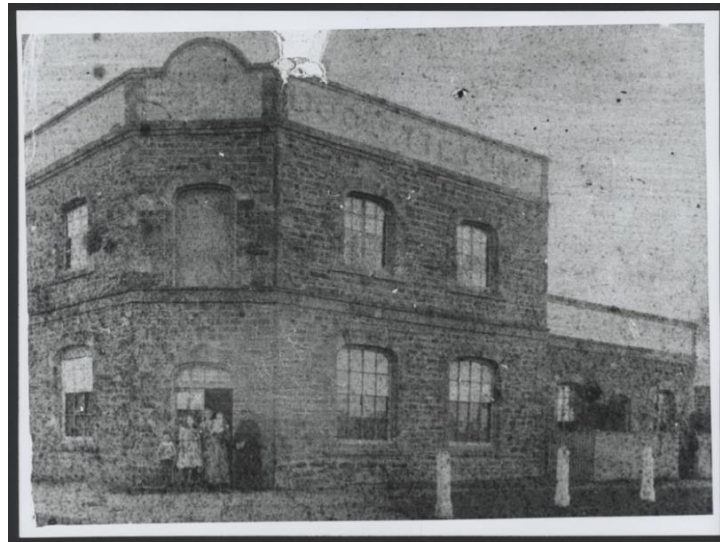
Floorplan of Blackwell House as it appeared in 2021. The colours indicate how the building was divided and used as three flats and a bed and breakfast in the early 2000s. The bedroom of Flat 1 used to be a dining room but is now part of the bed and breakfast. The 'Entertainment' space (uncoloured) was built at the rear of the building in 2005 (DA 455/532/11).

Source: Realestate.com

Blackwell House

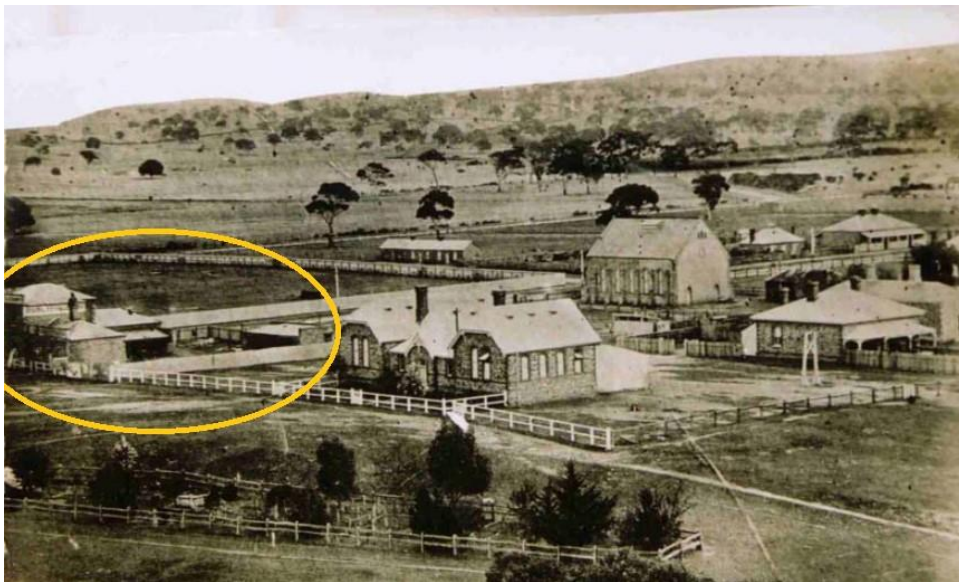
PLACE NO.: 14087

20 Commercial Road, Strathalbyn SA 5255



Blackwell House c.1890 when it was known as Doolette's Commercial Store. Note the rendered parapet, since removed.

Source: SLSA B 31855



Photograph of Strathalbyn from St Andrew's Church (SHP 10918) facing north-west circa 1884. Blackwell House, then known as Doolette's is circled in yellow. Note the stable at the rear of the property circled in red.

Source: Strathalbyn Branch of the National Trust

Blackwell House

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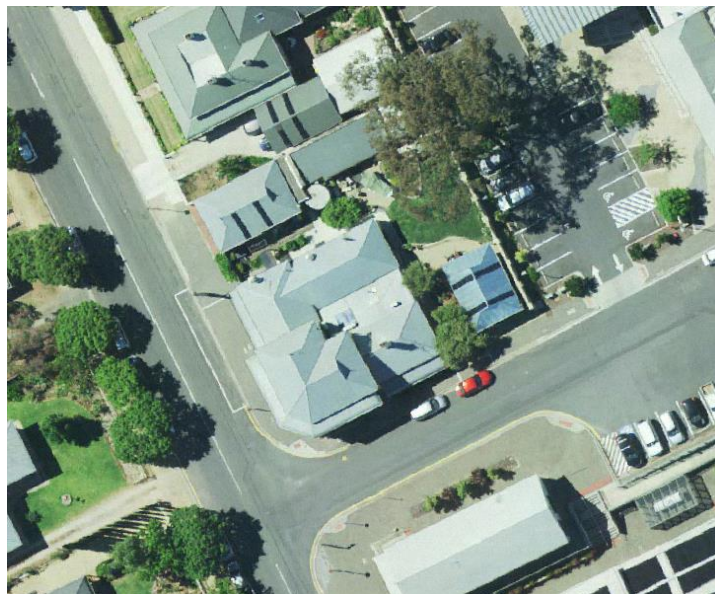
Aerial of Blackwell House taken in 2000. An unidentified structure (since removed) can be seen in the north-west corner of the property.

Source: ENV Maps



Aerial of Blackwell House taken in 2006. An enclosed garage has replaced the unidentified structure in the north-west corner.

Source: ENV Maps



Aerial of Blackwell House taken in 2016. Note the rear extension on the main building and the addition of a carport along Colman Terrace.

Source: ENV Maps

Blackwell House

PLACE NO.: 14087

20 Commercial Road, Strathalbyn SA 5255



Ground level shopfloor in 2021 with original polished floorboards and round arched columns.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>



Blackwell House cellar in 2021.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>

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Office of Flat 2.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>



The rear extension during construction in June 2010.

Source: DEW Files



Lounge of Flat 3.

Source: <https://www.realestate.com.au/sold/property-house-sa-strathalbyn-134217878>



Bedroom of Flat 3.

¹ *Down by the Riverside*. Strathalbyn Theatrical-Historical Tour, a South Australian History Festival Event, May 2017.

² Department of Environment and Planning, *Heritage of the Fleurieu Peninsula*, pt. 1 (1988).

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*, 6.

¹⁷ *Adelaide Observer*, 'Advertising,' 3 January 1857, p. 2.

¹⁸ Nancy Gemmel, *Old Strathalbyn and its People 1839-1939* (Adelaide: National Trust of South Australia, 1985), p. 202.

¹⁹ *Southern Argus*, 'Jottings by J.W.E.,' 21 September 1916, p. 3.

²⁰ *Adelaide Times*, 'Strathalbyn,' 21 March 1857, p. 3.

²¹ *South Australian Register*, 'Strathalbyn,' 22 July 1857, p. 3.

²² *Adelaide Observer*, 'Advertising,' 27 June 1857, p. 2.

²³ *Southern Argus*, 'Jottings,' 21 September 1916, p. 3.

²⁴ *Southern Argus*, 'Personal,' 11 July 1918, p. 3.

²⁵ *Adelaide Observer*, 'Strathalbyn – Special Notice,' 31 October 1857, p. 2.

²⁶ *Southern Argus*, 'Jottings,' 21 September 1916, p. 3.

²⁷ Harold J. Stow. *They Build Strathalbyn* (South Australia, Investigator Press, 1973), p. 17.

²⁸ McDougall & Vines, *Heritage Survey of the Township of Strathalbyn*, vol. 2, part B (2003), p. 157.

²⁹ *Southern Argus*, 'General News.,' 23 September 1875, p. 3.

³⁰ *Southern Argus*, 'Advertising,' 13 March 1869, p. 2.

³¹ *South Australian Register*, 'The Late Mr. John Hodgkiss,' 24 June 1897, p. 6.

³² *Southern Argus*, 'Advertising,' 13 March 1869.

³³ *Southern Argus*, 'Advertising,' 4 June 1870, p. 2.

³⁴ *Southern Argus*, 'Jottings,' p. 3.

³⁵ *Southern Argus*, 'Advertising,' 28 October 1875, p. 2.

³⁶ *Southern Argus*, 'Advertising,' 7 February 1878, p. 3.

³⁷ *Southern Argus*, 'Advertising,' 28 February 1878, p. 2.

³⁸ *Southern Argus*, 'Jottings,' p. 3.

³⁹ *Southern Argus*, 'Advertising,' 10 November 1898, p. 2. And *Southern Argus*, 'Eighty Seven Years Old,' 26 March 1936, p. 4.

⁴⁰ Gemmel, *Old Strathalbyn*, p. 204.

⁴¹ *Southern Argus*, 'Advertising,' 22 May 1902, p. 2.

⁴² *Southern Argus*, 'Advertising,' 27 May 1909, p. 1.

⁴³ *Southern Argus*, 'Public Notice,' 19 August 1915, p. 2.

⁴⁴ *Southern Argus*, 'Death of Mr. W.J. Blackwell,' 8 July 1954, p. 3.

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Confirmed in the South Australian Heritage Register on 27 September 1990

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

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- ⁴⁵ *Southern Argus*, 'Personal,' p. 3.
- ⁴⁶ *Southern Argus*, 'Death of Mr. W.J. Blackwell,' p. 3.
- ⁴⁷ *Chronicle*, 'New Club for Strathalbyn,' 25 February 1922, p. 17. And *Chronicle*, 'Strathalbyn Club Buys a Racecourse,' 5 November 1931, p. 28.
- ⁴⁸ *Southern Argus*, 'W.J. Blackwell,' p. 3.
- ⁴⁹ *Southern Argus*, 'Advertising,' 20 September 1928.
- ⁵⁰ *Southern Argus*, 'W.J. Blackwell,' p. 3.
- ⁵¹ *Southern Argus*, 'Lawn Tennis,' 3 January 1936, p. 6.
- ⁵² *Southern Argus*, 'Advertising,' 2 December 1954, p. 2. And *Southern Argus*, 'Strathalbyn Market,' 29 April 1943, p. 2.
- ⁵³ *South Australian Register*, 'Family Notices,' 9 August 1858, p. 2.
- ⁵⁴ *Chronicle*, 'Strathalbyn Club Buys Racecourse,' 5 November 1931, p. 28.