

HERITAGE STUDY

ANGASTON TOWN CENTRE HISTORIC CONSERVATION ZONE

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prepared by

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APPENDIX ONE - Places within Angaston Town Centre on State Heritage Register

1.0 INTRODUCTION

1.1 Background

As one of the most historically significant towns in South Australia, Angaston has been the subject of much analysis, particularly over the last twenty years. The town was assessed by the National Trust Urban Conservation Committee in 1979-80 and an Urban Conservation Area delineated at that time, with the aim of including the town centre on the Register of the National Estate. This occurred in 1983. (Refer Fig 2)

A Barossa Valley Heritage Study was undertaken in 1980-81 which covered the heritage of the area in general. This recommended further detailed assessment of the Valley.

The Heritage of the Lower North Heritage Survey was undertaken in 1983 under the auspices of the Department of Environment and Planning of the time. This was the first Regional Survey under the State Historic Preservation Plan, and set the general parameters for following regional surveys.

However, the scope of this survey meant that the detailed consideration of major individual towns within the region was not undertaken at that time and consequently a survey of the Heritage of Eight Lower North Towns was undertaken in 1990. This considered Angaston town centre in detail and also made recommendations for an Historic Conservation Zone, which incorporated Murray Street and Washington Street. (Refer Fig 2) This survey also identified a large number of places of both State and Local Heritage Value. Most of the recommended State Places were included on the State Heritage Register in 1993.

In 1995 under the auspices of the Main Street Program, Angaston Main Street (Murray Street) was the subject of building revitalisation proposals based on the heritage value and historic character of the structures in the street.

Since the surveys listed above were completed, the Heritage Act and the Planning and Development Act have been reviewed and in 1993 new provisions were written which now enable local government authorities to include lists of places of Local Heritage Value in the Development Plan. Consequently this Heritage Study of the Angaston Town Centre was commissioned by the Barossa Council with the intention of reassessing the places and areas recommended in the 1980 and 1990 surveys in the light of the new legislation.

1.2 Objectives of the Study

The objective of this study of the historic town centre of Angaston is to provide an authoritative description and evaluation of the heritage resources of the Angaston Town Centre.

Specifically, the study will:

- a) provide a boundary for an area which may be delineated as an Historic Conservation Zone for inclusion in the Development Plan.
- b) provide a list of places of Local Heritage Value, clearly stating Relevant Criteria, within that Historic Conservation Zone for inclusion in the Development Plan.
- c) provide textural and graphic advice about the characteristics which are the basis of the Historic Conservation Zone, and recommendations for their retention

In addition this study will make recommendations for nominations of further places of State Heritage Value within Angaston if these are determined, and also provide suggestions for ongoing management of Heritage Places.

1.3 Format of Study

This study forms the first part of program which involves the preparation of a Heritage Plan Amendment Report for Angaston, delineating an area of the town centre as an Historic Conservation Zone and will form part of the Statement of Investigation for the Plan Amendment Report to be prepared subsequently through planning consultants Rust PPK Pty Ltd

1.4 Study Area (refer Fig 1)

The study area is the town of Angaston enclosed within the physical boundaries of the topography of the town. This is further described in the history and the description of the policy areas within the proposed Historic Conservation Zone (refer section 4).

1.5 Community Workshop

In order to ensure that the general community perception of what constitutes the heritage of Angaston is incorporated into the planning documents to be prepared, a community workshop was held in Angaston on 24 September 1996. The workshop covered discussion of Angaston's character and sense of place, areas and places which participants wished to conserve to ensure the retention of that character and other issues such as long term management and incentives. Much of this information has been incorporated into this report.



Figure 1: Study Area and Proposed Heritage Conservation Zone Boundary

Figure 2: Previous Conservation Area Boundaries

2.0 RECOMMENDATIONS OF REPORT

2.1 Introduction

A Heritage Study such as this which forms the basis of determination of an historic zone for inclusion in a planning document considers a whole range of issues relating to the retention or cultural qualities of the area, not just legislative requirements. As a consequence a large number of recommendations are made in varying degree of detail for the proposed zone. These have been divided into categories, but many of these overlap, and council policies which are determined from these recommendations should have as their basis the concept of retention of the cultural qualities of the Angaston historic town centre. Any policies should be carefully considered to ensure that the outcomes of any actions will result in the retention of Angaston's distinctive character.

2.2 Planning Recommendations

It is recommended that these following issues be considered in the preparation of a Heritage Plan Amendment Report for Angaston:

- The historic town centre of Angaston should be delineated as an Historic Conservation Zone within the boundaries indicated within this report and this zone could be divided into policy areas as indicated.
- Schedules should be prepared of all State Heritage Places, Local Heritage Places and Contributory Places within the zone. It should be noted that heritage places exist outside the proposed zone and these will need separate assessment and possible scheduling within the Development Plan.
- Objectives and Principles of Development Control should be prepared which will ensure the conservation of individual places, and the distinctive characteristics of the policy areas within the proposed zone.
- Emphasis should be placed on the retention of original subdivision patterns which are a result of the earliest plans for Angaston (1840s and 1879-80). This will mean that no road changes should be undertaken without careful consideration of the effect on the overall subdivision plan of Angaston, and minimal amalgamation of original smaller allotments into large should be undertaken unless this can be done in a manner which does not obscure the intention of the original plan.

2.3 Conservation Recommendations

Angaston has been analysed as incorporating a particular character which has elements of both village and rural land use. The proposed Historic Conservation Zone includes both commercial and residential areas therefore the following conservation recommendations are proposed:

- Conservation Guidelines should be prepared which provide information for property owners, particularly those people who own Local Heritage Places and Contributory Places within the zone. These guidelines would ensure that owners understand the cultural qualities of their building and will provide information which will enable them to conserve the important elements of their buildings and maintain them appropriately.
- Council should provide free architectural advice to owners of scheduled places within the Historic Conservation Zone. This advice should be provided by a professional Conservation Architect or Heritage Consultant who has full understanding of Angaston's architectural character, building materials and other relevant information.
- Council should consider the establishment of information files of each of the scheduled buildings, particularly Local Heritage Places, so that any historical information which is located can be placed in the file relating to that particular building. This will build up an information base which owners will be interested in and which will provide evidence for recommended works to places. This could include individuals recollections of changes that were undertaken to buildings or works that were carried out, any early photographs which can be located of any date, and other such information.
- Any Council works which are undertaken within the zone should be carefully considered to ensure that any elements which contribute to the historic character of the area are not disturbed but are reinforced, such as unmade street edges or early stone guttering, early planting, any early fencing that remains which can be reinstated rather than removed and replaced, and other issues such as these. A positive approach by Council to conservation within the public realm will encourage private building owners to follow suit.
- Some individual places within the Historic Conservation Zone require further consideration, and Council should consider instigating a full Conservation Management Plan for these areas, particularly:
 - the Railway Station and Goods Yard precinct
 - Angas Recreation Park
- There are a number of early stone walls still in existence around Angaston which are particularly important in providing visitors with an indication of the early physical character of much of the enclosing elements to properties in Angaston. These walls should be carefully studied and an appropriate conservation method determined which will retain their character and evidence of their age, while at the same time making them sound and ensuring their conservation.
- Further conservation recommendations for each individual area within the zone are given in Section 4 of this report.
- Further information on individual places and general conservation recommendations for the physical fabric of these places are included on the individual building data sheets which form Section 5 of this report.

2.4 Urban Design Recommendations

The overall character of the proposed Historic Conservation Zone for Angaston town centre relies to a large extent on the consistency of elements and the historic nature of many of the buildings and urban fabric. When any upgrade or changes are required to any of these elements careful consideration should be given to how these are handled and mere change for change sake should be avoided. The character of the area depends on the sum of its parts and changes to each of these parts will change the character as a whole. Therefore the following recommendations are made:

- Street lighting, particularly in Murray Street and throughout the residential area should be carefully considered. Any new lighting which is installed should be of an appropriate design, but not fake heritage. The best designs are those which are of good design in themselves and unobtrusive in character and where possible based on early forms known to have been used in Angaston. The undergrounding of power lines in Murray Street is to be commended, and while it is not necessary for this to occur throughout the whole of the zone, consideration should be given to any changes to lighting in the residential policy areas of the zone.
- Tree planting has been a traditional civic activity in Angaston, and it is recommended that the traditional approach to street planting, with introduced species being used within the town centre, and native species being retained within the rural backdrop of the town and along parts of the creek should be continued. The introduction of exotic species into early settlements in South Australia is traditional and continues the historic precedent set by early settlers.
- Careful consideration should be given to a form of signage which is distinctive and consistent throughout the Historic Conservation Zone. It would be appropriate if this had some particular association with the local character of Angaston, but should be restrained and unobtrusive in nature. A design which is inexpensive to produce is also recommended.
- Specific small public areas within Angaston require some reconsideration as their cultural qualities have been degraded over time. These particularly are:
 - the area in front of the Town Hall which is now parking place
 - the former Animal Pound adjacent to the Railway Station
 - the area behind Murray Street shops enclosed by Hannay Crescent
 - the car park fronting Murray Street which once contained early shops and residences.

Individual urban design proposals should be drawn up for these areas based on the retention of cultural qualities and the highlighting of the early character and history of these places, and incorporate new elements in keeping with the urban fabric of Angaston.

- The Angaston Creek which has been the subject of a study resulting in a linear park proposal should be carefully considered in the light of its heritage qualities. While it is essential that the creek be upgraded it should not become a showground. Rather the natural and rural characteristics of the creek should be retained. Minimal amounts of extra engineering work should be undertaken so as to retain this original character. The paddock like nature of much of the land which adjoins the creek should also be retained and the urge to turn these areas into formal parks should be resisted.

2.5 Interpretation and Tourism Recommendations

While the delineation of an Historic Conservation Zone in Angaston is a heritage planning imperative, the results will be a town centre which, due to its character, will be even more attractive to visitors to the Barossa. Tourists who visit Angaston however, must be able to understand the important heritage of the town, and this can be done by providing discreet and factually correct information at many places throughout the town. Therefore the following recommendations are made with the intention of consolidating the information currently available for tourists to Angaston:

- As Angaston has distinct entry points, it would be sensible to provide visitors to the town with appropriate information as to Angaston's history and special character at these entry points. The existing room adjacent to the women's toilets within the Memorial Reserve at the western end of town could be considered for conversion to a Tourist Information Centre.
- The excellent Heritage Walk of Angaston which has been produced by ?? is a particularly useful document providing background information and an indication of heritage places in Angaston. This should continue to be published with regular reviews.
- Signs on historically significant buildings have been undertaken by the Main Street Committee. These signs are of a particularly tasteful nature, and include factually correct information which is of particular interest to visitors and local residents alike. (Care must be taken not to turn the whole town into a shop of signs.)
- Further information on Tourism and Heritage Interpretation has been produced under the auspices of the Angaston Main Street Program, and many of their recommendations could be considered further.

3.0 BRIEF HISTORICAL BACKGROUND OF ANGASTON

3.1 Survey and Subdivision

The town of Angaston was surveyed and subdivided from Sections which were included in the special surveys of the Barossa Ranges and purchased for George Fife Angas through his agent Charles Flaxman in the colony of South Australia in 1839. In each of the seven special surveys Flaxman selected a four thousand acre block of Sections, of what was undoubtedly the best land through the area, along creeks and valleys, including fertile soil, large tracts of pasture, excellent stands of timber, and other natural resources such as minerals. In order to recoup some of the cost of purchasing this land George Fife Angas determined to sell off parcels of land, particularly within the Barossa area.

Angas's employees in the Barossa Anthony Forster and James Smith, laid out the first plan of Angaston in the area of a small settlement at German Pass, which had developed around a trigonometrical survey station on an approximate line between Adelaide and the River Murray at Morgan. Forster noted to his employer that because of its location and the "moderate quantity of water of very good quality" available, the location would "be a good place for a small township". Forster also felt that the township located there in the valley would not interfere with the reservation of other areas for sheep and cattle use. Forster and Smith surveyed the town in 1841-2 and by 1844 the village was known as Angas Town, then Angaston.

John Howard Angas arrived in Adelaide in September of 1843 with the task of managing his father's personal interests in the colony and by October of 1843 had moved to 'The Pass' and lived adjacent to the mining engineer William Jury's house, a substantial four roomed stone dwelling built by the "Germans" in the second half of 1842. It is probable that these "Germans" were Johannes Gottfried Schilling and his family, the earliest settlers in the area and who leased part of Section 425 from George Fife Angas in 1842. (The subdivision plan (LTO DP.816) of 1879 shows the outline of the Schilling house on the southern corner of North and Murray Streets) The Section was purchased in 1855, and later subdivided it in 1879.

The General Registry Office Plan number 332 of 1857 shows the original subdivision of Angaston (Refer Figure 3) and indicates the Sections and parts thereof which had been subdivided to create the township. The names of the streets on this first plan are almost all associated with the Angas family. Their various names are recorded (Fife, French, Howard, Collins, Lindsay, Evans, Hannay) and also their English origins (Newcastle, Tyne, Washington, Hull, Essex, Kent). Some streets, however, were named on a more practical basis (Short, Cross, Middle). It should be noted that sale of allotments and settlement within this early subdivision occurred long before the registration of the plan.

The regular nature of the allotments around the main roads contrasts markedly with the subdivision of the land within the small area of land enclosed by what is known as Hannay Crescent. It could be inferred that the first settlement at German Pass on the creek was probably located in this area close to the water source and any occupation of land prior to orderly planning had to be incorporated into the subdivision of that initial part of the town.

PLAN OF THE TOWNSHIP OF ANCASTON

Being parts of Sections N^o 679-425-335 and 331

Hundred of Ansonia, County of Light

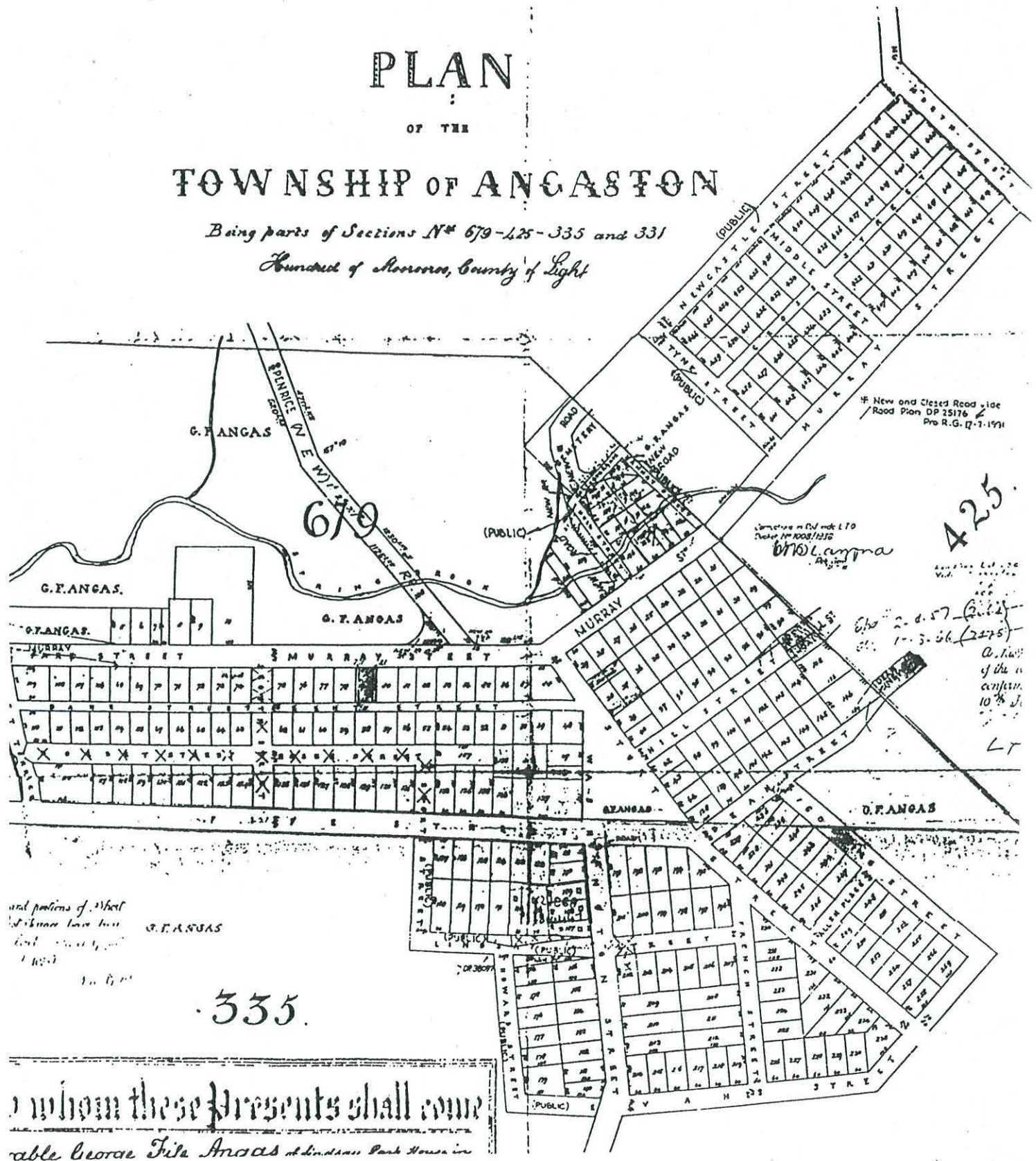


Figure 3: 1840s Subdivision of Village by George Fife Angas (GRO Plan 332-1857)

3.2 Creation of a Village

In line with George Fife Angas's vision for the colony of South Australia he instructed his managers to "encourage the foundation of villages on our land" and he reiterated this view to his son John Howard Angas. Angas senior set out the points for consideration in creating a useful township including the establishment of a town committee to "watch over the improvement of Angaston, its buildings, roads, pavements, common sewers, supplies of water etc". He also instructed John to give land to the village for useful activities such as schools, Sunday schools, libraries and for use as a town green.

Over the years, John Howard Angas and his family personally followed this instruction from George Fife Angas and Angaston has been the beneficiary of the generosity of the Angas family in a large number of areas. The first of these public buildings which was constructed in Angaston was the Free Chapel, located on the Penrice Road, the main road north out of Angaston at that time. It was built in 1844 to provide a place of worship for people of all denominations and was the special project of John Howard Angas who planned and supervised its construction soon after his arrival on land donated by George Fife Angas. Angas also provided the funds for building the Church, and it was available for all Christian denominations for worship. The focus of the village around the Chapel is indicative of George Fife Angas's intentions for settlement based on Christian precepts.

3.3 Periods of Development

Due to its favourable location and fertile soils the area flourished, and the township with it, in the early days of settlement during the 1840s and 1850s. Early settlers were agriculturalists and horticulturist, and as well as the large pastoral runs which were established around Angaston there were also vineyards, fruit orchards and nurseries established during the 1850s. The town grew rapidly in size and a full range of businesses and services were available within the village itself. By 1849 Angaston was composed of "a considerable number of comfortable habitations" as well as the hotels, the chapel, the cemetery (established in 1847), small private schools and stores.

Two hotels were established during the 1840s and expanded with demand. These were the Angaston Hotel in 1846 and the New Inn (the Barossa Hotel) in 1849. A larger church was required by 1854 and the new Union Chapel was constructed in Murray Street, opening in October 1855. In 1856 the Angaston Police Station and Courthouse were constructed on land donated by George Fife Angas. The first Town Council was established in 1853, meeting in various locations around the village, including private houses. The house at 3 Washington Street was apparently one of these when occupied by Dr Horace Dean. Other houses and parts of buildings also still remain from this early period including Rose Villa in Murray Street.

Angaston also benefited from the discovery of copper and gold in the district and although the mining enterprises were short lived, quarrying became an important local industry.

The town consolidated in the 1860s, particularly after the opening of the bridge across the creek at the western end of Murray Street in 1865. This created a more direct link with other Barossa towns and the railhead at Gawler and made transportation of local fruit, vegetables, grain and wine to various markets more efficient. It was during this period that land in Murray Street was donated by George Fife Angas as a site for the Institute Library and Reading Room, as well as serving as an IOOF Lodge Meeting Rooms. This building opened in 1870 still remains as a significant structure in Murray Street (although it is now in private ownership). The existence of an Institute and library was certainly a definite sign of an established town.

The various Protestant denominations divided and established their own places of worship during the 1860s with the Baptists remaining in the Murray Street church and the (Independents) Congregationalists and Methodists building their own chapels during the early 1860s. This division was caused by "an unpleasant controversy between the various sections of the once united congregation" over the issue of baptism by immersion.

The public facilities of the town received a boost in 1876 when George Fife Angas gave a triangular section of land on the southern edge of Angaston to the community for use as a Recreation Park. This quickly became the focus for the Show Society and sporting and recreational groups.

Industrial concerns related to the districts agricultural activities developed within the town boundaries at this time also. A substantial blacksmith shop was established by the Doddridge family in Murray Street and the flour mill, off Murray Street, was constructed by Edwin Davey & Sons. (This was due to the destruction of Rodda's earlier flour mill at Penrice.) Both these buildings are significant to both Angaston and the development of industry related to agricultural activities within the State, are included on the State Heritage Register.

The 1880s was a period of economic boom for South Australia and Angaston, as was typical of most South Australian country towns, flourished at that time. Despite the consequent economic depression of the 1890s, Angaston was able to maintain its economic base due to the local quarrying industries and the quality of agricultural crops and stock in the adjacent settled areas.

The residential areas of Angaston were developed during this period with substantial houses of local stone built along French, Sturt, Washington and other streets in the first subdivision. A new area along Schilling and North Streets was also subdivided from Section 425 in 1879-80.

The early years of this century saw major improvements in Angaston facilities and services. The telephone exchange was installed in the Post Office in 1911, with initially ten subscribers. The railway was extended to Angaston in the same year, and a goods and passenger service established, providing even more efficient transportation of local products to a wide range of markets. The new Institute Library (and Town Hall) which is a major landmark in Angaston was constructed in 1911 also, the cost being subsidised by the Angas family.

Once the effects of the First World War subsided Angaston again experienced a period of prosperity between 1920 and 1930. New Council Chambers were built in 1922 in Murray Street and many substantial residences were constructed on the eastern side of town. Angaston remained a market centre and despite the standstill after the 1929 crash Elder Smith and Company built their stockyards in Angaston in the 1930s which remained a centre for stock sales and activity until the late 1960s, operating sales twice monthly. The creation of the Angaston Fruitgrowers Co-operative in 1930 (?) and the establishment of an Angaston branch (no. 21) of the Eudunda Farmers Co-operative Society Ltd reinforced Angaston's place within the rural economic structures of the State.

With the expansion of quarrying and cement making activities around Angaston after World War II a new section of residential development was undertaken by the S A Housing Trust, centred on Jubilee Street. These new houses contrasted strongly with the earlier domestic architecture of the 1870s and 1920s.

3.4 Resultant Physical Character

The physical character of the town centre of Angaston reflects quite clearly its stages of development and its various periods of prosperity. The major two storey buildings in Murray Street and Washington Street are indicative of its prosperity in the early years of this century and the town retains many of its nineteenth century buildings, particularly in the residential areas established within the original town plan of Angaston. Most notable of these are the houses in Sturt Street, French Street and Washington Street. Later subdivided areas contain excellent examples of houses of the 1920s, which are indicative of the second major wave of prosperity for Angaston in the 20th century.

Other major elements of Angaston's character are the use of local stone in buildings and structures and the topography of the town which creates a significant part of its physical character.

Observers of the town of Angaston over all periods of its development have commented frequently on the picturesque character of the town and the intense and productive agricultural activities in the surrounding countryside.

4.0 CHARACTER AREAS WITHIN THE TOWN CENTRE

4.1 South Angaston Residential Area

4.1.1 Description

The character of this residential area derives from:

- The topography of the area, with the gradual slope increasing to the south into the Angas Recreation Park.
- The rise of the land to the west above Howard Street which provides views across the lower area of Angaston to the east.
- The elevated footpath along the west side of Sturt Street, with the mature kurrajong tree, unpaved footpath, and simple post and wire fence.
- The row of mature trees along Washington Street (a mixture of mature figs and eucalypts) and the vista that these trees frame up to the Angas Park Recreation Reserve.
- The stone walling which remains from the early years of settlement (1850s and 60s), particularly the marble walling in front of the former Station Masters Residence, and the former animal pound walls now on Railway Land.
- The significant grouping of early residences ranging from individual places, such as Hill House and rows of consistent houses (such as 24, 26, 28 Washington Street).
- The groupings of later 1920s, houses particularly those along Park Road, which are well designed and typical of that period of Angaston's development.

4.1.2 Schedule of Places

Collins Street - West Side

6 Collins Street

Dean Street - South Side

31 Dean Street

Dean Street - North Side

24 Dean Street
30 Dean Street
32 Dean Street

Evans Street - South Side

9 Evans Street
11 Evans Street
13 Evans Street
15 Evans Street
17 Evans Street
19 Evans Street
21 Evans Street

Evans Street - North Side

6 Evans Street
10 Evans Street
12 Evans Street (Jesmond Dene 1921)
14 Evans Street
18 Evans Street

4.1 South Angaston Residential Area (cont)

Fife Street

Congregational Church Complex (State
Heritage Register rec.)
Elder Smith Saleyards

French Street - West Side

8 French Street
12 French Street

French Street - East Side

5 French Street
7 French Street
9 French Street

Howard Street - West Side

2- Howard Street
6 Howard Street
Note: mature olive tree drive

Howard Street - East Side

Significant rear stone structures to houses on
Washington Street

Hill Street - South Side

14 Hill Street Hillview (Local Heritage Place)
**Angaston Fruit Growers Coop Dehydrator
Building** (Local Heritage Place)

Hill Street - North Side

Lindsay Street - South Side

7 Lindsay Street
9 Lindsay Street

Lindsay Street - North Side

Park Road - West Side

Park Road - East Side

12 Park Road
14 Park Road
16 Park Road
18 Park Road
20 Park Road

Radford Road - West Side

12 Radford Road
14 Radford Road
26 Radford Road

Radford Road - East Side

4.1 South Angaston Residential Area (cont)

Sturt Street - West Side

Former Angaston Town Hall now Public
Library (State Heritage Register)
Former Angaston Fruit Growers Cooperative,
now Hardware store.
House, Sturt cnr French Street
16 Sturt Street
20 Sturt Street
24 Sturt Street
26 Sturt Street
28 Sturt Street

Sturt Street - East Side

7 Sturt Street
9 Sturt Street
11 Sturt Street
13 Sturt Street
15 Sturt Street
17 Sturt Street
19 Sturt Street
25 Sturt Street
29 Sturt Street
31 Sturt Street
35 Sturt Street

Washington Street - West Side

3 Washington Street (Local Heritage Place)
Bethany Art & Craft Gallery, former Court
House and Police Station (Local Heritage
Place)
22 Washington Street, Hill House (Local
Heritage Place)
24 Washington Street
26 Washington Street
28 Washington Street
30 Washington Street
32 Washington Street
44 Washington Street
50 Washington Street
54 Washington Street
58 Washington Street

4.1.3 Recommendations

- It is recommended that the South Angaston Residential Area be included in the Angaston Town Centre Historic Conservation Zone.
- Principles of Development Control should be written which will ensure the retention of the character of the residential area as delineated in this report.
- Council should develop comprehensive policies which will enhance public amenity of the residential area including the maintenance of mature trees and further tree planting.
- Council should draw up urban design concepts for the area in front of the former Town Hall as this was originally set aside as a village green and it is inappropriate at this point in time that it should remain as paved car-parking.

4.1 South Angaston Residential Area (cont)

- Many of the houses within this residential area are distinctive and have characteristics which are special in terms of domestic architectural style of the 1870s-80s and the 1920s. These houses should be conserved and the owners made aware of their individual value and contribution to the zone. A one day workshop/seminar could be held where owners of houses within this residential area could discuss with Heritage Consultants the most appropriate way to reinstate the original character of their property.
- Detailed Residential Conservation Guidelines for the zone should be prepared to assist Council and owners with an appropriate guide to the assessment of development and rehabilitation of houses within the residential area.
- The distinctive character of the residential area should be retained by careful monitoring of any development, both to houses within the residential area and also other elements such as street and pavement finishes, fences and street planting.
- Any new development on sites which have been identified as non-contributory to the character of the residential area should be carefully monitored and should be constructed in a style which enhances and reflects existing architectural character without slavishly copying.
- The significant "green" area of the Angas Recreation Park should be retained as an important element within this residential area. Council should ensure all care is taken to retain this park in an appropriate manner, and it is recommended that a Management Plan be developed which ensures its future in the long term.
- The significant State Heritage Registered Railway Station site should be considered for funding for an appropriate Conservation and Management Plan to determine its future uses and its appropriate conservation.



24, 26, 28 Washington Street



12 Park Road



14 Radford Road

Contributory Houses - South Angaston Residential Area



2 - 6 Howard Street



View from Howard Street downhill

Contributory Houses - South Angaston Residential Area



7 and 9 Lindsay Street



9, 11, 13 Evans Street



24 Sturt Street

Contributory Houses - South Angaston Residential Area



19 Sturt Street



29 Sturt Street



View south along Sturt Street showing elevated section of roadside which retains unpaved gravel footpath.

Contributory Houses - South Angaston Residential Area



30, 32 Dean Street



Post 1941 Angaston Fruit
Growers Coop
Dehydrator Building
(Local Heritage Place)

Contributory Buildings - South Angaston Residential Area

4.2 East Angaston Residential Area

4.2.1 Description

The character of this residential area derives from:

- The landscaped character, including:
 - the mature white cedars along Schilling Street
 - the use of *coprosma* hedges in front of some of the houses (retaining early post and wire fence structures under)
 - the mature *ficus* at the base of Dean Street (on corner of Sturt Street)
 - the mature gum trees along Angaston Creek.
 - the cypress hedges to certain houses usually 1920s designs, in the residential area.
- The winding character of the Angaston Creek and the topography associated with the water course, particularly notable in Dean Street which deviates at the creek crossing with a curve up the hill west to Sturt Street.
- The Council Park which runs between Dean Street and Hill Street adjacent to the Angaston Kindergarten which provides an attractive natural backdrop and setting for the residences in this area.
- The pre-1890 residences located throughout the area, reflecting early subdivision and settlement of this section of town.
- The groupings of substantial, well designed 1920s residences particularly along North Street.

4.2.2 Schedule of Places

Dean Street - South Side

21 Dean Street **Dallwitz House** (State Heritage Register)

Dean Street - North Side

2 Dean Street

North Street - West Side

14 North Street
16 North Street
24 North Street
34 North Street
36 North Street

North Street - East Side

5 North Street
9 North Street
27 North Street (Local Heritage Place)
35 North Street

Schilling Street - West Side

6 Schilling Street
St Hugh's Anglican Church (Local Heritage Place)
12 Schilling Street
16 Schilling Street
18 Schilling Street
26 Schilling Street
28 Schilling Street
30 Schilling Street
34 Schilling Street

Schilling Street - East Side

13 Schilling Street
15 Schilling Street
17 Schilling Street (tin house)

4.2 East Angaston Residential Area (cont)

4.2.3 Recommendations

- It is recommended that the East Angaston Residential Area as delineated on the survey map be included in the Angaston Town Centre Conservation Zone.
- The Council Park between Dean Street and Hill Street should be maintained as an open area for community recreation.
- All the significant mature trees identified within the area should be retained and cared for appropriately.
- The Angaston Creek Reserve should be further developed in line with the Linear Park Proposal.
- Many of the houses within this residential area are distinctive and have characteristics which are special in terms of domestic architectural style of the 1870s-80s and the 1920s. These houses should be conserved and the owners made aware of their individual value and contribution to the zone. A one day workshop/seminar could be held where owners of houses within this residential area could discuss with Heritage Consultants the most appropriate way to reinstate the original character of their property.
- Detailed Residential Conservation Guidelines for the zone should be prepared to assist Council and owners with an appropriate guide to the assessment of development and rehabilitation of houses within the residential area.
- The distinctive character of the residential area should be retained by careful monitoring of any development, both to houses within the residential area and also other elements such as street and pavement finishes, fences and street planting.
- Any new development on sites which have been identified as non-contributory to the character of the residential area should be carefully monitored and should be constructed in a style which enhances and reflects existing architectural character without slavishly copying.



13 Schilling Street

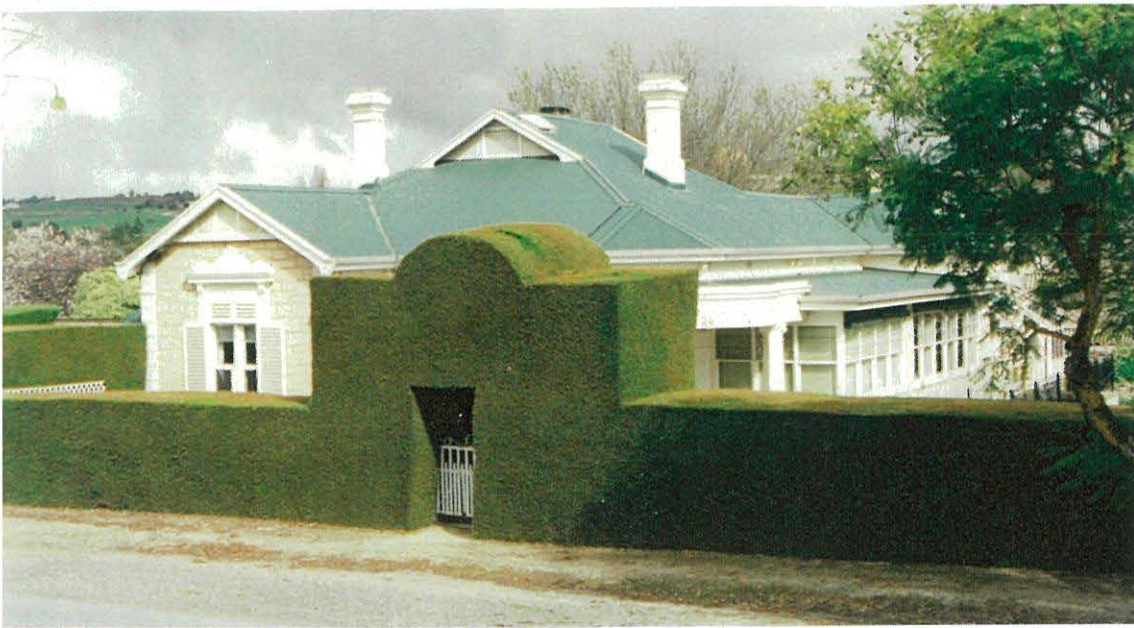


34 North Street



35 North Street
Note mature cypress trees and garden setting of this house in elevated position, with tecoma hedging.

Contributory Houses - East Angaston Residential Area



*24 North Street
Note Mature cypress
hedging well clipped into
formal arrangement.*



*27 North Street (Local
Heritage Place)*



*Angaston Creek at Dean
Street Crossing*

Contributory Houses and Views - East Angaston Residential Area

4.3 Murray Street Commercial Area and Angaston North Residential Area

4.3.1 Description

The character of this combined commercial and residential area derives from:

- The large collection of early buildings along Murray Street, dating from the 1860s onwards, which range from single storey houses, cottages and shops, and more substantial two storey hotels and banks. In addition there are a large number of individually significant heritage buildings, particularly the banks, churches and hotels.
- The configuration of the street with a bend at the Washington Street junction which provides interesting vistas east and west along the street. This allows substantial buildings such as the Angaston Hotel to terminate the vista when looking west.
- The important element of the Angaston Creek which crosses the centre of town providing an interesting rural backdrop and setting for the main street.
- The mature landscaping, particularly the mature figs and the grouping of deciduous trees adjacent to the Laucke Mill building.
- The surviving early post-supported verandahs which establish a verandahed character for sections of the street and provide an intimate pedestrian scale.
- The rural backdrop to the north with the cemetery and open area providing an important landscaped character.
- The park at the western end of town containing the War Memorial and many mature trees which provides a landscaped break and separates the residential entrance character of the town from the commercial centre.
- The early residential character of the western end of Murray Street.
- The school and associated houses in the north-east block, which was part of the original subdivision plan.
- The charming character of the cemetery with the remnant enclosing stone wall and mature cypresses.
- The rear views of the early buildings, the north elevation of which fronts the creek. Some of these retain the rubble stone walling and contribute to the rural character of the area.
- The pattern of remnant fence posts marking earlier subdivisions and dividing the open space into allotments.

4.3 Murray Street Commercial Area and Angaston North Residential Area (cont)

4.3.2 Schedule of Places

The following places contribute to the character of this zone:

Cross Street - South Side

5 Cross Street
9 Cross Street

Cross Street - North Side

22 Cross Street

Hannay Crescent

Angaston Cemetery

Kent Street

Railway Station (Local Heritage Place)

Stone Barns - rear of 89 Murray Street and
rear of 91 Murray Street (Local Heritage
Place)

Middle Street - West Side

Middle Street - East Side

2 Middle Street

Moculta Road - West Side

? Moculta Road

Moculta Road - East Side

16 Moculta Road
22 Moculta Road
Angaston Primary School (Local Heritage Place)

Murray Street - South Side

Former Council Chambers (Local Heritage
Place), Murray Street (corner Schilling Street)
Former Bank of Adelaide (Local Heritage Place)
15 Murray Street (house)
17 Murray Street (shop & house)
Doddridge Blacksmith (State Heritage Register)
19 Murray Street (house)
Barossa Brauhaus Hotel 41 Murray Street
(Local Heritage Place)
National Bank 45 Murray Street (Local Heritage
Place)
47 Murray Street (Local Heritage Place) (shop
& house)

Murray Street - North Side

2 Murray Street (house)
4 Murray Street (house, now office)
10 Murray Street (house)
14 Murray Street (house)
Former Methodist Church (corner Middle
Street) (Local Heritage Place)
20 Murray Street (house)
22 Murray Street (house)
24, 24A Murray Street (residential duplex)
36 Murray Street, Angaston Welcome Mart
(shop)
38, 40 Murray Street (shops)
42 Murray Street (butchers shop)

4.3 Murray Street Commercial Area and Angaston North Residential Area (cont)

Murray Street - South Side (cont)

Angaston Hotel, 59 Murray Street (Local Heritage Place)
 61, 61A Murray Street Shops (Local Heritage Place)
 63 Murray Street, Angaston Bakery
 65-67 Murray Street, Real Estate Offices (Local Heritage Place)
 69 Murray Street (house)
 75 Murray Street (house)
 77 Murray Street (house)
 79 Murray Street (house)
 81 Murray Street (house)
 Zion Lutheran Church (Local Heritage Place)
 89 Murray Street (house and rear stone outbuildings)
 91 Murray Street (house and rear stone outbuildings)
 101 Murray Street
 103 Murray Street
 109 Murray Street (house)

Murray Street - North Side (cont)

46 Murray Street, Angaston Medical Centre, (Local Heritage Place)
 48 Murray Street, shop, (Local Heritage Place)
 50, 50A Murray Street Shop & Residence (Local Heritage Place)
 Masonic Hall 56 Murray Street (State Heritage Place)
 62, 64 Murray Street (shops)
 66 Murray Street, Angaston Telstra Exchange, (Local Heritage Place)
 War Memorial (Local Heritage Place) 82 Murray Street
 84 Murray Street Rose Villa (State Heritage Register)
 88 Murray Street (house)
 92 Murray Street, Fig Tree Cottage, (Local Heritage Place)
 96 Murray Street (house)
 98 Murray Street

Newcastle Street - South Side

Newcastle Street - North Side

14 Newcastle Street
 House (part of school)

Penrice Road

9 Penrice Road
 Former Union Chapel (Local Heritage Place)

26 Penrice Road (House opposite chapel)

Tyne Street

Former Laucke Mill Complex (State Heritage Register)

4.3 Murray Street Commercial Area and Angaston North Residential Area (cont)

4.3.3 Recommendations

The character of this commercial policy area should be conserved and enhanced by undertaking the following:

- It is recommended that the Murray Street and Angaston North Policy Area be included within the Angaston Town Centre Historic Conservation Zone.
- Objectives and Principles of Development Control should be written which will ensure the retention of the historic character of Murray Street.
- Encourage the conservation of individual scheduled commercial and residential buildings, particularly the appropriate repainting of these buildings and, where missing, the reconstruction of post-supported verandahs.
- Impose more rigorous signage controls to ensure that both commercial sign writing and public street signs do not visually overwhelm the street or detract from the overall character of the street.
- Continue to implement the recommendations of the *Angaston Main Street Program - Building Revitalisation Proposals Report* (Jan 1995), particularly the provision of free architectural advice and incentives for building improvements.
- Supplement existing mature planting within the street with additional street trees and reassess the creek reserve in line with the Angaston Creek Linear Park proposals.
- The significant early cemetery reserve should be retained and conserved in an appropriate manner. Mature planting should be retained and interpretation signs renewed as required.
- The retention of the original subdivision pattern and the narrow road of Hannay Crescent should be retained. There should be no attempt at linking Newcastle Street with Murray Street through this area as this would intrude on the historic subdivision pattern and destroy the original cemetery allotment.
- Provide conservation advice to residential property owners to assist them in the care and maintenance of their houses.
- Detailed Residential Conservation Guidelines for the zone should be prepared to assist Council and owners with an appropriate guide to the assessment of development and rehabilitation of houses within the policy area.



24 24A Murray Street



Bakery, 63 Murray Street



Shops 62, 64 Murray Street

Murray Street Commercial Area and Angaston North Residential Area



Masonic Hall (State Heritage Register)



View of shops on north side of Murray Street - note continuous post-supported verandah.



View of Brauhaus Hotel looking east along Murray Street.

Murray Street Commercial Area and Angaston North Residential Area



89 Murray Street



101 Murray Street, note altered configuration of verandah.



103 Murray Street

Murray Street Commercial Area and Angaston North Residential Area



10 Murray Street



*Welcome Mart, 36
Murray Street*



*Chemist with new
verandah, 44 Murray
Street*

Murray Street Commercial Area and Angaston North Residential Area



*Former Laucke Mill
Complex (State Heritage
Register)*

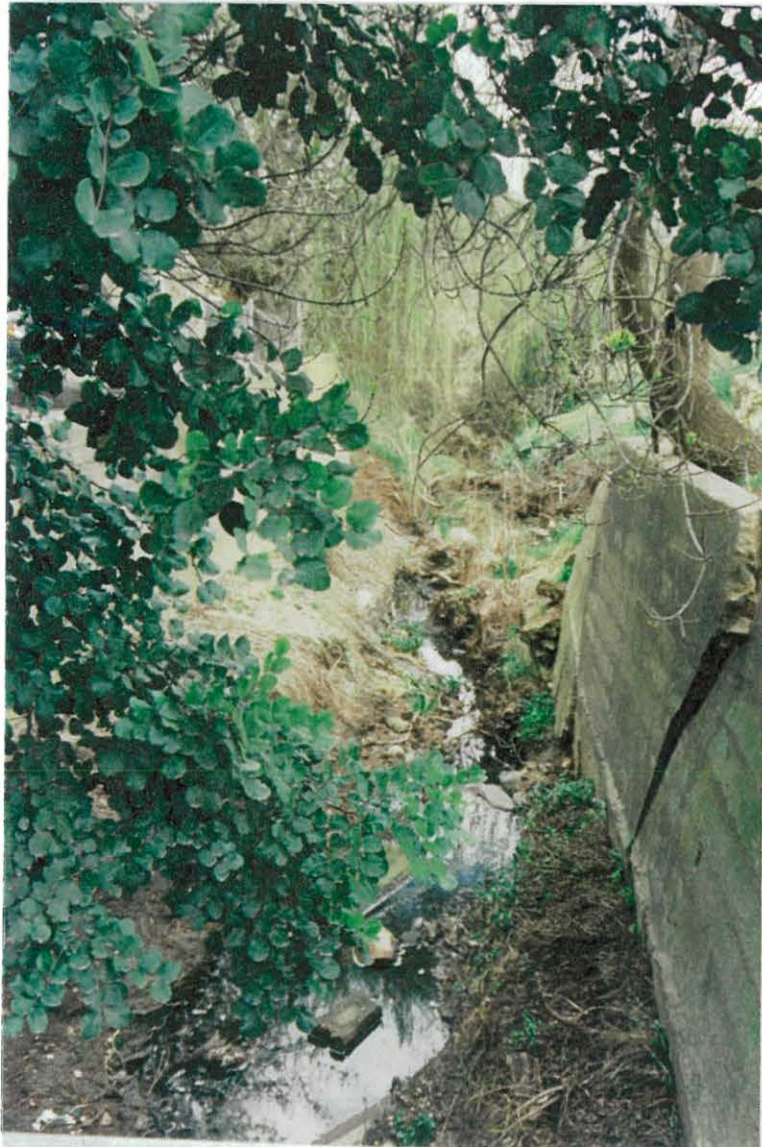


*View across open area
adjacent to the creek
showing rural character.*

Murray Street Commercial Area and Angaston North Residential Area



Cemetery



Creek behind Murray Street Shops

Murray Street Commercial Area and Angaston North Residential Area

4.5 Jubilee Avenue/Housing Trust Residential Area

4.5.1 Description

The character of this residential area derives from the large collection of South Australian Housing Trust duplexes in Jubilee Avenue and associated side streets at the southern end of town. This residential area has a consistent character, but it does not form part of the historic character of the Angaston Town Centre. This area also has mature Ash trees along Jubilee Avenue.

4.5.2 Schedule of Streets

Within this area houses were all constructed at the same time in the immediate post war period as typical Housing Trust duplexes. These have been modified over time, although a large number remain substantially intact.

4.5.3 Recommendations

While it is not intended that this residential area should be included within the Angaston Town Centre Historic Conservation Zone nevertheless it is an important area of development within Angaston and reflects certain social imperatives such as the provision of public housing and the need for further housing for quarry workers after the Second World War. While the amenity and appearance of the residential area could be improved with tree planting and some urban design input, the overall character of the area as a Housing Trust Development should not be lost. The original form of the duplexes and their construction materials should be easily interpreted. More effort could be directed towards landscaping, both public and private. The intact nature of this particular residential area may well in the future encourage heritage listing of it pending further detailed assessment of its position within Housing Trust Developments.



17, 19 Jubilee Avenue



12, 14 Jubilee Avenue



3-5 Jubilee Avenue

Housing Trust Area - Jubilee Avenue



32, 34 Jubilee Avenue



44/46 Jubilee Avenue



Duplex in Valley Road -
showing alterations to one
half of house with
"heritage" detailing
applied and picket fence.

Housing Trust Area - Jubilee Avenue

5.0 INDIVIDUAL BUILDING DATA SHEETS

5.1 List of Places Assessed

Within the proposed Historic Conservation Zone, the following buildings have been assessed as Local Heritage Places. These places have been identified through field work and the collation of places identified in previous surveys and assessments of Angaston's heritage:

- Congregational Church Complex, Fife Street (corner Sturt Street)
- Elder Smith & Co Ltd Saleyards, Fife Street
- Angaston Cemetery, Hannay Crescent
- Angaston Fruit Growers Co-op Dehydrator, Hill Street West
- Hillview, Hill Street West
- Former Council Chambers, 9 Murray Street
- Former Bank Of Adelaide, 13 Murray Street
- Former Methodist Church, 18 Murray Street
- House, 24 - 24a Murray Street
- Barossa Brauhaus Hotel, 41 Murray Street
- National Bank, 45 Murray Street
- Angaston Medical Centre, 46 Murray Street
- Shop & House, 47 Murray Street
- Shop & House, 47 Murray Street
- Shop & Residence, 50, 50a Murray Street
- Angaston Hotel, 9 Murray Street
- Real Estate Office, 65-67 Murray Street
- Telstra Exchange, 66 Murray Street
- Zion Lutheran Church, 83 Murray Street
- Stone Barns, Rear Of 89 & 91 Murray Street (Kent Street)
- Fig Tree Cottage, 92 Murray Street
- Residence, 96 Murray Street
- House, 27 North Street
- Angaston Primary School, North Street
- Bridge, Nuriootpa Road (Murray Street)
- Angas Recreation Park, Park Road
- Agricultural Show Hall, Angas Recreation Park, Park Road
- Grandstand, Angas Recreation Park
- St Hugh's Anglican Church, Schilling Street
- Franklin House, 3 Washington Street
- Hill House, 22 Washington Street
- Bethany Art & Craft Gallery, Washington Street

5.2 Individual Building Assessment Sheets

These assessment sheets have been prepared for all places considered to be of local heritage value which are located within the proposed Historic (Conservation) Zone.

The criteria for assessment are those included in the Development Act 1993 Section 23(4) for places of local heritage value.

The criteria for places of local heritage are as follows:

- a) it displays historical, economic or social themes that are of importance to the local area; or
- b) it represents customs or ways of life that are characteristic of the local area; or
- c) it has played an important part in the lives of local residents; or
- d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- e) it is associated with a notable personality or event; or
- f) it is a notable landmark in the area.

Places identified as having **local heritage value** fulfil one or more of these criteria.



ANALYSIS: The Congregational Church was established in Angaston in October of 1861 and a small chapel constructed which exists at the rear of the current church. The imposing Gothic revival church in this prominent hillside location was designed by Daniel Garlick, a notable architect in Adelaide at the time, who had prepared plans for several other Churches. The Church was constructed during 1878 and John Howard Angas laid the foundation stone for this larger church. As well as the original chapel and second church, the complex also includes an attractive manse to the west of the church and a long run of early masonry buildings at the rear of the site apparently used as stables. The main church is designed in a Gothic revival form with a central turret and belltower. This forms an important element in the streetscape of Angaston as it is located on such a prominent site and the view up Sturt Street includes the former Institute and the Church. The manse is a typical 1870s residence and retains much of its early detailing including the very low concave verandah with timber barge boarded entrance above the steps in the centre of the manse. The manse was apparently constructed in two stages with the back rooms forming the original manse constructed in the 1860s and then the two front rooms added with the construction of the new church.

When the Congregational Methodist and Presbyterian Churches combined in 1969, this church became their main place of worship, becoming known as the Uniting Church from 1977.

The Uniting Church complex is an important historical element within Angaston indicating the growth of religious facilities over time, particularly from the 1860s for the Independent Congregational worshippers, and also indicative of the change in the architectural solutions to the provision of churches as Angaston became more settled and prosperous. The existence of the original chapel, the former stables and the two stage manse are particularly significant in creating this major group.

UNITING CHURCH COMPLEX (cont)

RELEVANT CRITERIA: The Uniting Church complex has been recommended for State Heritage Listing by the State Heritage Authority. However, along with a large number of other church properties, its listing has been deferred. Therefore assessment under the criteria for Local Heritage Places is undertaken here.

The Congregational Church Complex fulfils criteria a, b, c, d, e and f under Section 23(4) of the Development Act 1993, as a place of Local Heritage Value.

EXTENT OF LISTING: The whole of the complex is included in the listing: 1878 church, manse, 1861 church and stable buildings. The external form, materials and details of all of these buildings is significant, particularly those elements which are retained from their initial date of construction.

CONSERVATION RECOMMENDATIONS: Any work to any of the structures should be in the nature of conservation, and the reinstatement of original detailing or appearance. Again it is stressed that the heritage qualities of this complex are sufficient for it to be included in the State Heritage Register. The interior elements of the Church including the stained glass windows and pews are significant and under State Registration would receive conservation advice.

SOURCES OF INFORMATION:

State Heritage Branch File Number: 12226

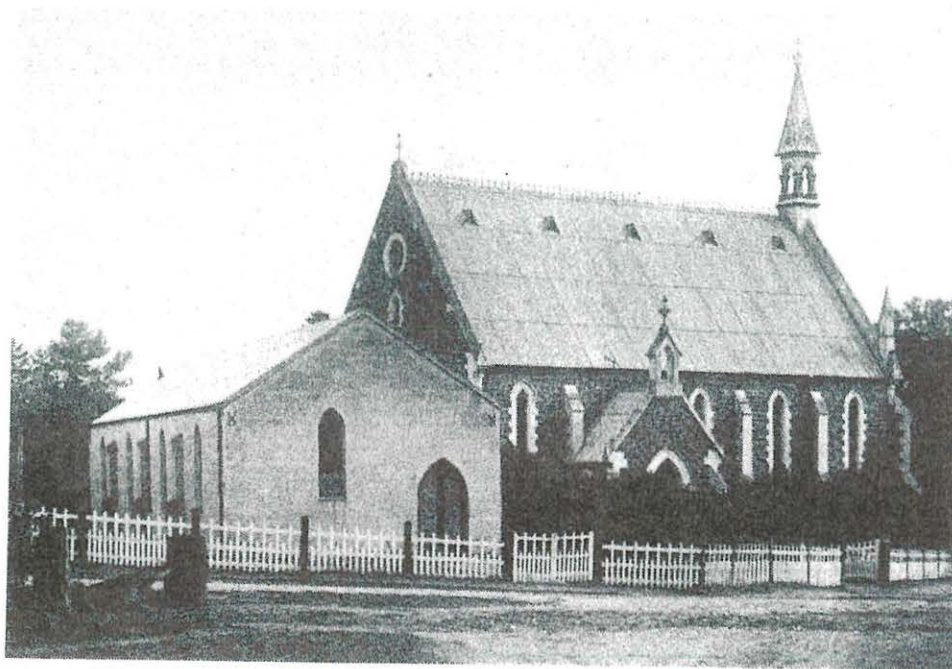
Heritage of Eight Lower North Towns (1990)

R S Runchenberg et al *The Barossa - A Vision Realised* (1992)

The Barossa Valley Heritage Study (1980)

National Trust of South Australia Building Register

G Lindsay Lockley, *Congregationalism in Angaston 1844-1944*



*Early photo (no date) of Congregational Church Complex. Note: timber picket fence.
(reproduced in *The Barossa - A Vision Realised*)*

ELDER SMITH & CO LTD SALEYARDS FIFE STREET

Allot: C,D Sect: 679

C.T.: 354/17



ANALYSIS: The Elder Smith and Company Saleyards were established in the early 1930s and the marketing yards continued to be the bustling stock centre of the Barossa for over three decades. They are closely associated with the railway station and its goods sheds providing transportation for stock to and from the saleyards. Although the market functioned for over three decades, it no longer is an active part of agricultural functions in the Angaston area and the remaining yards are essentially derelict. The retention of timber fences and corrugated iron and timber sheds creates a picturesque element on the south-western hillside overlooking Angaston and is an important part of the rural backdrop to the town. The yards themselves are representative of an earlier period of economic activity in Angaston commencing in the 1930s, and extending into the 1980s. During the 1950s sales were held twice a month.

RELEVANT CRITERIA: The former Elder Smith and Company Saleyards fulfil criteria a, c and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The current form of the sheds and fences associated with the original stockyards should be retained if possible. The rural character of the land should also be retained.

CONSERVATION RECOMMENDATIONS: Any work on the structures on this land should be in the nature of conservation and particularly the early signwriting indicating Elder Smith and Company involvement should be retained on the northern most shed. (The general management of this site needs further consideration.)

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)

ANGASTON CEMETERY HANNAY CRESCENT

Allot: Reserve Sect: 679

C.T.: 4344/525

ANALYSIS: The location of this cemetery shows on the earliest subdivision plans of Angaston and was donated by John Howard Angas on behalf of his father to a group of trustees including himself, William Salter, Richard Rodda, William Dodderidge and the Reverend G Stonehouse and W Oldham. This site was located at the time in the north east end of the original township and a stone wall five feet high was built to enclose the quarter acre block. The cemetery was established in 1847 and various notable residents fulfilled the position of sexton and secretary of the committee of Trustees. A total of 223 burials took place in the cemetery and it was noted in the Angaston Centenary Souvenir that 66 were infants under one year and 128 were children under ten years. The cemetery was closed in 1919 as there was insufficient space for further interments. A second cemetery had been established in 1867 along the Angaston Nuriootpa Road, notably after the opening of the bridge across the river to the west of the town.



This first cemetery consists of four acres of land, and in 1903 was transferred to the Angaston District Council. The records of burials at the original cemetery indicate the difficulties of raising small children in isolated communities such as Angaston. As noted in the Heritage Walk of Angaston poor sanitation, an unreliable water supply and lack of immunisation and antibiotics resulted in death from bowel diseases, teething, consumption, convulsions, typhus and typhoid. The Angaston Cemetery is a record of difficulties of pioneer life in the early years of the settlement of the State.

RELEVANT CRITERIA: The Angaston Cemetery fulfils criteria a, c and e under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The Angaston Cemetery walls, all remaining (ten) headstones and cast and wrought iron rail fences and the mature plantings of cypress pines should be included.

ANGASTON CEMETERY (cont)

CONSERVATION RECOMMENDATIONS: The original Angaston Cemetery should be carefully maintained, and where possible headstones reinstated and original paths marked with gravel. The wall around the cemetery is an essential part of the heritage value of the place and should be conserved carefully. The mature plantings should be maintained in a manner which will ensure their longevity. The road reserve through the cemetery shown on plans of Angaston should be removed.

SOURCES OF INFORMATION:

Angaston and Nuriootpa Centenary Souvenir, 1936

Heritage Walk of Angaston

Heritage of Eight Lower North Towns (1990)

**ANGASTON FRUIT GROWERS CO-OP DEHYDRATOR
HILL STREET WEST**

Allot:
Sect: **C.T.: 5263/651**



ANALYSIS: The first building on this site was a timber and corrugated iron structure used by the Lutheran Church as their place of worship. Unfortunately this was destroyed by fire in 1941. The land was sold to the Angaston Fruit Growers Co-operative. The site was levelled and the dehydrator built to service the growing dried fruit trade after the Second World War.

It is a significant remainder of the ongoing value of the importance of horticultural activities in the Angaston district.

RELEVANT CRITERIA: The Angaston Fruit Growers Co-op Dehydrator fulfils criteria a, b, c and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the building, particularly the name on the front elevation.

CONSERVATION RECOMMENDATIONS: The building, if unused, could be adapted to other uses provided the basic form of the structure was easily discernible.

SOURCES OF INFORMATION:
Mr Ron Schilling, 24th Sept 1996

HILLVIEW HILL STREET WEST

Allot: 20,21 Sect: 679
(orig 105) C.T.: 3173/174?



ANALYSIS: This large 1880s residence was built as a private house and was occupied by the Thorn family from 1919 to 1924. It was then converted to Caithness Girls School and was run as a day and boarding school for daughters of pastoral families. The founding teachers were Miss Anna Loutit and Miss Hilda Tucker, and after the school closed in 1935, Miss Tucker and Miss Elliot re-established the house as a boarding house. The house is currently run as a bed and breakfast facility. It is located within the original 1840s subdivision of Angaston on the boundary of Section 679 and Section 425.

Reg Munchenberg (et al) notes (page 116) that the Angaston Caithness Girls School operated from 1899 to 1935, and was commenced by Miss Annie F Loutit, and after 1919 was run by Miss Hilda Tucker. During its existence school was held in three different buildings, it was originally on a site in Murray Street, now Fiebigers Car Yard, and it then moved to this large house in Hill Street situated west of the kindergarten.

The school and others with similar arrangement served to provide education for children in the Angaston district, and provided an alternative to the public school and Lutheran Church schools. The house itself is constructed of two storeys with an extended verandah around all sides which has been enclosed and extended on the eastern side to provide more internal space. The house retains its chimneys, eaves brackets and other detailing.

RELEVANT CRITERIA: Hillview fulfils criteria a and c under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of this building including chimneys, window and door joinery, unpainted stone basement walls and other original elements. Any extension should be to the rear of the property so that the form of the original house is not obscured further.

HILLVIEW (cont)

CONSERVATION RECOMMENDATIONS: The house should continue to be maintained in its current excellent condition. Any works to the house should be in the nature of conservation and reinstatement of external elements and retention of all original fabric.

SOURCES OF INFORMATION:

Heritage Walk of Angaston

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

Heritage of Eight Lower North Towns (1990)

Notes on building by Mr Ross D Thorn, 1992

FORMER COUNCIL CHAMBERS 9 MURRAY STREET

Allot: Pt 503 Sect: 425

C.T.: 2025/168



ANALYSIS: Despite the fact that Angaston Council was proclaimed in 1853 it actually had no Council Offices as such, but favoured renting premises. Council meetings were held in private homes, the Institute, the Land Agent's Office and other places. This building served as the first formal Council Chambers and was constructed in Murray Street in 1922. The plans for the building were drawn up by Charles W Rutt, architect, and the lowest tender price was submitted by local builder Mr G N Dallwitz in February 1922. The building was sold to Angas Park Fruit Company in 1979 and a condition of sale was that the building not be demolished or altered externally, which the company accepted. The former District Council Offices are now part of the administration for Angas Park Fruits.

The building was carefully designed to address its corner location and the entrance to the Council Offices was at the intersection of two wings set at right angles. The building is constructed in red brick set on a stone plinth and it exhibits typical 1920s detail including extended gable eaves and white concrete banding at window lintel height. Despite its change of use the building retains architectural integrity and is currently excellently maintained. The Angas Park Company has begun the project of reconstructing an appropriate fence. A similar fence is visible in the photo in the 1936 Centenary Publication.

The building itself is indicative of the progress in the district after the First World War in the early 1920s and the sense of stability and progress which resulted from this economic boom

RELEVANT CRITERIA: The former Council Chambers fulfil criteria a, c, and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

FORMER COUNCIL CHAMBERS (cont)

EXTENT OF LISTING: The external form, materials and detailing of the 1922 building should be retained.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition and any further work to the external elements of the structure should be in the nature of conservation and reinstatement of original detailing and appearance. The replacement of later rectangular profile gutters with appropriate D profile gutters would improve the front appearance of the structure.

SOURCES OF INFORMATION:

Angaston and Nuriootpa Centenary Souvenir, 1936

District Council of Angaston Records

Heritage of Eight Lower North Towns (1990)

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

**FORMER BANK OF ADELAIDE
13 MURRAY STREET**

Allot: 500,501Sect: 425

C.T.: 479/92



ANALYSIS: The Commercial Bank of South Australia constructed many large bank buildings throughout country towns and this one in Angaston was constructed in the early 1880s. However the Commercial Bank failed in 1886 and went into liquidation and the bank stood empty for some time and was described in 1888 by George Sutherland as “a handsome building know locally as the white elephant ... a local memorial of a most anxious period”. The building was taken over in 1894 by the Bank of Adelaide bringing “a sense of financial stability after the previous years of economic disaster”. (The front classical elements were added in 1931?.)

The Bank of Adelaide had functioned in South Australia since 1865 and a number of notable residents partitioned the Bank to open a branch in Angaston which occurred in January 1894. The Bank is typical of Banks during the 1880s and 90s in that it contained banking facilities on the ground floor and a residence on the first floor for the manager of the bank. The building was used continuously as a Bank, and was taken over by the ANZ Bank when the Bank of Adelaide closed, and only recently sold as a private residence when the ANZ constructed a new bank building further west along Murray Street.

The former Bank of Adelaide retains its architectural integrity despite its conversion to a private residence and is currently in excellent condition. Early Heritage Surveys of Angaston note the existence of a cast iron hitching post in front of the bank which still remains. This is a relic of earlier transportation modes of customers of the bank. The construction of major buildings such as banks in country town reflected the rural prosperity of the time and the expansion of the agricultural economy.

RELEVANT CRITERIA: The former Bank of Adelaide building fulfils criteria a, c, d, and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

FORMER BANK OF ADELAIDE (cont)

EXTENT OF LISTING: The external form and detailing of the bank is included in the extent of listing of this place and the cast iron hitching post located in the footpath in front of the bank should also be retained.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in excellent condition. Care should be taken that no rising damp occurs due to the proximity of the asphalt footpath to the render at the street frontage of the bank. Unpainted stone walls should remain as face stone. If any fencing is required along the street frontage it would be appropriate to undertake this in timber picket fencing or narrow fluted corrugated iron with a timber top rail, as is typical of the period.

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)

R S Munchenberg et al *The Barossa - A Vision Realised* (1992)

Angaston and Nuriootpa Centenary Souvenir, 1936.

**FORMER METHODIST CHURCH
18 MURRAY STREET**

Allot: 406, 423 Sect: 425

C.T.: 3410/162



ANALYSIS: Early non-conformist Protestant services were held in the 1844 Union Chapel and 1854 Union Church. However, during the 1860s the various denominational groups divided and the Methodists established themselves separately. This Church was constructed in 1863 and the first service was held in 1864. Prior to that the Wesleyan Methodists had commenced their own worship services in 1861 in the Blacksmith shop in Angaston. In 1867 this church became the centre for a new Methodist Circuit which embraced the Barossa Congregations in the four northern towns. This Church has an extension to the rear known as Davey Hall (Edwin Davey - Miller) which was added in 1911 for the use of the Sunday School. The stone for the Church came from Mr James Sibley's Angaston Quarry and Mrs John Howard Angas laid the foundation stone in 1863. After the formation of the Uniting Church in 1976 this Church was no longer required for worship and became private property in 1979. It functioned for a time as the Angaston Art Gallery, and will be refurbished as a Clothing Museum.

The Church itself is a simple rectangular chapel highlighted by elementary Gothic detailing, including pointed arch windows and doors, and some elementary corner buttressing surmounted by simple spirelets. The side walls to the Church have been rendered but the front of the building retains its face stone work.

The Methodist Church building is indicative of the expansion of the population in Angaston during the 1860s and 1870s and the necessity for providing individual and separate places of worship for all Protestant denominations at the time of division in 1861.

RELEVANT CRITERIA: The former Methodist Church fulfils criteria a and c under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the 1864 Church and its 1911 addition should be retained. The interior has been substantially adapted from its original use.

FORMER METHODIST CHURCH (cont)

CONSERVATION RECOMMENDATIONS: Any works to the exterior of this Church should be in the nature of conservation of original materials and retention of original form.

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)

Angaston and Nuriootpa Centenary Souvenir, 1936.

HOUSE
24 - 24A MURRAY STREET

Allot: 409? Sect: 425
 C.T.: 1042/153



ANALYSIS: A small attached pair of cottages which display the physical characteristics of working mens housing of the early settlement period of Angaston. The multi paned windows and low roof height and pitch are indicative of a pre 1870s dwelling. The verandah form and detailing is of a later period (possibly 1890). There is a remnant of a simple round headed picket fence on the east of the dwelling. This would originally have extended across the front of the verandah also. (Further research required regarding date of construction and ownership)

RELEVANT CRITERIA: This residence fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and materials of the front section of the house enclosed under the hipped roof.

CONSERVATION RECOMMENDATIONS: Conservation action could be undertaken as follows:

- remove paint from front stone and brick.
- determine damp proof course effectiveness under render.
- repaint verandah and joinery.
- reinstate picket fence to street alignment.

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)
 Site Visit September 1996

BAROSSA BRAUHAUS HOTEL
41 MURRAY STREET

Allot: Sect: 679
 C.T.: 2017/144



ANALYSIS: The second hotel in Angaston, the New Inn was first licensed in 1849 and was constructed on this site. The first licensee was William Doddridge who was also the local blacksmith and his premises are still extant in Murray Street. In 1884-5 the hotel was renamed the Commercial Hotel. The hotel has been extended and built up over a period of time and its current form dates from 1912. The early photograph dating from the mid 1880s indicates the two storey Commercial Hotel structure with the single storey eastern section. Comparison with the photo in the 1936 Centenary Publication indicates that the building has changed little since that time. Early brick and stone structures from the early stages of the hotels development are still visible at the rear of the allotment through to Hill Street. In 1960 it was renamed the Barossa Hotel. The current name Barossa Brauhaus Hotel dates from 1978. From the beginning of settlement this hotel and the Angaston Hotel have been the only hotels trading in the town.

RELEVANT CRITERIA: The Barossa Brauhaus Hotel fulfils criteria a, c, and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The current external form of the two part building including verandahs should be retained.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its excellent condition. Any work should be in the nature of conservation and reinstatement of original detail. The adjacent beer garden is particularly pleasant. If possible the rear early structures (stables) should be retained for their historic character. Any extensions to the building should be undertaken at the rear of the structure.

BAROSSA BRAUHAUS HOTEL cont

SOURCES OF INFORMATION:

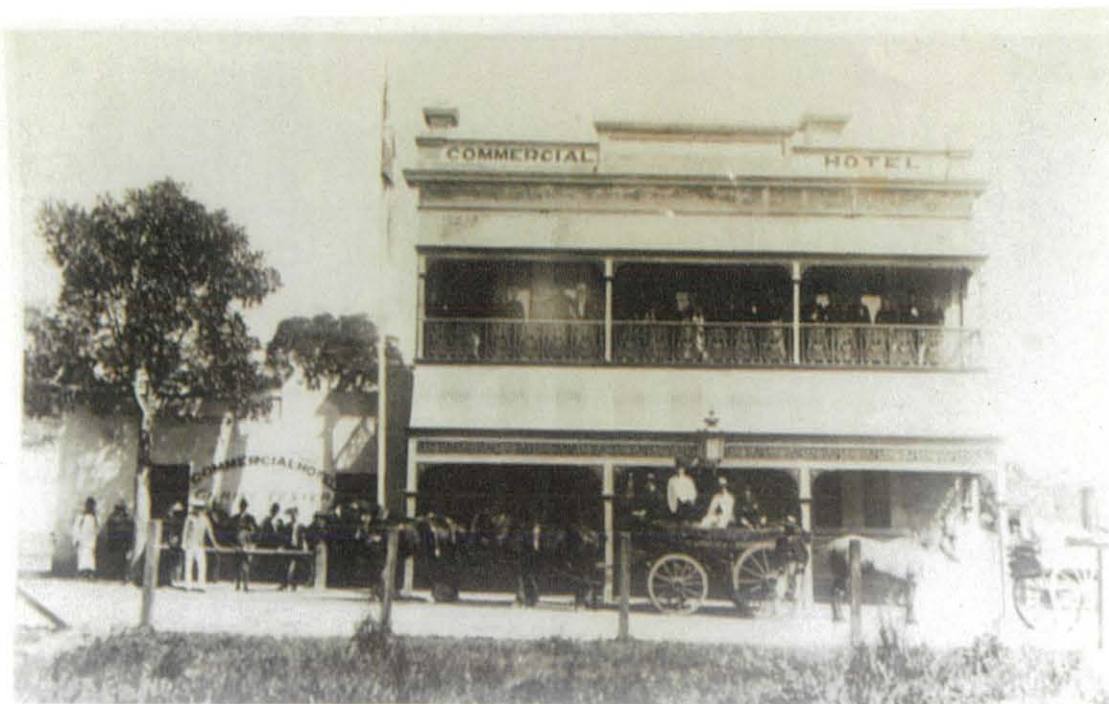
Heritage of Eight Lower North Towns (1990)

Bob Hoad, *Hotels and Publicans in South Australia*, Adelaide 1986

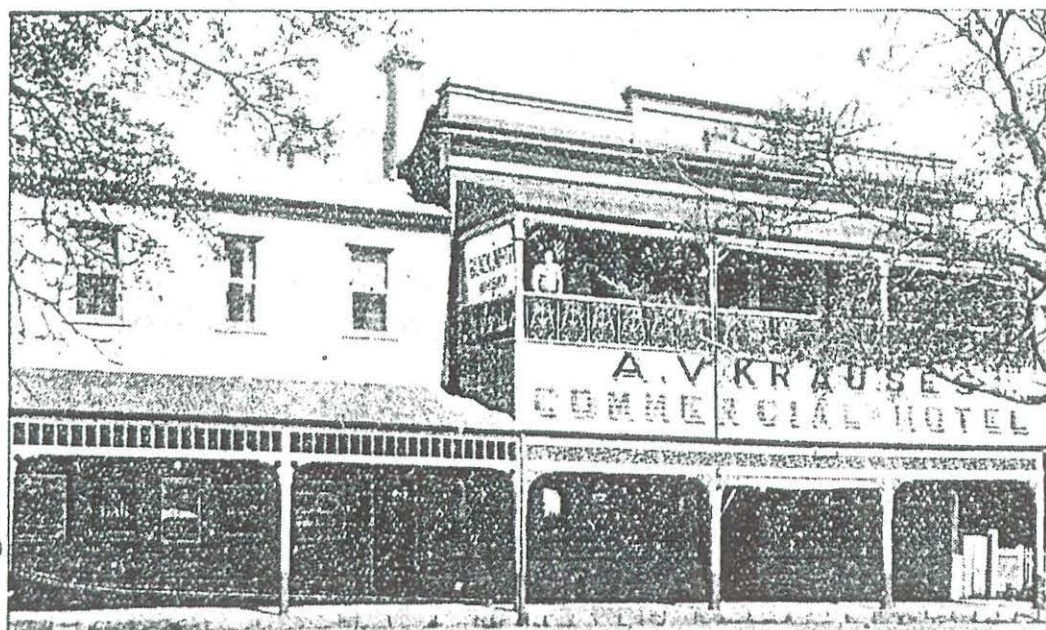
Angaston and Nuriootpa Centenary Souvenir, 1936

Barry Chinner *Angaston Sketchbook*, 1976

Main Street Historical notes.



Early photograph (c1885) from Council records - note single storey eastern section, and lower verandah detail now missing.



*Mr. A. V. Krause's Commercial Hotel, Angaston
1936 photograph of the hotel.*

**NATIONAL BANK
45 MURRAY STREET**

Allot: 32 Sect: 425

C.T.: 1615/163



ANALYSIS: The National Bank had maintained an office in Angaston from 1866, and this new bank building was constructed in 1912 during a period of relative prosperity prior to the First World War. The design was drawn up by the Adelaide architects Woods, Bagot and typical of the form of Bank buildings at the time with the banking chamber on the ground floor and a residence for the manager above. The building is designed in an elegant Edwardian classical style with a pedimented central bay flanked by side bays with square headed windows surmounted by small window cornices. The Bank is constructed in masonry, the ground floor being completely rendered in rusticated form, and the upper floor containing small area of face stone enclosed in a border of rusticated render. The building appears to have changed minimally externally since it was constructed, although internally the banking chamber was enlarged in 1975 and services were added in additions to the rear at the same time. The building continues to be used as a bank, unlike the former Adelaide Bank further to the east in Murray Street. (Note the design has been attributed to Edmund Wright; however Wright died in 1888. The design may have come from the office of Wright & Woods later Woods Bagot - needs clarification.)

RELEVANT CRITERIA: The National Bank fulfils criteria a, c and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The exterior form, detailing and materials of the Bank are included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in its current excellent condition and care should be taken that roof drainage is effective, as the parapet form of the roof could result in water damage if box gutters behind the parapets become blocked.

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)

National Bank Australia Archives

**ANGASTON MEDICAL CENTRE
46 MURRAY STREET**

**Allot: 101 Sect: 679
C.T.: 1936/101**



ANALYSIS: This building is domestic in form and scale but serves as a doctor's surgery and has done so since the early 1970s. The land was first bought by James Rossiter who was a shoemaker in 1856 and the first building on the site was constructed in 1867 and was the residence of the Thamm family who ran a saddlery further east in Murray Street (current location of chemist shop). There was a serious flood in 1913 which damaged most of the buildings along this frontage to the creek and this building was reconstructed, hence the later detailing to the front section of the former residence. These details include the strapped gable end and timber finials at the roof gables. This building is located on the early section of subdivision enclosed by Hannay Crescent and its former use as a residence is indicative of the village nature of this section of Angaston prior to the period of commercial growth during the 1880s.

RELEVANT CRITERIA: The Angaston Medical Centre fulfils criteria a, c and e under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of the building, particularly the frontage to Murray Street is most significant and should be retained. Any extension to the building or major alteration should be undertaken to the rear with consideration of the view from Hannay Crescent.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in excellent condition as it is currently.

SOURCES OF INFORMATION:

Heritage of Eight Lower North Towns (1990)

Historic Plaque (attached to building)

SHOP & HOUSE
47 MURRAY STREET

Allot: 24,133 Sect.: 679

C.T.: 950/30



ANALYSIS: This small shop with its attached residence was constructed in 1911 for D.S.Keightley. Keightley was an optician and the shop served as an optician, jewellers and watchmakers establishment. It was one of the businesses illustrated in the 1936 Centenary Souvenir of Angaston and Nuriootpa and this photograph indicates that very little has changed to this shop and residence since then. The shop retains its timber shop front and timber fretwork to the verandah over the pavement and the residence still has its timber gate and hedge to Murray Street. Only the detailing to the parapet of the shop has been removed. This house and shop is an important example of this type of commercial premises which was constructed immediately before the First World War in a period of relative prosperity for Angaston and its surrounding districts.

RELEVANT CRITERIA: This shop and attached house fulfils criteria a, c and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of this house and shop should be retained, particularly unpainted stonework and the verandahs and shop front elements.

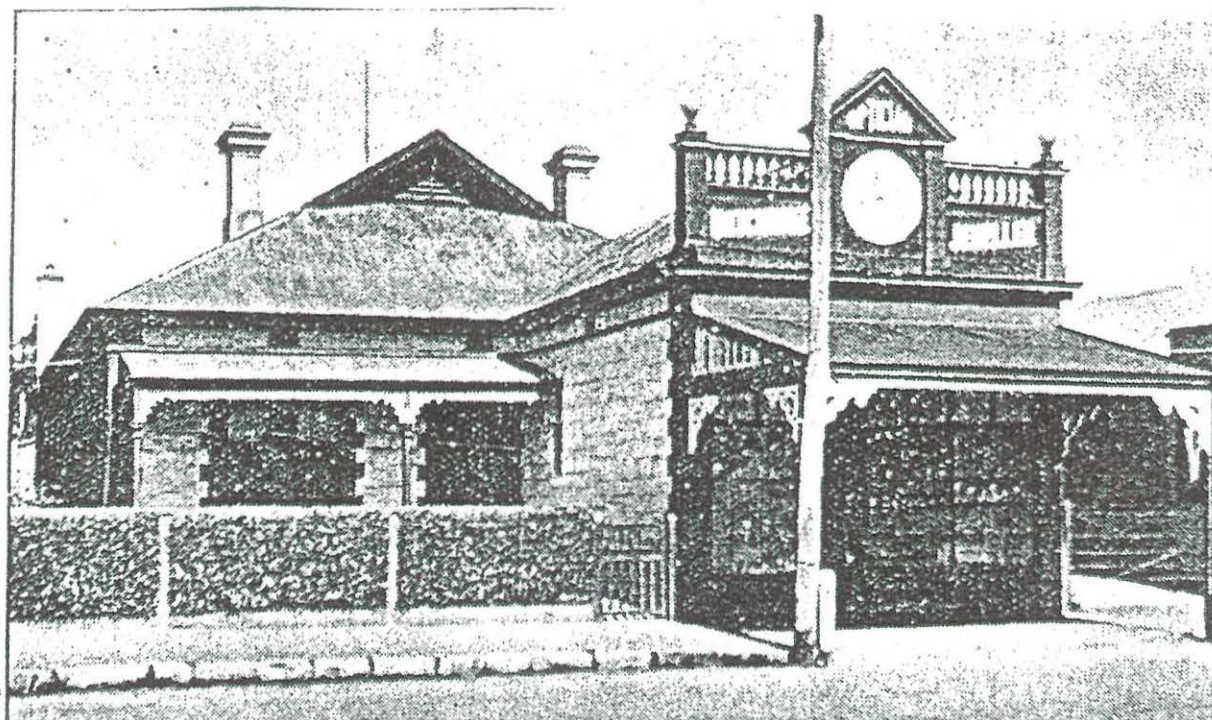
CONSERVATION RECOMMENDATIONS: In the future if this house and shop are repainted a heritage based colour scheme which highlights the decorative detail on the shop and residence should be used. The early photograph indicates a combination of light and dark colours in 1936.

SOURCES OF INFORMATION:

Barossa Heritage Survey, 1980

Angaston & Nuriootpa Centenary Souvenir, 1936

SHOP & HOUSE (cont)



Mr. D. S. Keightley's, Watchmaker, Jeweller & Optician, Angaston.

1936 photograph of 47 Murray Street, *Angaston & Nuriootpa Centenary Souvenir*

SHOP
48 MURRAY STREET

Allot: 151 Sect: 679

C.T.: 139/177

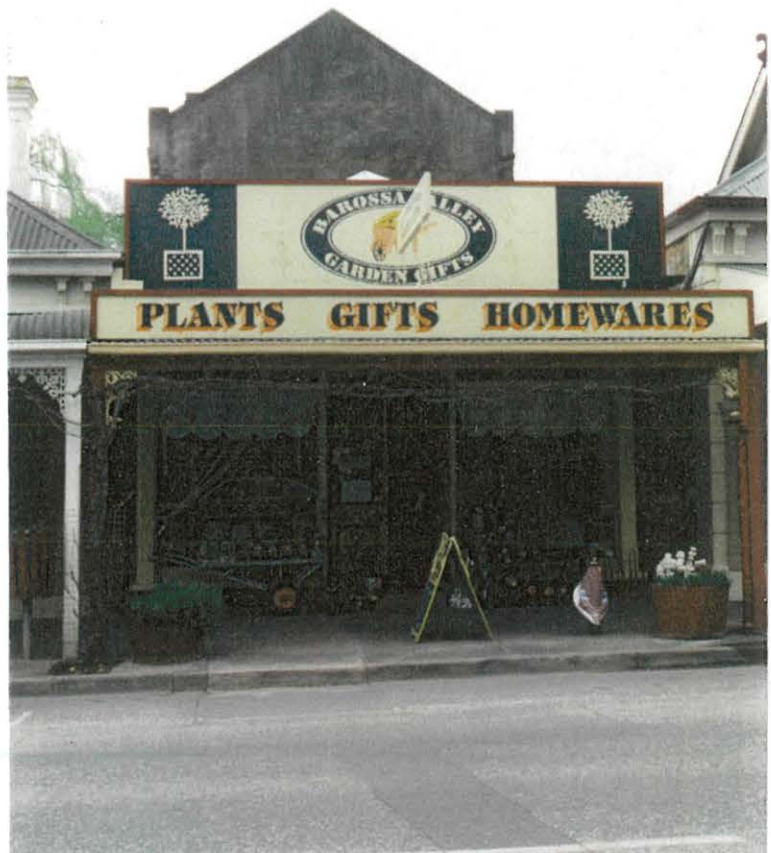


ANALYSIS: This small shop would appear to be of an early date and retains its timber shop front to Murray Street. The structures behind the single storey shop include two two-storied separated sections, each of apparently one room depth. These rear sections retain early joinery and window detailing and some evidence of early wall finishes internally. This shop is located in the earliest settled section of the town, within the section enclosed by Hannay Crescent. (further research required - Two Up School?)

This small shop is indicative of the type of commercial activities that were established very early in the settlement of the town and their enclosure by later structures as the town developed.

RELEVANT CRITERIA: This shop fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the shop particularly the timber shop-front should be retained, and the two distinctive separated rear sections of the building structure.



SHOP & HOUSE (cont)

CONSERVATION RECOMMENDATIONS: All efforts should be made to retain any early original finishes and materials and work on this building should be in the nature of conservation where possible. The front section of the shop is currently extremely well presented and has been painted in a most appropriate colour scheme.

SOURCES OF INFORMATION:

SHOP & RESIDENCE
50, 50A MURRAY STREET

Allot: 150 Sect: 679
 C.T.: 4326/652 (140/176)



ANALYSIS: This shop and residence on Murray Street was originally two shops and the eastern most shop which has been retained as a commercial premises was known as Turner's Butcher Shop. It was rebuilt completely in 1903 by R.C. Turner, but buildings of an earlier date of construction retaining stone walls and timber block floors are at the rear. The shop continued as a butcher's shop, and apparently in 1936 the front exterior was modernised to its current condition, with yellow glass tiles and a terrazzo entry threshold with "Turners" let into the entrance step. There is also a chrome shopfront from this period. This building is typical of the development of Angaston's commercial premises along Murray Street with earlier buildings more closely associated with the creek to the rear and new development fronting the formally established Murray Street around the turn of the century.

RELEVANT CRITERIA: This shop and residence fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the shop, particularly the frontages to Murray Street and to Hannay Crescent should be retained. The earlier rear section of the shop close to the creek should also be retained.

CONSERVATION RECOMMENDATIONS: All the unpainted stonework to this building should remain as such, but timberwork would benefit from a well detailed colour scheme to highlight the elements of the structure. The reinstatement of capital moulds and detailing to the verandah posts, as evidenced on the wall brackets for the verandahs would also help return this building to its original appearance.

SOURCES OF INFORMATION:

Barossa Heritage Survey, 1980
 Main Street background history notes, 1995
 National Trust survey, 1980

ANGASTON HOTEL **59 MURRAY STREET**

Allot: 88 Sect: 679
 C.T.:2508/146



ANALYSIS: The current Angaston Hotel is built on the site of the first Inn constructed in Angaston in 1846. It is located on allotment 88, Section 679, which was part of the original subdivision of the town, and it faces the main road through the village. This hotel was actually the first licensed in the Barossa, and the first licensee was George Simpson. The advertisement in the *Register* newspaper of the 2nd of January 1847 for the hotel indicates that Simpson intended this establishment to be available to miners and travellers through to the River Murray. "A house of accommodation called the Angaston Hotel where he (Simpson) intends to keep a competent supply of the best wines and spirits and other liquors, and solicits that support which will ever be his study to merit."

When the hotel was offered for sale in July on 1849 the advertisement stated "This hotel consists of a substantially built stone house of eleven rooms with excellent large cellar, stable, well of good water, garden and paddock. The amount layed out in the erection of the house alone was £650." The building at this stage was single story, as evidenced by the section still remaining along Murray Street. Nicholas Player purchased the property freehold at this time. In 1879 the hotel was added to and then rebuilt in 1914 with the current form and detailing. At that time it was catering for a growing travelling public as a result of the new railway which reached Angaston in 1911. The stables which are mentioned in the 1849 advertisement still exist behind the hotel.

The architectural design of the hotel in its current form takes full advantage of the corner site with an elegant triangular pediment surmounted by three finials. The pediment is constructed in marble and dressed with red brick. Currently the architect of the structure is not known but could have been Charles W Rutt, also working on Yalumba at that time) The hotel is also an important landmark in Murray Street, being located at the major intersection of Murray Street and Sturt Street, and creating a framing element for the view up Sturt Street towards the former Town Hall and the Congregational Church in the distance.

ANGASTON HOTEL (cont)

RELEVANT CRITERIA: The Angaston Hotel fulfils criteria a, b, c, d, e and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The current external form, materials and detailing of the hotel should be retained and any early structures at the rear of the hotel be carefully conserved in the process of any additional works.

CONSERVATION RECOMMENDATIONS: The render to the eastern wall of the hotel may possibly be disguising a problem with rising damp. This should be investigated and if necessary and appropriate treatment be undertaken. Regular maintenance should be undertaken and particularly the chimneys should be inspected for soundness of brickwork and water tightness. All coping and projecting elements on the parapets to the corner and eastern frontage should also be carefully inspected to ensure water tightness and no damage through deterioration due to weather and water penetration.

SOURCES OF INFORMATION:

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

Heritage of Eight Lower North Towns (1990)

Angaston and Nuriootpa Centenary Souvenir 1936

Hoad, *South Australian Hotels* (1986)

**REAL ESTATE OFFICE
65-67 MURRAY STREET**

Allot: Sect: 679

C.T.: 4198/190



ANALYSIS: This building was constructed as the offices of Mr John Dallwitz who was Angaston's Land and Estate Agent in 1930. He incorporated this office into the changes that were made to the adjacent Angaston Hostel, which later became the Wanera Guest House, and the style was consistent across the whole frontage. However, when the Guest House burnt down in 1980 the Real Estate Office became a free standing structure. The building retains all of its original detailing to its main Real Estate entrance. The section to the west is slightly altered due to the fire. It is noted in the Centenary booklet of 1936 that Mr G.N.Dallwitz was the architect and builder of the Bowling Club which also exhibited similar design characteristics as the Real Estate Office, including a particularly prominent terra cotta tiled roof which was typical of the period. John Dallwitz was a significant resident of Angaston and served as District Clerk of Council from 1903, and then continued his Real Estate Business from 1919 onwards. He also constructed the stone house in Dean Street (now State Heritage Registered). The office building has served consistently as a Real Estate Office since the date of its construction, and it is a major element in the Murray Street streetscape, located at the junction with Penrice Road.

RELEVANT CRITERIA: The Real Estate Office fulfils criteria a d and e under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and materials and detailing of the whole of the building, particularly the Murray Street frontage is considered significant.

CONSERVATION RECOMMENDATIONS: Any external works to this building should be in the nature of conservation, particularly the retention of the terra cotta tiled roof and the fine rendered detailing around windows and doors. The frontage would benefit greatly from a colour scheme which highlighted this detailing.

SOURCES OF INFORMATION:

Angaston Nuriootpa Centenary Souvenir, 1936

**TELSTRA EXCHANGE
66 MURRAY STREET**

Allot: Pt Sec Sect: 679

C.T.: 2572/148



ANALYSIS: Postal services to the Barossa Region were extended from Gawler in 1846 and a Post Office was established in Angaston, with a Postal Agent at that time. The mail was delivered to Angaston daily by the mid 1860s and the Post Office site changed with Postmasters, usually located in commercial premises such as Keynes Drapery store and Kealeys General Store. A telegraph station was opened in Angaston in 1866. It was only in 1880 that this combined Postal and Telegraph Office was constructed of Murray Street and Penrice Road, and it functioned as such until 1952 when a new Post Office was opened opposite. The building is currently partially utilised as a Telstra exchange, and other rooms in the building are used as occasional meeting rooms. The building was constructed as a Post Office with Post Master's residence adjacent, and it still retains this form despite its change of use. The first telephone lines were incorporated in 1906.

The building itself was enlarged in 1927 and the earlier building incorporated into the new structure. This part of Section 679 was not initially subdivided in the first town plan and the allotments were later set aside for the use of Post Office. The former Post Office retains its face stone walls and brick and rendered detailing. Most of the timber joinery to doors and windows also survives.

The former Post and Telegraph Office represents the provision of communication links with the rest of the State and is indicative of the form of public buildings of the late 1870s - early 1880s.

RELEVANT CRITERIA: The former Post Office fulfils criteria a and c under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The current external form of the building should be retained including the post supported verandah over the footpath. Any alterations or works to the building should be in the nature of reinstatement of original detailing.

TELSTRA EXCHANGE (cont)

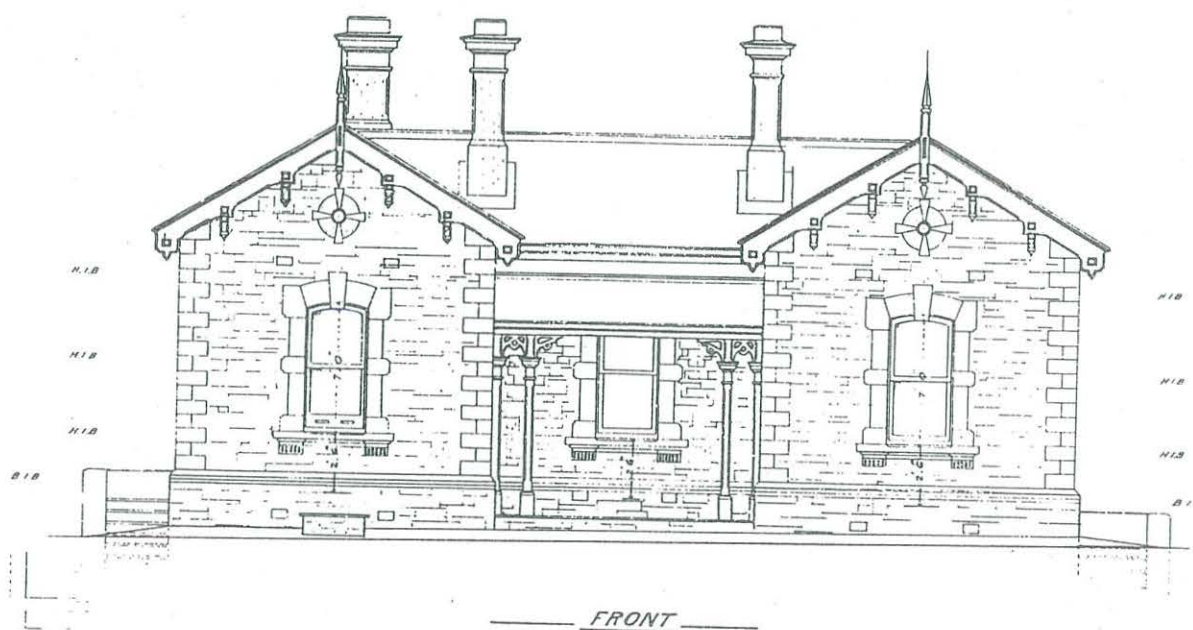
CONSERVATION RECOMMENDATIONS: This building would benefit from an appropriate colour scheme, particularly to the verandah elements, and consideration should be given to its north elevation which faces the Angaston Creek. Any early photographs may indicate the detail on the verandah. Alternatively, the detail on the 1880 drawing could be used as a mode.

Incorporation into a more appropriately landscaped treatment of that creek frontage should be considered.

SOURCES OF INFORMATION:

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

Angaston and Nuriootpa Centenary Souvenir, 1936



ANGASTON POST OFFICE & TELEGRAPH STATION
Contractor: Tom Burnett
Plans signed 29.11.1880

[Source: Public Buildings Department Archival Drawings]

**ZION LUTHERAN CHURCH,
83 MURRAY STREET**

Allot: 73,74 Sect: 425

C.T.: 1598/18



ANALYSIS: This church was constructed in 1854 as the second Union Church which became necessary as the size of Congregation became too great for the capacity of the Union Chapel out on the Penrice Road. On the 1857 plan of Angaston which was lodged in the Lands Titles Office allotment 73 and 74 have the word Chapel inscribed on them. John Howard Angas provided the land upon which this church was built and subscribed to a Church Building Fund. The trustees of the fund were notable Angaston residents at the time including Samuel Smith, Henry Evans, Samuel Kealy, John Howard Angas, William Salter, Thomas Radford and others including Ebenezer Keynes. The building was initially designated a Chapel for divine worship indicating its use by all Protestant denominations at that time. In April of 1855, the Reverend John Hannay (son-in-law of George Fife Angas) was appointed Minister of the Union Church, but as the major proportion of his Congregation were Baptists, his introduction of baptism by immersion caused serious controversy in the early 1860s. At that time sections of the congregation split from the Union Church to form a purely Independent congregational and Methodist congregational Church and constructed their own Chapels.

The church itself was constructed of local stone, particularly grey marble with dressings of "soapstone", a lighter coloured argillaceous sandstone. The design sources for the church are difficult to determine however, it is recorded that the architects were Messes Cocking and Aggett from Adelaide. The "beautiful carving over the main entrance was done by Thomas Osborne" (1936 *Centenary Souvenir*). From 1861 until 1929 the Church served as a Baptist Church in Angaston when the final Baptist service was held. For some years it was owned by the local builder G.N.Dallwitz, and in 1936 was functioning as the Angaston Guide Hall. The Angaston Lutheran Congregation purchased it in February 1941 as their church in Hill Street had burnt down in a fire. The Church was then refurbished and rededicated at the Lutheran Church and has continued so until the present time.

ZION LUTHERAN CHURCH (cont)

There is a strong similarity in the design of the Church of Angaston and the Congregational Church at Truro built in around 1860. Again the Truro Church was constructed on land donated by the Angas family. (noted in *The Barossa A Vision Realised*)

This building was recommended for the State Heritage Register by the State Heritage Authority, however its listing has been deferred along with a large number of other Church properties.

RELEVANT CRITERIA: The Zion Lutheran Church fulfils criteria a, b, c, d, e and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of the Church as constructed in 1854 should be retained. Adjacent or attached buildings are not part of the intended listing.

CONSERVATION RECOMMENDATIONS: All parapets and coping to the Church should be checked for water penetration as "soapstone" is not completely waterproof. Continued replacement of this stone in the manner which is being undertaken currently should be continued. As noted above this Church has been recommended for inclusion on the State Heritage Register, and this should be encouraged.

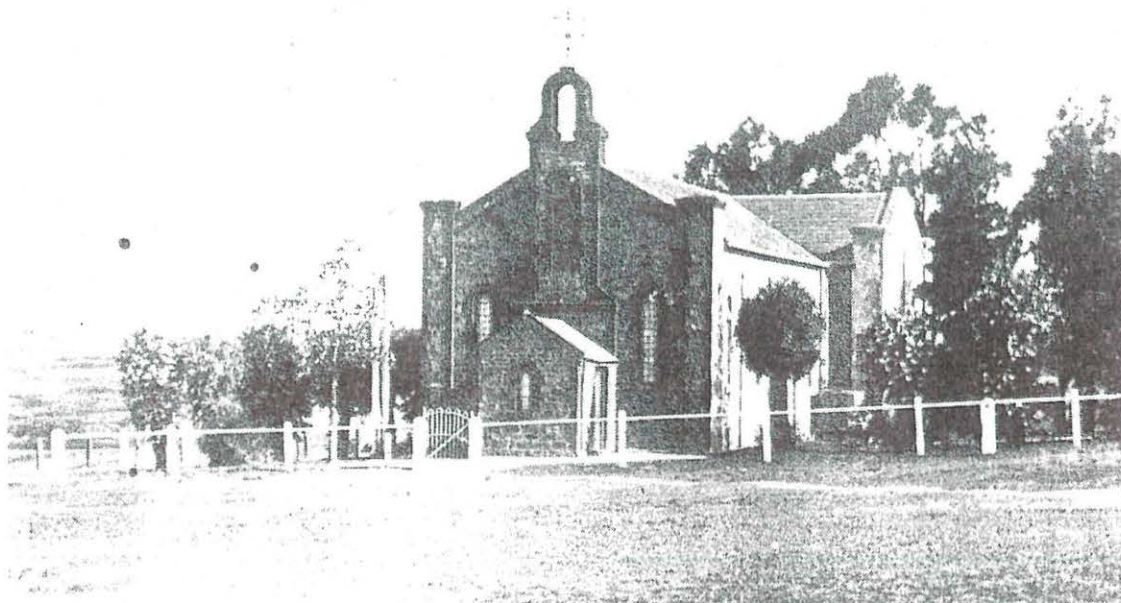
SOURCES OF INFORMATION:

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

Heritage of Eight Lower North Towns (1990)

Angaston and Nuriootpa Centenary Souvenir, 1936

State Heritage Branch File Number 12225



Truro Congregational Church constructed in 1860.

[Source: Munchenberg et al, *The Barossa - A Vision Realised*, p 93]

STONE BARN

Allot:

Sect: 679

REAR OF 89 & 91 MURRAY STREET (KENT STREET) C.T.:



ANALYSIS: These two barns are small masonry structures of random rubble and brick indicative of outbuildings to residences along Murray Street in the early settlement period. These barns would have served as stables and storage areas for the more substantial houses on Murray Street and indicate the service nature of Kent Street, a narrow street running parallel with Murray Street. These small structure retain a large amount of original finishing and detailing including unpainted stone walls and brick quoining, timber door jambs and lintels and timber panelled doors. Both sheds have corrugated iron roofs and are in need of some maintenance.

RELEVANT CRITERIA: These barns fulfil criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of these sheds should be retained.

CONSERVATION RECOMMENDATIONS: It would be appropriate to make these structures sound without damaging their character or patina of age. Any extensions or additions to the sheds should be undertaken either in random stone, or more preferably in corrugated iron, as was typical previously.

SOURCES OF INFORMATION:

Site visit September 1996

**FIG TREE COTTAGE,
92 MURRAY STREET**

Allot: Sect:
C.T.: 5314/768



ANALYSIS: This is a small early cottage which retains the scale and simplicity of houses from the circa 1860s. It is constructed of masonry but the original stone has been covered with a later render and its position on the street alignment is also indicative of its early date of construction.

RELEVANT CRITERIA: This cottage fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and original detailing which remains to this cottage should be conserved. Any work to the cottage should be in the nature of reinstatement of original finishes.

CONSERVATION RECOMMENDATIONS: The building is currently well maintained. Since the building has been rendered it would be prudent to check for rising damp beneath the render, as this will damage stone if a damp proof course has not been inserted. The downpipe for the verandah and upper roof drainage discharges above the base of verandah posts, it would be sensible to continue the pipe down to ground level and discharge rain water into the gutter to avoid further damage to the timber verandah posts.

SOURCES OF INFORMATION:
Site visit September 1996

RESIDENCE
96 MURRAY STREET

Allot: Sect: 679
C.T.: 5154/687



ANALYSIS: This house was constructed on an allotment along the section of Murray Street known as Park Street, before the 1865 bridge was constructed and this road became the main road to Nuriootpa. The house is constructed in random stone with soapstone quoining which was used on early buildings such as Rose Villa and Collingrove. The central section of the house would appear to be quite early and the two projecting wings may be later constructions, although the building materials continue the same. Typical with houses constructed of soapstone quoins, those on the western end of this house have been sealed over with concrete render to protect the soft stone from weathering. Lintels to the two projecting windows have been painted and later gable ended roof detailing has been inserted. (A title search for this property may reveal further historical information)

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form and detailing of the current house as viewed from the street should be retained. Any extensions or additions should be undertaken at the rear of the house.

CONSERVATION RECOMMENDATIONS: The house should be inspected for rising damp and appropriate treatment undertaken if this is a problem. Reinstatement of timber windows would be appropriate in the long term as the current aluminium framed windows are not in keeping with the early building materials of the rest of the house. When practical deteriorating quoins should be replaced with matching stone.

SOURCES OF INFORMATION:
 Site visit September 1996

HOUSE
27 NORTH STREET

Allot: Sect: 425
C.T.: 4160/6



ANALYSIS: This house is an excellent example of a stone villa. This house was built for ? in ? and displays fine detailing and elegant proportions. Of particular interest is the attached sunroom/conservatory with its hexagonal shape and OG roof of pressed metal. The house sits in a large allotment and is representative of large residences built at the turn of the century in Angaston. A small entrance porch to the verandah has been added at a later date.

RELEVANT CRITERIA: This house fulfils criteria a and d under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: External form and detailing of the residence, particularly the elevations facing North Street. Any further extensions to the house which are required should be undertaken in an appropriate manner and be to the rear of the structure.

CONSERVATION RECOMMENDATIONS: The house is currently extremely well maintained and should continue to be cared for in this way. An alternative colour to white could be used with great affect on the render and timber detailing of the house if required.

SOURCES OF INFORMATION:
 Site visit September 1996

ANGASTON PRIMARY SCHOOL NORTH STREET

Allot: 443 Sect: 425

C.T.: 3768/92



ANALYSIS: This school was opened by the Education Board in 1879. It was constructed on a block of land sold to the Government by George Fife Angas for this purpose. A public school had been in operation in Angaston since 1856 and as the number of students grew the need for a permanent and official structure was obvious. In 1898 an additional classroom was added to the 1878 structure and the school was completely remodelled internally in 1929. The building retains much of its original detailing and form, despite additions and alterations to the rear, and it appears as a typical 1870s school building design with extensions at the later dates. The construction of the school in 1878 is indicative of the growth of Angaston as a town centre and the need for greater facilities and amenities for the community, particularly in the education area. There were several other private schools which functioned in Angaston at the same time as this state school, particularly up to the turn of the century. Angaston itself did not have a Lutheran School as many of the other settlements in the Barossa did.

RELEVANT CRITERIA: The Angaston Primary School fulfils criteria a, c, d and f under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: Only the early masonry and brick section of the school is to be included on the Schedule of Local Heritage Places for Angaston.

CONSERVATION RECOMMENDATIONS: The early sections of the school should continue to be maintained in good condition and care should be taken that rising damp does not damage the stone work to the plinth.

SOURCES OF INFORMATION:

Site visit September 1996

Angaston and Nuriootpa Centenary Souvenir, 1936

BRIDGE
NURIOOTPA ROAD (MURRAY STREET)

Allot: **Sect:** 678
C.T.: NA

Photo to come

ANALYSIS: This bridge was constructed over the Angas Creek in 1865 and provided a more direct route to Nuriootpa and the Gawler railhead. The bridge was opened with much pomp and ceremony by the Governor Sir Dominick Daly. Murray Street was extended and became the main thoroughfare for Angaston. Previously the access road between Angaston and Nuriootpa had been via the Penrice Road.

The Bridge is of an arched keystone construction built in local stone, with recent repairs at road level to the concrete decking.

RELEVANT CRITERIA: The stone bridge at Angaston fulfils criteria a, c, d and e under Section 23(4) of the Development Act 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The stone structure of the bridge should be included on the Schedule of Local Heritage Places.

CONSERVATION RECOMMENDATIONS: This bridge should be conserved intact. If it becomes necessary to replace it due to insufficient bearing strength when traffic increases a second bridge should be constructed and this first bridge retained, intact as has occurred with other significant other early bridges in other parts of the state.

SOURCES OF INFORMATION:

Site visit September 1996

Angaston and Nuriootpa Centenary Souvenir, 1936

Heritage of Eight Lower North Towns (1990)

Chinner, *Angaston Sketch Book*

ANGAS RECREATION PARK PARK ROAD

Allot: Pt Sec Sect: 331

C.T.: 3905/190



ANALYSIS: The land on which the Angas Recreation Park is located was a gift to the people of Angaston from George Fife Angas in 1876. A board of trustees was established and a trust deed drawn up at a public meeting on the 27th of April 1877. During that year the Park was fenced and gates erected (refer early photograph) and the Park was planted with shrubs and trees supplied from the Botanical Gardens in Adelaide. At the formal opening ceremony John Howard Angas officiated for his father and the Park was formally handed over to the people of Angaston on the 28th of December 1877. Over time the Park was developed with an oval and Grandstand and Show Hall were constructed (see following assessments) A Bandstand which was erected in 1901 no longer exists. The Park was used for the Angaston Show from 1891 onwards and

The Angas Recreation Park, as well as being used for the Angaston Show was used for large picnics and gatherings. For instance the Islington Workshops of the South Australian Railways held their annual picnic at the Park, and by 1936 four thousand people attended. The management of the Park passed into Council hands in the late 1930s and after the Second World War a program of Park improvements was instigated. The replacement of the early gates with stone gate posts served as a memorial for the servicemen who were killed in the Second World War. The gates were formally declared open on the 9th of May 1951 by Ronald Fife Angas, great grandson of George Fife Angas. The Park also is a one of the sites for activities for the Barossa Valley Vintage Festival. The Recreation Park continues to be a focal point for sporting activities in Angaston and is well maintained by Council currently.

RELEVANT CRITERIA: The Angas Recreation Park fulfils criteria a, b, c, e and f under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The whole of the area of the Park bounded by Park Road, Washington Road, Radford Road and Gramp Avenue should be included on the Local Heritage Schedule for Angaston.

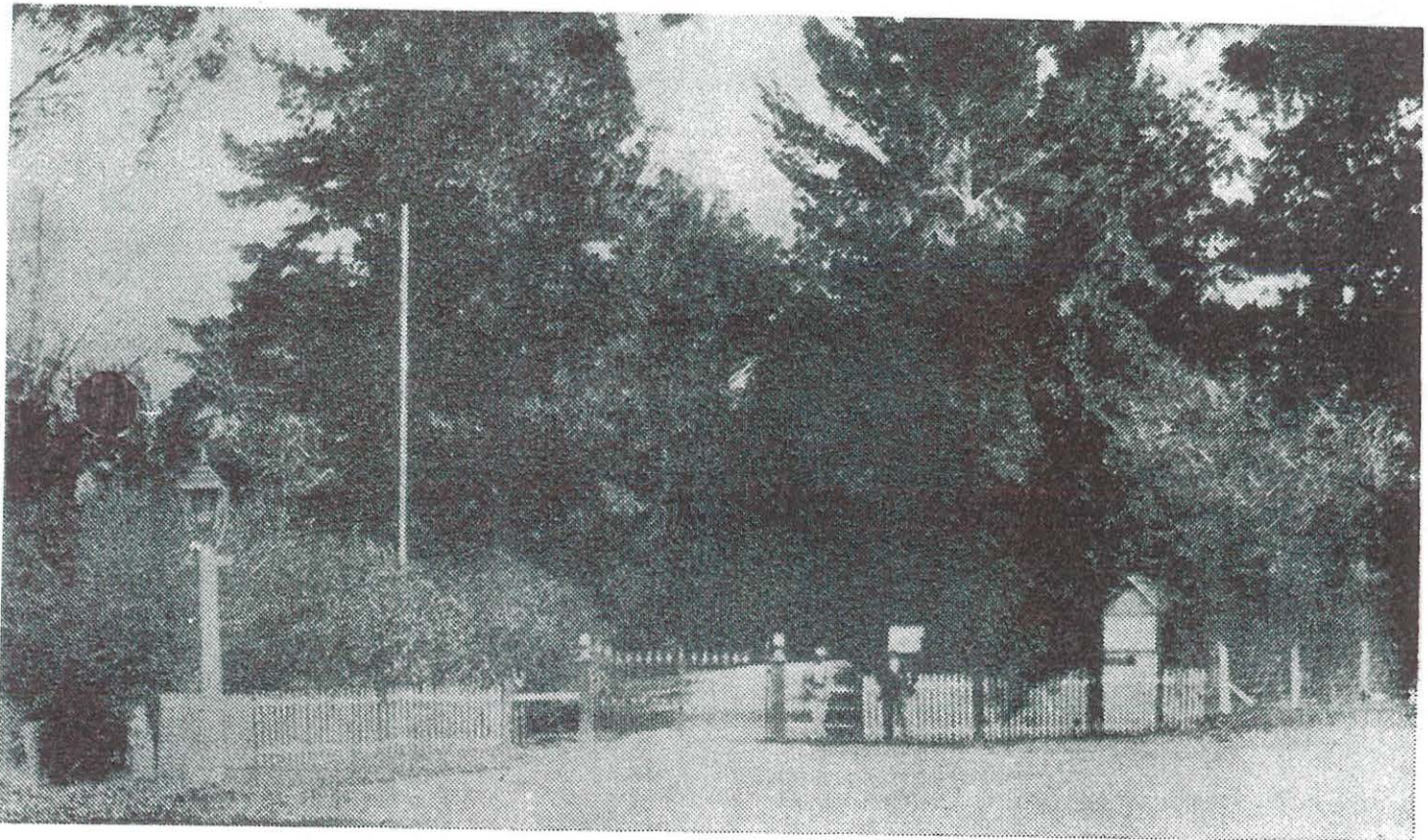
ANGAS RECREATION PARK (cont)

CONSERVATION RECOMMENDATIONS: Council should continue to maintain the Park and ensure that mature planting dating from the early years of the Park is maintained in healthy condition.

SOURCES OF INFORMATION:

Eunice Ramsey, *A Brief History of Angaston Recreation Park, Angaston* (1977)

Site visit September 1996



Main Gates prior to 1951.

**AGRICULTURAL SHOW HALL
ANGAS RECREATION PARK, PARK ROAD**

Allot: Pt Sec Sect: 331

C.T.: 3905/190



ANALYSIS: This building is a simple corrugated iron construction with narrow windows and timber lined entrance porch. The entrance is marked by a banner like sign panel. The front gable extends in two bays either side of the central hall structure which internally is timber lined also. The corrugated iron cladding has been replaced over time, however the building retains its agricultural character and forms an important part of the building structures in Angas Park. The retaining wall to the entrance to the Hall contains the dedication stone noting that the Park was a gift of George Fife Angas and was presented to the Town of Angaston in December of 1878 "for ever".

The Show Hall was constructed in 1895 and became the first permanent home for the Angaston Agricultural, Horticultural and Floral Society which had functioned since the 1850s. Due to the growing popularity of the Angaston Show, the Hall was added to in 1913: the new front portion was erected and southern side extended, a floor was installed in the extension in 1932. The Show Hall continues to be used for general community activities such as sporting functions and other uses.

RELEVANT CRITERIA: The Agricultural Show Hall fulfils criteria a, b, c, e and f under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The overall form of the Hall including the front cross gabled section and the Hall proper should be included in the listing.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained in sound condition and all deteriorating fabric be repaired in appropriate and matching material. Any work on the structure should be in the nature of conservation.

SOURCES OF INFORMATION:

Eunice Ramsey, *A Brief History of Angaston Recreation Park, Angaston* (1977)

GRANDSTAND ANGAS RECREATION PARK

Allot: Pt Sec Sect: 331

C.T.: 3905/190



ANALYSIS: This small grandstand was constructed in 1905 from funds bequeathed to the Park by the late John Howard Angas, as is noted on the foundation stone on the northern side. It is a small stone structure with stepped seating and a trussed timber roof. The detailing to the posts and front gable are typical of the Federation period and incorporate detailing to the barge boards, a prominent finial and crossed timber bracketing. A later extension has been added to the rear and this is constructed in concrete blocks. This structure provides extra facilities for sporting associations.

RELEVANT CRITERIA: The Grandstand fulfils criteria a, b, c, e and f under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The original section of the Grandstand under the hipped roof is the most significant and should be retained. Later sections could be removed or altered as required if undertaken in an appropriate manner which does not detract from the original design.

CONSERVATION RECOMMENDATIONS: The building should continue to be maintained and care taken to ensure that all gutters and downpipes function efficiently. In the long term the reinstatement of OG guttering to the original section of the Grandstand would be appropriate. When the structure is repainted consideration could be given to the removal of paint from the stone work and the installation of a similar appropriate heritage colour scheme for the timber detailing.

SOURCES OF INFORMATION:

Eunice Ramsey, *A Brief History of Angaston Recreation Park, Angaston* (1977)
Site visit September 1996

ST HUGH'S ANGLICAN CHURCH SCHILLING STREET

Allot: 537 (?) Sect: 425

C.T.: 1942/98



ANALYSIS: The first Anglican Church in Angaston was constructed in 1911 and was a timber and corrugated iron building originally located adjacent to the current church. (This small building can be seen in a 1936 photo.) Prior to the construction of the church the Masonic Hall was used for Anglican services. Mrs Charles Howard Angas bequeathed £500 to start the fundraising for a new Anglican Church and by 1931 the foundation stone was laid for the present church. This building was designed by Adelaide architect Dean W Berry, in a late Gothic Revival style. St Hugh's contains four notable stained glass windows, two of which were originally located in St Faith's Chapel at Collingrove, and the other two are memorial windows. The construction of St Hugh's indicates the strong support for the Anglican denomination by the Angas family at this stage in Angaston's history.

RELEVANT CRITERIA: St Hugh's Anglican Church fulfils criteria a, c, d and e under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form, materials and detailing of the Church as constructed in 1931.

CONSERVATION RECOMMENDATIONS: The Church should continue to be maintained as required. It would be appropriate to inspect the copings to the gable edges to ensure they are watertight and prevent any further water damage of the stone.

SOURCES OF INFORMATION:

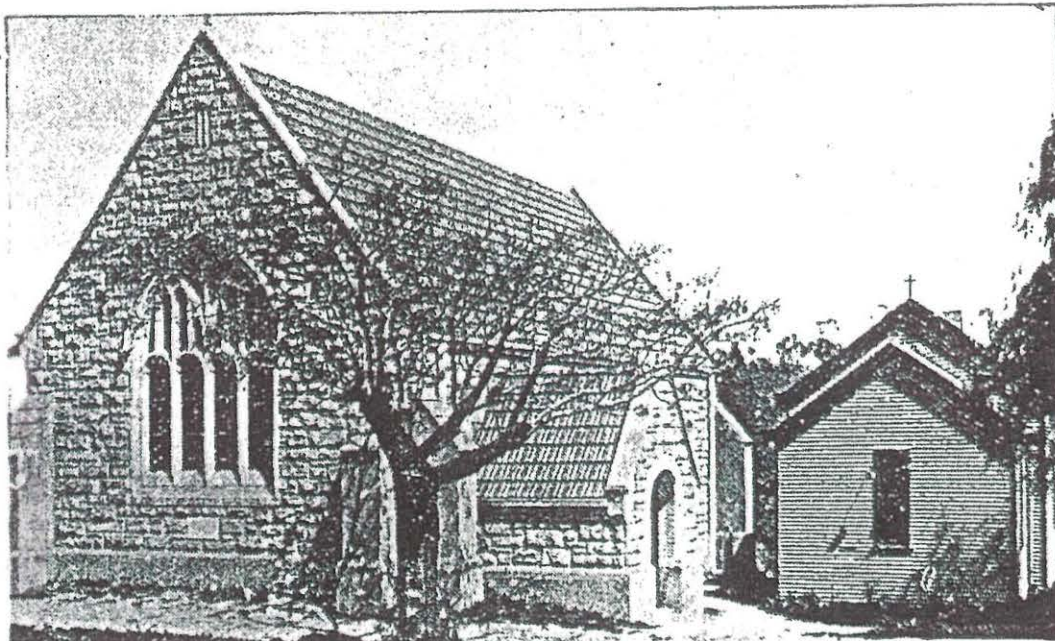
R S Munchenberg et al *The Barossa A Vision Realised*, 1992

Heritage of Eight Lower North Towns (1990)

Angaston Nuriootpa Centenary Souvenir, 1936

Site visit September 1996

ST HUGH'S ANGLICAN CHURCH (cont)



St. Hugh's Church of England, Angaston; Opened 1931

1936 view showing 1911 corrugated iron Church, adjacent to St Hugh's.

Source: 1936 Angaston and Nuriootpa Centenary Souvenir.

FRANKLIN HOUSE
3 WASHINGTON STREET

Allot: 137 Sect: 679

C.T.: 700/21



ANALYSIS: This is an early house constructed on a large parcel of land which includes this allotment no. 137 and also several others. The land is currently owned by Australian National Railways and transferred to them in 1996. This land was in the ownership of South Australian Railway Commissioners from 1911 until 1996.

It is believed that this house was the residence of the first doctor in Angaston, Dr Horace Dean, who also held the position of Stipendiary Magistrate and Justice of the Peace. The first District Council of Angaston of which Dean was a member held its inaugural meeting here in 1853. Dr Dean figured prominently in the early history of Angaston during the 1850s, however, his career while illustrious was brief. He was elected to the House of Assembly in 1857, but was challenged by George Fife Angas who (in the words of Hodder) was "suspicious as to the real name of his neighbour and also to the truthfulness of his alleged previous history". Dean's claim, that he had been Regimental Surgeon in a company of Missouri Volunteers in the United States, was not supported by the United States Secretary of War where Angas had made enquiries and Dean was immediately dismissed from all offices and his election declared null and void. Apparently some time after this Dr Dean left the colony and no more is known of him.

The house, known as Franklin House was occupied by Doctor Ayliffe apparently in the late 1850s and early 1860s.

In the 1936 Centenary publication, it was noted that Dr Dean had erected an octagonal iron surgery where now the rear entrance of the Railway Goods Yard is located, and that he had lived in what was then the Station Master's Residence.

FRANKLIN HOUSE (cont)

The first formally recorded title to these allotments was that of Charles Fair an Adelaide builder in 1865. According to further Certificates of Title the land then belonged to Nicholas Player the proprietor of the Angaston Hotel in 1868, and passed through various ownerships including Player's sister Matilda, her husband John Woolley, in 1887 and then in 1903 was the property of John and Emma Thompson; Thompson was an Accountant in Angaston. They sold the land to the Railways in 1911. The house was retained and used as the Station Master's residence.

The house itself is of simple colonial design and retains a divided fan light and side light details to the front door which give an indication of its early age. Also the simple arched timber verandah fascias on the northern end are particularly early details. The random stone wall to the house continues the stone walls around the former animal pound to the north which became part of the Railway property also. These walls require conservation as they have been rendered over which has exacerbated the damp problem.

This is a very early house with additional sections to the rear which may well be the earliest sections of the building. Further investigation into its physical development should be undertaken.

RELEVANT CRITERIA: Franklin House fulfils criteria a, d and e under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The overall form of the house and any early or original materials and detailing should be included in the listing. The stone wall along Washington Street should also included.

CONSERVATION RECOMMENDATIONS: This house is worthy of further study. All care should be taken to retain original materials and detailing and the reinstatement of appropriate verandah detailing, modelled on the early section on the northern verandah should be a priority. The front stone wall will require conservation work, the later damaging render should be removed and the stone reconstructed according to original detail and finish.

SOURCES OF INFORMATION:

E T Hodder, *George Fife Angas* page 341-342
Angaston and Nuriootpa Centenary Souvenir 1936
Heritage of Eight Lower North Towns (1990)
 Site visit September 1996

HILL HOUSE
22 WASHINGTON STREET

Allot: 172, 187, 188 Sect: 335

C.T.: 5192/249



ANALYSIS: Hill House is one of the larger mansions within the town centre of Angaston and was constructed in two stages as is obvious from the appearance of the house. The first part of the house, the eastern section, was constructed in 1851 by Thomas Hague, and then it passed through various owners until in the 1880s it was owned by James Heggie who constructed the later Italianate wing to the house and purchased finishings such as hall tiles in Italy for installation in his new mansion. The house's two stages of construction are particularly interesting as, although the walls continue to be of stone, the detailing becomes much more ornate and elaborate in the later section of the house.

The house is representative of the increased fortunes of many Angaston residents during the 1880s which was a particularly prosperous period and the form of the house gives a clear indication of the changes in architectural style of larger residences, not just in Angaston but across the whole State.

RELEVANT CRITERIA: Hill House fulfils criteria a, d and e under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The external form of the two sections of the house and all original detailing and materials are included within the listing of this place.

CONSERVATION RECOMMENDATIONS: The house is currently excellently maintained. Any further extensions to the house should be to the west, as the principal elevation to the south should remain in its current form.

SOURCES OF INFORMATION:

Site visit September 1996



ANALYSIS: This building was constructed as the Police Station and Courthouse and has associated stables and lock up along Fife Street. In 1854 George Fife Angas offered the Government allotments 161 and 190 along Washington Street free of charge for this purpose. Angas and his son John had been concerned with the lack of a Police Station and Courthouse in Angaston for some time, and this offer was the catalyst for the Government establishing a Police Station/Courthouse for Angaston. Tenders were approved in 1855 and R.H.Radford constructed the building during that year. It was completed in January of 1856, and the cells and stables were built in 1863. The porch and verandah to the front of the building were added in 1865, and these have been since enclosed and the original form altered slightly.

The court functions for the building were curtailed in January 1870, as a Courthouse had been constructed in Tanunda in 1866, but a Police Trooper was retained in Angaston. Since 1961 the building has been used as a private residence and is currently an art gallery.

RELEVANT CRITERIA: The former Police Station and lock up fulfils criteria a, c, d and f under Section 23(4) of the Development Act, 1993 as a place of Local Heritage Value.

EXTENT OF LISTING: The original form, details and materials of the 1850s and 1860s sections of the building should be included in the listing. Later extension to the rear of the Courthouse are not included.

CONSERVATION RECOMMENDATIONS: Various alterations have been made to this building over time, and where possible these should be reversed to reinstate the original appearance, particularly along Washington Street where the original open verandah has been enclosed, the access stair altered, and the random stone retaining wall installed.

BETHANY ART & CRAFT GALLERY (cont)

SOURCES OF INFORMATION:

South Australian Archives Note 871- Mortlock Library of South Australia

R S Munchenberg et al *The Barossa - A Vision Realised*, 1992

Heritage of Eight Lower North Towns (1990)

Barossa Valley Heritage Study, 1980

Site visit September 1996



Stables and Lock Up in Fife Street

APPENDIX ONE

Places within Angaston Town Centre on State Heritage Register

Dallwitz House
21 Dean Street

Angaston Railway Station & Goods Shed
Kent Street

War Memorial
Murray Street (cnr Penrice Road)

A & H Doddridge Blacksmith Shop
19 Murray Street

Masonic Hall - Former Institute
56 Murray Street

Rose Villa, and Fence & Gates
84 Murray Street

Former Coach House & Stables (rear of house)
90 Murray Street

Old Union Chapel
Penrice Road

Old Town Hall - former Institute
2 Sturt Street

Lauckes Flour Mill
Tyne & Murray Streets

Places Recommended but Deferred

Congregational Church Complex
Fife Street

Zion Lutheran Church
Murray Street



*Dallwitz House
20 Dean Street*

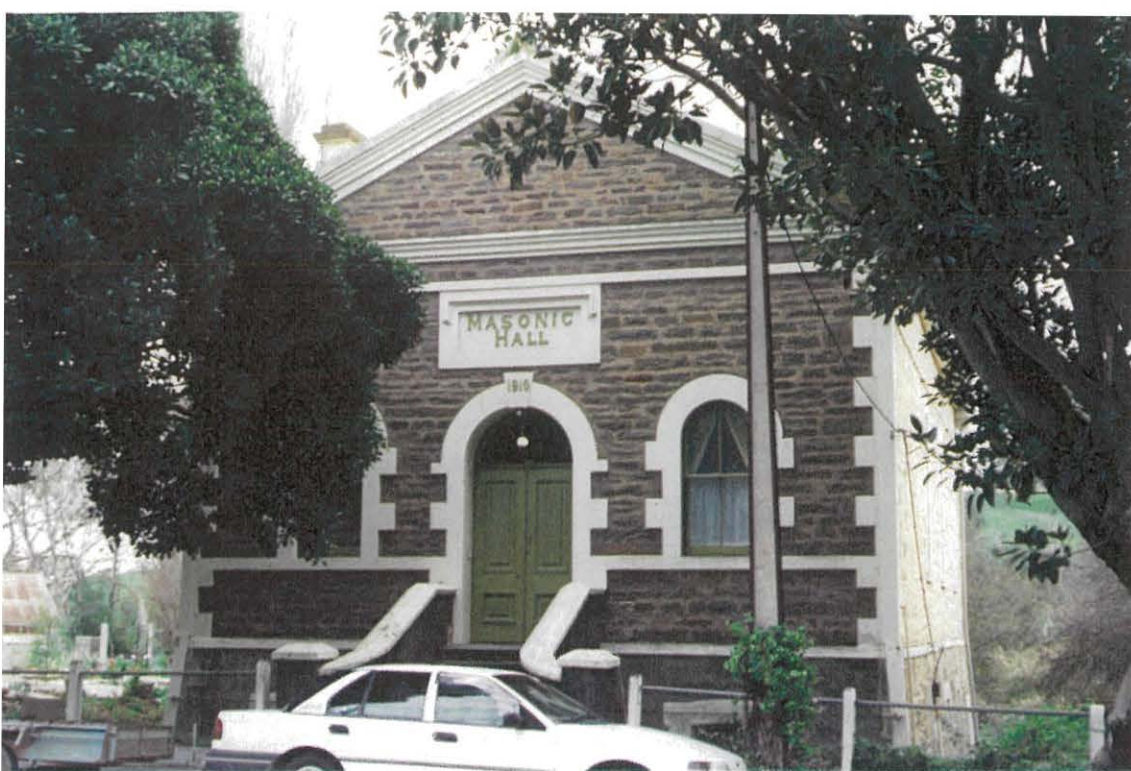


War Memorial



Former Flour Mill

Places on the State Heritage Register



Masonic Hall



Rose Villa



Town Hall and Institute

Places on the State Heritage Register



Railway Station



Union Chapel



Blacksmith Shop

Places on the State Heritage Register