HERITAGE SURVEY OF
THE TOWNSHIP OF STRATHALBYN

Volume One, 2003

STRATHALBYN TOWNSHIP HERITAGE SURVEY

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1.0   INTRODUCTION

1.1   Background

The history and heritage significance of Strathalbyn Township is a well recognised element in the history of South Australia. It is a major township on the Fleurieu Peninsula and has been assessed in a number of reports in terms of its heritage and history of urban planning. It was initially surveyed in the Regional Survey of the Fleurieu Peninsula in 1988 and a large number of individual places were included on the State Heritage Register at this time.

However, it was not possible to list or protect the many further places identified as being of local heritage value in the Survey until the Development Act, 1993 allowed for the scheduling of local places and areas (as Historic (Conservation) Zones) in the *Development Plan*.

The amalgamated Alexandrina Council now recognises the need to continue the process of local heritage delineation. Consequently a review of the heritage assets of the Strathalbyn Township has been commissioned in order to form the basis for introduction of planning controls for the protection of places and areas of heritage value within Strathalbyn.   These recommendations will be converted into planning controls through the preparation of a Heritage Plan Amendment Report (PAR) for the township itself or for the whole Council area. This review of the township of Strathalbyn and its recommendations will form the required Statement of Investigation for this section of the Heritage PAR.

Heritage SA has also committed some funding to enable the State Heritage listed items in the Strathalbyn township to be reviewed. Some places entered in the State Heritage Register prior to the introduction of the current *1993 Heritage Act* may be more appropriately listed as Local Heritage Items.

1.2   Study Area   (Refer Map)

The study area covers the whole of the Township of Strathalbyn as delineated in the following map. The current township boundary now extends beyond the historic core of the town as originally subdivided.

1.3   Objectives of Review

As stated in the Project Brief, the primary objective of the Strathalbyn Township Heritage Survey is to provide an authoritative description and evaluation of the heritage resources of the township area for the purposes of assessment, conservation and planning.

Specifically, the Strathalbyn Township Heritage Survey will:

(a)   Identify places of local heritage value within the Council area (some of which may currently be listed on the State Heritage Register), for inclusion in the Council's Development Plan;

(b)   Identify areas within the Township which could be declared Historic Conservation Zones/Policy Areas and included in the Council's Development Plan;

(c)   Make recommendations for the entry or removal of places in the State Heritage Register (if required); and

(d)   Make recommendations for the declaration of State Heritage Areas (if required).
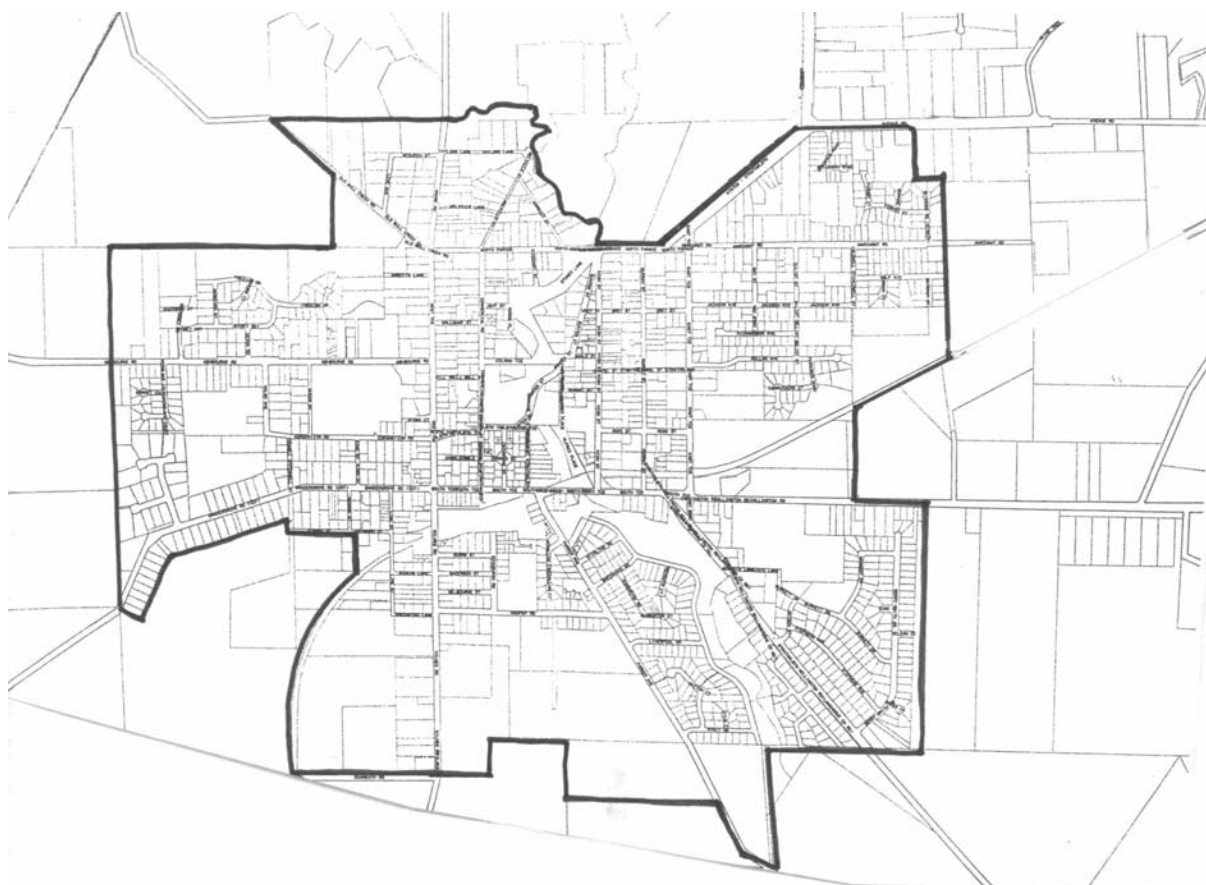
TOWN OF STRATHALBYN STUDY AREA

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2.0   HISTORY OF THE TOWNSHIP OF STRATHALBYN

2.1   Introduction

As a part of the Fleurieu Peninsula Strathalbyn shares aspects of its history, such as prior use of town sites by aboriginal inhabitants, with other early towns in the region. However its inland situation distinguishes it from towns on the Murray River and lakes such as Goolwa, and those on the coast such as Port Elliott and Victor Harbor. This thematic account of Strathalbyn's development is intended to provide a background to the town's built heritage and focuses on aspects of the town and region's history relevant to this.

2.2   Brief Thematic History of The Township of Strathalbyn

2.2.1   Land and Settlement

Description of the Area

The early colonists' priority was to produce enough food for the colony to be self-sufficient. After initial delays in surveying rural areas, settlers moved out of the Adelaide area and began serious cultivation from the 1840s. From Adelaide the first movement was southward towards Noarlunga and Willunga and secondly across the Mt. Lofty Ranges and south towards the Murray mouth.[1] Encouraged by the proximity of the Murray and the possibility of river trade and navigation, this second movement out from Adelaide led to the establishment of small settlements between Mt. Barker and Strathalbyn. Strathalbyn is located at the point of change between the ranges and the plains. Beyond Strathalbyn, the land towards the Murray mouth was sparsely settled at this time, although there were small settlements on the coast and on Lake Alexandrina. White settlers encountered two tribes of Aboriginal inhabitants camped along the Angas River.[2] The Peramangk tribe came from the hills, the Ngarrindjeri from the river.[3]

Initial Land Survey

The Angas Special Survey of an area in the vicinity of the River Angas resulted in the establishment of Strathalbyn. Special Surveys were a feature of the colony's early years. They permitted capitalists to request the Government to survey an area of 15,000 acres in an area of their choice. The settlers had then to buy at least 4000 of these acres at one pound per acre. This policy resulted in much of the best-watered land near Adelaide being taken up in this way. Strathalbyn, located on land watered by the Angas River where settlers considered economic prosperity likely, was such a case. Speculators also purchased the land for later resale. Few of those who invested in the survey settled in the area. Holders of Preliminary Land Orders sold in London had priority choice of 80 acres and a one-acre town allotment. This appears to have applied to the Angas Special Survey also.[4] Later the country sections were increased to 134 acres.[5] Much of the land in this part of South Australia was taken up through the special survey process. The Angas Special Survey included a high proportion of hilly land watered by the Angas and other streams and a more southerly plains area. The area suited the grazing of stock overlanded to South Australia and the Angas Plains offered good soil for cultivation.

Settlement

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[1] Williams, Michael *The Making of the South Australian Landscape* London, Academic Press, 1974 p.27

[2] "Towns, People, and Things We Ought To Know" *The Adelaide Chronicle* 6 April 1933 p.47

[3] *The Wakefield Companion to South Australian History* Adelaide, Wakefield Press, 2001 p.9

[4] Rankine, Matthew cited in Gemmell, Nancy *Old Strathalbyn and its People 1839-1939* Adelaide, National Trust of South Australia, n.d. p.17

[5] Pike, Douglas *Paradise of Dissent South Australia 1829-1857* Melbourne, Melbourne University Press, 1957 p.121

Settlers with capital who purchased land were entitled to free passages for their servants and labourers on a proportional basis. Many of these servants travelled to South Australia with their employers, thus reducing their sense of isolation. As land sales progressed, these contributions to the Land Fund provided funds to spend on free passages for poor emigrants sailing to the new colony. Many of these potential agricultural labourers departed from Greenock, Leith and Liverpool. In this way many Scots arrived in South Australia. One group with purchase orders, most of whom had travelled out together on the same ship, the "Fairfield", set out to find suitable land. The Rankine family was amongst them

Immigrants such as Dr John Rankine and his brother William, from Ayrshire, Scotland shared the South Australian Company's optimistic view of a profitable colony. Scotsmen and others who travelled on the "Fairfield" (Dawson, Rankines, Mein) and other ships "Navarino" (Donald McLean 1837) settled in the area in 1839. There were 10 contributors to the Angas Special Survey- William Rankine, John Rankine, Edward Stirling, Charles Stirling, Alexander Muir, James Dawson, Donald McLean, Fowler, Guy and one other. The participants drew lots for blocks in the surveyed area of 800 acres, divided into 10 sections of 80 acres.[6] James Dawson and William Rankine received the original grant of Section 2600, the site for the township, and they acted as trustees for the sale of allotments after the survey of the town section. There are several views about the origins of the name Strathalbyn. Most seem agreed that "Strath" is a Gaelic word for a river valley but suggestions about "Albyn" include a variation of Albion (an ancient Greek and Roman name for Scotland)[7], or a reference to an iron works in Scotland, Albion Iron Mills, associated with John Rankine. "Valley of the Scots" seems a likely meaning.[8] The other interpretation is "White Valley."[9] The word "albus" in Latin means "white", and this is also the source of "Albion", a reference to the white cliffs on the coast around Britain.[10]

Planning

The policy of "survey before settlement", usually resulted in a rectilinear pattern of rural subdivision by the Government. This led to the common grid layout of straight lines and right angles in private townships that also accommodated staff with little training working under pressure, and allowed for uniform roads and allotments. An initial plan for Section 2600, made before subdivision, shows roads cutting diagonally through the section and meeting at a single river crossing.[11] However the subdivision plan of the township of Strathalbyn followed the grid practice, despite the river meandering through the section. The plan left a large rectangular area in the centre around the peninsula. Nancy Gemmell, a local historian and resident, comments:

> "It really looks as if Mr Cross didn't see plan number one before he did plan number two and the resulting ghost roads are a problem to this day. His roads went where the traffic didn't and the parklands along the river were beautiful but useless for sport. Town benefactors had to come to the rescue of the Show Society and the horsemen. The system of allotting large lots to early landholders delayed development, leaving large vacant blocks, and the neighbouring graziers gazetted small subdivisions of their own outside the boundaries of the original section- blocks where a working man could grow his vegetables, bypassing the Trustees.[12]

Strathalbyn North, a very early subdivision just outside the initial town 'square', provided an interesting variation to the grid plan and Gollan's subdivision in the southern part of the town included a fashionable circus at the intersection of Donald and Catherine Streets. In 1863

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[6] *Southern Argus* 6 April 1933 pp.46,47

[7] Gemmell, N. *Old Strathalbyn* p.11

[8] Gemmell,N. p18

[9] Stowe, H. *They Built Strathalbyn* p.14 and Cockburn, R. *Pastoral Pioneers of South Australia* Vol.1 p.94

[10] *The New Shorter Oxford English Dictionary* Oxford, Clarendon Press, 1993 p.47

[11] Gemmell, N. p.10

[12] Gemmell, N. *Old Strathalbyn* p.9

the formation of Sunter Street, which cut diagonally across the grid of allotments, provided a more convenient route through the town. Edward Sunter was the owner of lots 52, 53 and 54 through which this new road passed. As the town grew the later subdivisions usually followed the grid pattern.

Progress

In February 1843 *The South Australian* reported that the situation of the settlers in Strathalbyn, housed in huts or hovels in 1841 and struggling for existence, had changed in two years. Stock flourished, crops of wheat, potatoes and fruit grew luxuriantly. Settlers were now housed in comfortable houses, many of stone construction, and plans and funds for a church were progressing.[13] It is suggested that "Glenreath" in Long Valley, built by Captain Pascoe who was in charge of the mine in the area, was the first stone house erected in the district.[14] George Graham bought this house and lived in it thereafter.

Unlike some other South Australian provincial towns Strathalbyn's development was not hastened by a particular event, such as an important mineral discovery. Instead, the town developed steadily and benefited from early crops of wheat and maize, followed by dairy cattle and sheep grazing. However the first township surveyed in an area had an advantage. The later township of New Hamburg (renamed Willyaroo in 1917) laid out in 1850/51, lower down the Angas did not successfully compete with Strathalbyn for dominance in the area as expected.[15] The establishment of the basic requirements of a pub, blacksmith's shop, church, general store, and perhaps a school and bootmaker, attracted trade and the possibility of permanence.[16] The tradesman in the country township was a pioneer and an important component in its development.[17] Townships such as Strathalbyn were "focal points of economic exploitation and the spearheads of colonisation."[18] The addition of Government buildings and services also affected the stature of the town.[19] Other indicators of a successful township included a flour mill, and a blacksmith's shop capable of manufacturing and repairing farming implements or even a foundry to manufacture on a larger scale.

By 1866 it was clear that Strathalbyn provided the functions necessary for growth.

Bailliere's Gazetteer reported that nearly all the surrounding land had been purchased, and the post office, telegraph station, local court, and public pound established. Commercial enterprises included the National Bank, insurance companies, Strathalbyn Hotel (Gosling's) and Commercial (Linn's). Carpenters and bootmakers offered their services, drapers and grocers sold a variety of merchandise, and a daily mail-coach connected the residents with Adelaide. The *Gazeteer* suggests that at this time the population of Strathalbyn and its immediate neighbourhood was about 200, mainly engaged in agriculture, and the whole district numbered 1572 persons.[20] As success became assured, despite some bad harvests and mercantile depression, investment in substantial shops and commercial buildings, particularly in the late 1860s to the 1880s increased.[21] The town became an incorporated body in 1868, separating from the District Council formed in 1854.[22] The town grew rapidly in a decade and by 1876 population of Strathalbyn reached 886, adult males numbered 153, and there were 193 houses.[23]

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[13] "Strathalbyn" *The South Australian* 10 February 1933 p.3

[14] *Cyclopedia of South Australia* Vol.2 Adelaide, Cyclopedia Company, 1909 p.881

[15] Gemmell, N. p.68

[16] Williams, M. *The Making of the South Australian Landscape* p.378

[17] Meinig, D.W. *On the margins of the good earth: the South Australian wheat frontier, 1869-1884* 1962 p.166

[18] Williams, M. *The Making of the South Australian Landscape* …p.334

[19] Williams, M. *The Making of the South Australian Landscape…* p. 379

[20] Bailliere's *South Australian Gazetteer* 1866 p.239

[21] *Southern Argus* 18 July 1868 p.6

[22] *The Civic Record* Adelaide, Wakefield Press, 1986 p.562

[23] Boothby, J. *Adelaide Almanac and Directory of South Australia 1876* Adelaide, J.Williams, 1876 p.321

Local residents built new churches, an Institute and established schools. The town developed as a local service and transport centre supporting the surrounding pastoral and agricultural producers. The southern section of the town provided sites for industry, such as the gas works, brewery and foundry in South Terrace and the flour mill in Commercial Road. Connection to the river port of Goolwa and to the sea at Port Elliot by the tramway and later the railway enhanced the town's importance. *The Southern Argus* claimed that 1868-9, when the tramway extended from Goolwa to Strathalbyn, the gas works and National Bank opened and many important buildings were erected, was its most successful year.[24] . Residents and others could view the establishment of a gas supply, Corporation and tramway as indications of equality with other "provincial towns".[25] The capacity of the town to sustain the publication of a newspaper from 1868 was another indication of its success. Confidence in the town continued beyond the spurt of building activity undertaken as Strathalbyn matured in the late 1860s. It resulted in later buildings such as the railway station, butter factory, cinema, motor garages and new hospital and schools constructed to meet changing needs.

Strathalbyn's scenic location and substantial buildings also made it attractive to tourists. By 1909 the population had reached about 1,000 persons[26] and by 1923 there were 250 houses and the population of town and district had reached 1,950.[27] Strathalbyn is an excellent example of an early rural town that developed steadily to become a service and transport centre for the surrounding district.

2.2.2 Primary Production

Agriculture

The land on the Angas Plains appeared to the first settlers to be suitable for agriculture. Early crops included wheat, potatoes and some fruit. After the formation of the Strathalbyn Agricultural Society in 1855 members decided to hold a show in 1856. The exhibits at this show indicate the variety of produce from the area. Exhibits included samples from crops such as wheat, barley oats and lucerne, vegetables such as potatoes and onions, and the fruit shown included grapes, pears, quinces, lemons and melons. In addition, residents exhibited wine, ham, butter and other dairy produce made locally.[28] Local wheat supplied grist for the Angas Mill. Despite this success by the late 1870s some soil exhaustion was apparent and, as there were no artificial manures available, many small farms were no longer viable. Some of these farmers joined the move to northerly districts and pastoralists grazed their stock on this formerly cultivated land. Thomas Gemmell, however, was one who resisted the lure of land in the north when his cereal crops declined and turned his depleted soil over to sheep.

Pastoral Industry

The reliable rainfall in the ranges encouraged early settlers to graze their stock in the hills surrounding Strathalbyn. Cattle were obtained by driving them overland from the eastern colonies. A punt carried the animals across the Murray River.[29] Pastoralists bred from this initial stock to increase and improve supply of animals, fatten cattle for slaughter, and also bred the indispensable working bullocks. As dairy cattle prospered farmers established a butter factory in the town. Horses also were bred for a variety of purposes. Draught animals, such as Clydesdales, were needed on farms and in commerce, hacks were required for riding and other horses for sporting pursuits. Sheep for wool and fat lambs for meat provided another productive use of grazing land. Edward Stirling raised Merino sheep, horses and cattle at his stations in the Strathalbyn area. Donald Gollan was another

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[24] *Southern Argus* 6 April 1933 p.47

[25] "Progress of Strathalbyn" *The South Australian Register* 18 July 1868 p.6

[26] Burgess, H.T. (ed.) *The Cyclopedia of South Australia* Vol.2 Adelaide, Cyclopedia Company, 1909 p.874

[27] *Civic Record of South Australia 1921-23* Adelaide, Associated Publishing Service, 1924 p.694

[28] Gemmell, N. p.15

[29] Cockburn, R. *Pastoral Pioneers of South Australia* vol.1, (1925) Blackwood, Lynton Publications, n.d. p.171

pastoralist also raised Merino sheep. Members of the Rankine family raised both cattle and sheep. William Rankine had a prize-winning stud flock of Shropshire sheep. The new sale yards, constructed in 1907 for Bagot, Shakes and Lewis on land purchased from the butter factory, provided a facility for the marketing the district's stock.

These well-equipped yards reflected the importance of the pastoral and agricultural industries to the town. They provided for cattle, sheep, and pigs. The facilities included a sale ring, substantial stone offices, storerooms, refreshment rooms and a water supply. These yards closed in 1947 and were replaced by others situated outside the town centre in Parker Avenue.

Mining and quarrying

Although there were mines in the Strathalbyn district, mining was not the dominant industry as it was in towns such as Burra and Moonta. In 1848 the Strathalbyn Mining Company discovered some copper ore on their site of 635 acres. This they extracted and smelted on the mine property. The company sold the mine to an English company who intended to work it failed to do so. A lode of silver lead, found on another section, was irregularly worked by the English Company as was the lode of solid galena they exposed. The Breadalbyn Mining Company's mine adjoining the Strathalbyn mine began in 1850 and stopped work in 1851. The Glenalbyn Mine on Paris Creek Road opened in 1850. It also closed in 1851 and water later filled the shaft. The Wheal Ellen (South Australian) Mining Company began in 1857 north-east of Strathalbyn in Highland Valley. After an early closure it reopened with additional leased land. The company extracted lead ore, silver and a small quantity of gold. It had a precarious existence until its closure just before W.W.1.

2.2.3   Transport and Communications

Roads

Strathalbyn lay on the transport route to Victoria via Wellington, the Murray crossing north of Lake Alexandrina. The early route from Adelaide passed through Macclesfield. Joseph Tregilgas inaugurated a haulage service, using horses, to cart goods to Adelaide. Previously bullock drays crossed the difficult terrain. Mail was at first carried on horseback from Mt. Barker, then by spring cart. In 1850 Cobb and Co. ran the first coach to Strathalbyn using a vehicle drawn by six horses. Stock and passengers crossed the Murray by ferry.

During the 1850s a route to the goldfields in Victoria passed through Strathalbyn, on to Milang and across the Murray by steamer to Meningie, then through Mt Gambier and Hamilton to Ballarat. As Strathalbyn was the last substantial town providing goods and services for many miles, travellers stocked up on provisions for their journey when they reached it. The opening of the Murray Bridge, the first permanent crossing over the Murray constructed at Edward's Crossing in 1879, diverted some traffic from Strathalbyn and the lower river crossings. However tourists and others still travelled through Strathalbyn to the lakes and south coast so its role as a transport centre continued although in a diminished form.

Bridges

Strathalbyn's situation on the Angas River and tributary creeks made bridges a priority to enable residents and wagons to move about the town. Crossing the river at one of the three fords could be dangerous and time-consuming if vehicles became bogged. With the widespread use of motor transport in the twentieth century, the major bridges became even more important to traffic movement around and through the town.

The Mill Bridge was the first bridge in the town, built over Dawson Creek, and constructed to serve the needs of the flour-mill which opened in 1849. St Andrew's Bridge, built by T. & J. Baker of Adelaide, was wooden structure with a single arch originally opened 1857. Its decaying structure was improved with stone piers built in 1883 by Mr. W. Dick. The stone for these piers came from the river bed. Mr. C.T.Hargrave of Adelaide supervised the bridge construction. A footpath, added to the side to improve safety, was built in 1929 by local contractors Virgo and Palmer. Mr. James Richardson donated £290-4-6d. to cover the cost of this addition. In 1938 the bridge was rebuilt and widened. Mr. Bowden was the engineer in charge of this project.[30]

The original bridge in North Parade dated from 1867. Although it required repairs at times it remained in general use until 1923 when weight limits were imposed on traffic crossing the bridge. Its replacement required government funding. In 1959 the Government agreed to provide most of the £20,550 required for construction. The Corporation's contribution was to be £5000 and the new bridge opened in 1961.

In South Terrace the Gol-Col-Hoop Bridge opened 1867 and was demolished in 1912. In 1914 it was replaced with a steel bridge. A further replacement, constructed by Wilckens & Burnside opened in 1962. In 1864 a suspension bridge at the end of Jeff Street enabled pedestrians to cross the river to Swale Street. After flood damage, the corporation braced the bridge with uprights and the bridge survived until 1966 when it was demolished. At the time the corporation planned a new bridge. As the estimates for a new bridge were too high the bridge was not replaced and pedestrians had to find another route across the river.

Mr. William Richardson donated funds to provide the Children's' Bridge that linked Commercial Road to the Soldiers' Memorial Gardens, replacing a crossing of stepping-stones considered dangerous for children. This bridge opened in 1919.[31]

Tramway and Railway

In order to use the Murray River as a transport route for the products of the interior, goods carried downstream to the river port of Goolwa required transport by land to a nearby sea port as the Murray mouth was not navigable. A tramway, built in 1854, carried river cargoes from Goolwa to the sea-going vessels that berthed at Port Elliot.

Farmers on the eastern side of the Mt. Lofty Ranges needed an accessible outlet for their farm products so from 1856 onwards these settlers lobbied for another tramway. They wanted it to connect to the existing Goolwa - Port Elliot line. The tramway from Strathalbyn to Middleton, opened in February 1869, connected it to Goolwa, the main river port. The trip to Port Victor took three hours but was extremely attractive to tourist traffic. As horses drew the trams, stations and stables for changing horses were needed. These were built at Finniss and Middleton. Hill & Co. coaches provided the connection between Strathalbyn and Adelaide.

Many people saw Railways as a symbol of progress. The first railway boom, which began in the 1870s, resulted in the railway from Adelaide reaching Mt Barker Junction on 28th November 1883. An extension from Mt. Barker, which linked it to the seaport of Victor Harbor via Strathalbyn and Goolwa, opened on the 15th September 1884 whilst a spur from Strathalbyn to Milang, a river port, opened in December 1884. The opening of the new line from Mt. Barker also saw the change from horse traction to locomotives over the full 130 kilometres. By 1887 economic depression and drought curtailed railway building but the

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[30] Stowe, H. *They Built Strathalbyn* p. 54, 55
[31] Stowe, H. *They Built Strathalbyn* p.57

faster and more comfortable service to Victor Harbor encouraged tourists and holiday makers. However with the connection of the broad gauge line through to Melbourne via Nairne and Murray Bridge Strathalbyn's role as a transport centre and stopping place, and the importance of the interstate route via Milang and Mt. Gambier, declined. Changed requirements after the introduction of diesel engines resulted in redundant water tanks, coal bunkers and other railway buildings. The Sandergrove to Milang line, an attempt to tap the Murray trade, closed in 1970. Road transport replaced the Mt. Barker to Victor Harbor railway and the line is now used only for tourist excursions.

Post and Telegraph Services

For people who did not travel far beyond their own district the mail provided an important link with the rest of the colony and the wider world, particularly to the families left behind when they emigrated to South Australia. Mail from Adelaide and beyond first arrived in Strathalbyn carried by a rider on horseback. Residents greeted with much pleasure its arrival at the original Strathalbyn Post Office, situated in Foster and Horne's old store on the river bank. This lay below Edward Sunter's two storey building in Swale Street. However in 1857 residents petitioned the Government to provide the town with a separate post office. In 1859 Donald Gollan sold land in Commercial Road for a new Post Office that, together with a residence, was erected in 1861. Bailliere's *Gazetteer* for 1866 states that there were telegraph, post and money-order services available in the town at that time.[32] In 1873 the door to door delivery of mail began. The provision of pillar-boxes followed in 1880. The telephone line reached Strathalbyn in 1905 and the local exchange opened with twelve subscribers in 1908.[33] In 1912 the building ceased to be used as a post office.[34] It was used as residential accommodation for Post Office staff until its demolition in 1965. A new Post Office, constructed for £2100, opened next door in 1913.[35]

Local newspapers provided another important form of communication. Not only did they report local events but also they usually carried news of events overseas and interstate together with farming advice, stock prices and other useful information. The *Southern Argus* Strathalbyn's local paper was originally published at Port Elliot. Its relocation to Strathalbyn in April 1868 was an indication of the growth and maturity of Strathalbyn. According to Meinig a newspaper was a "potent instrument in the competition for trade and general advancement" of a rural town and one of the indicators of a township of a higher order.[36] The first sheet of the Strathalbyn published edition of the paper was printed in Colman's store on April 16, 1868 and the first edition was on sale two days later. Mr. W. Colman engaged builders Trenouth and Tonkin to erect new premises, at an estimated cost of £1900, which opened some months later.[37] The original owner of the paper was Ebenezer Ward who sold the paper after a short time. After several other short-term publishers Joseph Elliott became the proprietor in 1872. The paper remained in the family until 1948. Strathalbyn's weekly newspaper was one of the earliest published in a country town.

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[32] Whitworth, Robert P. (comp.) *Bailliere's South Australian Gazetteer and Road Guide* Adelaide, F.F.Bailliere, 1866 p.239

[33] Stowe, H. p.45

[34] Gemmell, N. p.37

[35] Stowe, H. p.45

[36] Meinig, D.W. *On the Margins of the Good Earth* South Australia, Assoc. American Geographers, 1988 p.193

[37] *Southern Argus* 18 April 1868 p.2

2.2.4   People, Social Life and Organisations

Prominent Individuals, Families and Groups

Just as the Scottish origin of the first settlers is reflected by the town's name so is it also reflected in the list of those were involved in the town's affairs. Dr John Rankine, a medical practitioner from Ayrshire came to South Australia with his wife, his brothers, family members and servants. He and his companions selected the district for settlement in 1839. Once it was surveyed John Rankine's brother, William Rankine, and James Dawson acted as trustees for town section. On their other sections they began to establish their homes and clear land and begin farming.

John Rankine established "Blackwood Park" at Strathalbyn and also had properties at point Sturt and on Hindmarsh Island. He was the first chairman of the District Council of Strathalbyn and of the Agricultural Society. He was elected a member of Legislative Council (the "piebald parliament" so called because some members were appointed and the others elected), made a Justice of the Peace and was involved in the affairs of St. Andrew's Church. John Rankine returned to Scotland 1855 and died there in 1864. His brother William Rankine from Ayrshire had been a sheep farmer in Scotland. He named his property near Strathalbyn, "Glenbarr", and built a fine two-storied homestead on the land where he bred sheep.

Edward Stirling, a businessman from Glasgow,[38] arrived in Adelaide with his cousin Charles in 1839. The Stirlings took up a special survey of 800 acres at Strathalbyn. Charles, a trustee of St. Andrew's Church died in 1858. Edward settled on his property "Hampden" and later at "The Lodge" near Strathalbyn. His pastoral interests included "Nalpa" station near Lake Alexandrina and an estate at Highland Valley near Strathalbyn. He was a partner in Elder, Stirling & Co., a director of the South Australian Banking Co. and the Wallaroo and Moonta Mining Co., Member of the Legislative Council, and active in the affairs of St. Andrew's Church. His sons were Sir J Lancelot Stirling M P and President of the Legislative Council,, and Sir Edward Stirling, a Professor at the University of Adelaide and a scientist. There were two sons who died overseas and four daughters. After making additions to "The Lodge" Lancelot Stirling made his home there and continued with his father's pastoral interests and contributions to the town.

William Colman, brother of a London mustard manufacturer arrived in South Australia in 1849. He ran a mill at Balhannah before buying Gollan's mill in Strathalbyn in 1851. Colman added considerably to the Angas Mill and built the grain store opposite about 1864.[39] *The Southern Argus* mentions the store in April 1868 and it appears in a photograph dated 1864. The store as important not only for its primary function of storing grain, but also because of its use as a location for range of community activities over many years. Colman sold the mill in Strathalbyn and moved to the mill at Middleton in 1871.[40]

Donald Gollan, a farmer from Inverness, built the first house in Strathalbyn, when he arrived in 1839. This building became an hotel, the Strathalbyn Family Hotel, which Gollan sold to Richard Hooper in 1852. The building burnt down in 1867, was rebuilt on the same site in 1868, and renamed the Terminus Hotel. Gollan drove the mail coach to Adelaide and built the first flour mill in Strathalbyn. He subdivided land in the town, bought and sold pastoral properties near the Murray River and lakes, and bred merinos at "Burnside" near Strathalbyn and later at "Belvidere Farm".[41] Gollan offered land in Gollan Crescent, part of his subdivision, for an Institute but the committee declined the offer as they considered the site too small.[42]

Edward Jones Tucker, a lawyer, served three terms as Mayor of Strathalbyn. He was articled to J.J.Bonnar the town's first solicitor, admitted to the Bar in 1875, and practised at Strathalbyn. He acted as conveyancer, executor, and legal advisor to residents. He was

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[38] *Pastoral Pioneers of South Australia* vol 1, p.68.

[39] Stowe (p.113) says the store was built in 1869 but it is mentioned in the *Southern Argus* 16 April 1868.

[40] Gemmell, N. p.27

[41] *Pastoral Pioneers of South Australia* vol 2, p.170

[42] Stowe, H. p.113

served on the committees of local organisations such as the Institute, the Lodge of St.John and the Agricultural Society. Edward was the youngest son of an Englishman, George Tucker, who worked for John Rankine and then became a pastoralist. George Tucker built Lake View House at Sandergrove about five miles from Strathalbyn. He donated land for a church at Sandergrove and contributed a large proportion of the funds needed to build the church which opened in 1867.

Richard Carruthers was one of the town's benefactors. He came from a farming family in England and when he arrived in the district in 1852 he became a tenant farmer of Edward Stirling. After working for three years in this way he purchased land at Lake Plains near Milang. His farming venture succeeded and eventually he purchased and retired to "Brigend" on the Ashbourne Road. He was a district councillor, member of the town council and Mayor in 1896. He subdivided two portions of land on the western side of the town and donated part of this land to the agricultural society for showgrounds and a recreation area for the townsfolk.

Edward Sunter and David Bell were prominent storekeepers. Edward Sunter was the first mayor of the Strathalbyn Corporation and his two storeyed shop on the corner of Swale and Sunter streets is still a landmark. Sunter owned allotments near his store, purchased from Donald Gollan and the Trustees, that he subdivided in 1864 after a new road traversed the land. He named his store "Manchester and Glasgow House" which may have indicated the source of much of his stock. He sold his business to David Bell in 1869.[43]

David Bell founded the firm of David Bell and Co. Ltd. In 1857 he left Glasgow where he had worked in the leather trade. After some time at Port Adelaide Bell took over Edward Sunter's business as a general merchant in Strathalbyn. This venture was successful and Bell leased additional buildings nearby. His company also opened branches in Victor Harbor, Mount Barker and Murray Bridge. He was a town councillor and served twice as Mayor. Also he was a member of the Presbyterian Church and Superintendent of its Sunday School.[44] Part of David Bell's High Street store later became a hall for the Girl Guides.[45]

Joseph Elliott, in partnership with William Fisher, bought the *Southern Argus* in 1872. Shortly after Elliott bought out Fisher's interest. Three generations of Elliotts owned the paper. Joseph Elliott jr. took over after his father's death. In addition to running the paper he became a town councillor, was Mayor for twenty years, a member of the school council and a Justice of the Peace. His son Cecil, the third generation Elliott, worked in partnership with G.D.Jones who had trained in the paper's office. G.D.Jones died in 1955. His son, Murray Jones, took over the paper when Cecil Elliott died in 1969.

Religious Affiliations

Early South Australia was built with the idea of religious liberty. Many settlers understood this to mean the absence of a politically dominant church and the application of the self-help principle. All churches were to be treated equally, and support for ministers and church buildings would be from voluntary contributions. At this time South Australia was noted for the variety of denominations and sects found in the colony. Dissension between sects retarded attempts to implement the voluntary principle, and this, along with settlers insecure incomes, led to difficulties in procuring and supporting ministers and building churches. New townships such as Strathalbyn managed without dedicated church buildings to begin with and relied on laymen, and visiting clergymen if available, to conduct their services and church affairs. Strathalbyn's experience was similar to that of other rural towns. After much effort, including voluntary labour and extensive fund raising, most denominations secured permanent clergymen and erected substantial churches in the town.

Presbyterian

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[43] Stowe, H. p.120

[44] Burgess, H.T. *Cyclopedia of South Australia* Vol. 2 p.876

[45] Gemmell, N. p.161

The devout Scots who first settled the area observed the Sabbath at services held in private homes. In 1844 the congregation began to build their small church, St. Andrew's, using voluntary labour. This church was demolished and replaced by a stone building in 1848. This became the nave of the present church. Until 1850 a Congregational minister, Rev. J.B. Austin, from Macclesfield conducted the services. In 1851 a church meeting agreed to invite a Presbyterian minister, the Rev. John Anderson, to come from Scotland and to build a manse to accommodate him. The Free Presbyterian Church of Strathalbyn raised money by voluntary subscriptions to a trust fund that benefited the church and paid £800 for a manse. This was situated on glebe land acquired in 1857 between Bull's Creek Road and Manse Road. A transept was added to the original structure of the church at this time, and the completion of the body of the church followed. A spire, porch and gallery were added in 1865. Edward Stirling presented a bell in 1868, and the tower designed to house it was ready at the end of 1869. After 20 years the Rev. John Anderson resigned. His successor, Rev. J.Faulds Henderson, also came from Scotland. The congregation split in about 1877 over the issue of instrumental music in the church service. Most of the members supported using a harmonium and those who objected strongly withdrew. It seems that this group may have built a small church of their own which was then offered later as a Court House.[46] Most of the dissidents rejoined the congregation when a new minister arrived.[47] The next minister was the Rev. McQueen. His successor the Rev.G.C. Love from Northern Ireland had his long service from 1892 to 1923 rewarded by the naming of the street adjacent to the old manse as Love Avenue. Builder Alexander Caldwell erected the church hall in Alfred Place in 1911 and tennis courts were laid out on land given by Matthew Rankine. The trustees of the glebe land in North Strathalbyn, on which the manse stood, subdivided it in 1923 after the retirement of the Rev. Love. The old manse was also sold at this stage, and a new manse was erected beside the hall in 1925.[48]

Roman Catholic

Services for those of the Roman Catholic faith were held in homes in Long Valley from 1850 to 1867, with priests from Mt. Barker officiating. As the population grew a small hall at the southern end of High Street provided a meeting place. The congregation bought Mr. Bonnar's school building in Rowe Street after his private school closed in 1884. A priest still visited from Mt. Barker. This small church was dedicated in 1881. The Sisters of St. Joseph, who founded a school and convent in 1867 at Macclesfield, ran a school in the building from 1884 until 1890. After the new church opened in 1914 the old church was renamed St Barnabas' Hall.

A new Strathalbyn parish commenced in 1906 and a priest was appointed. He lived at Lot 30, Chapel Street. Alexander Caldwell built the new presbytery block at 7 East Terrace in 1911. Work began in 1913 the new church, designed by architects Alfred S. and Frank Conrad, and built by W.Orr in East Terrace.[49]

Church of England

After holding their early services in the Rankine St Court House from 1867 the parishioners raised funds to build a church on land in East Terrace donated by Archibald McLean. The parishioners held concerts and art unions help with the project and the building was erected in stages.

Richard Trenouth gained the contract to construct the walls in 1870. The contract for the roof, windows and floor, given to James Kennedy, began months later. The building finally opened in 1871. This building was designed by architects English & Rees and cost £700. An apse was added in 1903. In 1880 the congregation agreed to provide a parsonage for their new incumbent, which was constructed at 8 East Terrace. The church acquired a hall in 1901 by the purchase of the old Primitive Methodist Chapel in Chapel Street. The

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[46] Stowe, H. p.43
[47] Gemmell, N. p.46
[48] Stowe, H. p.85
[49] Stowe, H. p.88

Wesleyans and Primitives had amalgamated and preferred to use the Wesleyan church in Commercial Road. The Foresters Lodge purchased the old chapel building from the Anglicans in 1912.[50]

Methodist

At first the Wesleyans shared St. Andrew's Church with the Presbyterians and other Methodist sects. After 4 years sharing and by 1854, a Wesleyan Chapel was erected on a lot in Commercial Road.[51] The Wesleyans were attached to the Mt. Barker circuit until they found their own minister in 1859, when Strathalbyn became an independent circuit. In1873 this first chapel building was demolished and in 1874 the rebuilt chapel, designed by Architect James Cumming, opened. This Wesleyan Chapel in Commercial Road became the Methodist Church after the amalgamation of the various Methodist sects in 1899, and the Wesleyan minister became minister of combined church.[52]

Primitive Methodists

The Primitive Methodists were the first sect to leave St. Andrew's.[53] They secured their own minister in 1859 and built a Chapel on part of Lot 31 in Chapel Street with an adjoining manse (now 12 Chapel Street). After church union the McLean family bought the manse and the Church of England acquired the chapel to use as a hall.[54]

Church of Christ

At first the Church of Christ, known in 1869 as the Christian Chapel, held services in secular buildings or in the open air. An evangelist baptised some candidates in the River Angas. Some early services were held in Colman's store.[55] In 1872 the congregation bought land in Dawson Street for £20 and the builder R.C.Trenouth and carpenter W.Dick erected the church in 1873. It opened without a floor or internal plastering.[56] In 1939 new vestry was built at the rear [57]

Lutheran

The Lutheran congregation in Strathalbyn formed much later than the other denominations. In 1954, the members purchased Lot 69 at the corner of North Parade and Commercial Road, which had earlier served as a croquet green. Assisted by volunteer labour, builder Kevin Rohrlach erected the church which opened in 1955. In 1958 more volunteer labour erected a hall.[58]

Education- Schools

Soon after erection in 1844 St. Andrews was used as a day school. In 1852 a school attended by 21 pupils was recorded. Schools with slightly increased numbers of pupils existed in the 1850s. William Noye conducted a school on the corner of North Parade and Manse Road about this time. In 1862 the Central Board provided funds to be supplemented locally for the erection of a school building in Strathalbyn. There were several schools and as the Board found it could not support them all it decided to support only one district school in Colman Terrace, under the headmastership of Henry Bonnar. Private schools continued to operate however. In 1875 the Education Act required children to attend school, so by 1876 two schools provided public education in Strathalbyn, Mr. Bonnar's in Colman Terrace

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[50] Stowe, H. p.89

[51] Stowe, H. 91

[52] Stowe, H. p.91

[53] Gemmell, N. p.61

[54] Stowe, H. p.92

[55] Gemmell, N. p.61

[56] Stowe, H. p. 93

[57] Stowe, H. p.93

[58] Stowe, H. p.93

and Miss Downing's which was conducted in Colman's store in Commercial Road..In 1878 the Council of Education was persuaded to build a public primary school and teacher's residence. The new school opened in 1880 on the site of the old school in Colman Terrace. The school remained on this site until 1960 when a new school opened in East Terrace. The Sisters of St. Joseph conducted a school in Mr. Bonnar's old school building in Rowe Street between 1884 and 1890. Secondary education began in a classroom of the primary school in 1913. The secondary school moved to St. Andrew's Hall in 1915 where it remained until 1926 when a new school opened on land purchased for the purpose on Callington Road.

Recreation

Country townships had to rely on local resources to meet most of their recreational needs. Musical events, society meetings, fund-raising activities, sports and celebrations were held with local, and sometimes visiting, participants wherever suitable accommodation could be found. In Strathalbyn, Colman's grain store was used for concerts, meetings, church services, and other purposes such as the printing of the first edition of the *Southern Argus* published in Strathalbyn. Outdoor activities such as cricket matches, football, and racing were conducted in local paddocks while local hotel yards provided venues for the agricultural shows.

As the population grew, specific accommodation for particular activities could be funded. The Mechanics Institute was an example of this. Institutes provided for both the education and recreation of residents. The institutes offered books and newspapers for recreational and educational purposes, and provided a program of educational lectures and entertainment such as concerts and plays. The Institute building also provided a space for meetings, dances and fetes. Prior to 1868 an attempt to form a Mechanics' Institute, using meeting spaces that could be rented at low cost, was unsuccessful. After several attempts and claims of inept management the Institute became viable. Proposals for an Institute building, discussed over some years, finally resulted in its construction and opening, celebrated with a concert, in 1874. A grant from the government assisted with the building costs. To cope with the needs of an increasing population, the building required extensions in 1909 and 1921. An adjoining Library opened in 1922, and the Institute building was remodelled in 1927. The Institute became a Corporation responsibility in 1937. A Supper room, installed as a memorial to the pioneers, and a new kitchen resulted from the Centenary of 1939. The heavy portico over the footpath was also added then, and removed with the recent refurbishment of the building.

Over time, Strathalbyn offered its residents a variety of social and sporting activities and facilities. Lodges or Friendly Societies, the Country Women's Association, Girl Guides, Boy Scouts, a brass band, chess club, orchestras and a cinema provided for individual tastes and talents. Sporting clubs have ranged from polo, racing, shooting and cricket, to swimming, tennis, football, croquet and bowls.

2.2.5 Government and Local Government

Local Government

On May 3, 1854 the District Council of Strathalbyn was gazetted, and it was proclaimed 1860. The first councillors were Edward Stirling, Frederick Borrett, William Colman and Archibald McLean. Dr. John Rankine was chairman. The Town of Strathalbyn, the area laid out in the Angas Special Survey, separated from the District Council and became a municipality in 1868. The residents of the town felt that their interests did not always align with those of the wider district. Mr. Edward Sunter was the first Mayor.

The District Council expanded in 1935 when it amalgamated with the District Councils of Bremer, Onaunga, and portions of District Councils of Brinkley and Kondoparinga. Although they cooperated on several projects the Town and District Councils operated separately until they were amalgamated as the District Council of Strathalbyn in 1976. The district was

enlarged by the annexation of part of the Meadows Council area in 1983.[59] Most recent amalgamations have made Strathalbyn part of the Alexandrina District Council.

The Corporation took over the Institute building in 1937 and the Town Hall/Institute was remodelled for the Centenary in 1939. At this time, the Council Chambers were housed in the old powerhouse in Commercial Road which became available after sale of the electricity supply. The Council office was opposite in Colman's store.[60] Council moved to the school building in Colman Terrace after the construction of the new school in 1960.

Law and Order

A Police Station was often one of the earliest agencies to represent the Government in a town. The police acted not only to keep law and order but also to distribute relief to the sick and needy where there was no other official body to do so and to issue government notices such as nuisance orders.[61] In Strathalbyn discussions about a site for a Police Station over many months resulted in the choice of a site in Rankine Street. Donald Gollan's offer of a site in Dawson Street, among others, was not accepted before he sold his land to Richard Hooper.[62] The Police Station opened in September 1858 in Rankine Street after a new supervisor remedied unsatisfactory and incomplete work left by a previous contractor. Constable P. Foelsche became the resident policeman. New stables were erected in 1863, the porch enclosed and a verandah added in 1872. The plan of the Strathalbyn Police Station is similar to others built in outlying districts in the same period such as those at Goolwa and Auburn. Tenders were called for a Court House in 1863, and it was constructed on the north side of the police station in 1867.

Public Health

In the days before effective disinfectants, antiseptics and antibiotics towns were subject to virulent epidemics and the death rate, particularly that of infants, was high. The most effective measures to maintain public health were the installation of adequate drainage, effective disposal of sewage and a supply of safe drinking water. On a personal level the services of a competent medical practitioner and a hospital were valued. Doctors attended births, deaths, accidents and individual illnesses. Some doctors acted in an official capacity for the Government and Corporation.

Hospitals

Strathalbyn's first hospital was a cottage hospital opened on North Parade by Dr. Formby in about 1905. He then, in about 1910, purchased a larger house in Alfred Place, formerly a boarding house, and converted into a public hospital able to accommodate about 10 patients. He leased it to a trained nurse and care was available to any sick person in the district. The combined District and Town Councils purchased it in 1944, when it became known as the Strathalbyn & District Soldiers' Memorial Hospital.

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[59] *The Civic Record* Adelaide, Wakefield Press, 1986 p.562
[60] Gemmell, N. *Old Strathalbyn* p.163
[61] Hirst, J.B. *Adelaide and the Country 1870-1917* Carlton, Melbourne University Press, 1973 p.135
[62] Stowe, H. p.43

Doctors

Strathalbyn was fortunate to have a competent doctor as one of its earliest settlers. Following Dr. John Rankine the town seems to have had a doctor resident in the town almost continuously. Some doctors made their name in other ways. Lloyd Herbert, resident about 1858, indulged in property speculation. He was also the government vaccinator. Dr. W.Blue became Mayor and Dr. Joyce profitably sold a salve of his own composition to residents of the Murray towns. These sales enabled him to finance further training in England and to establish an Eye, Throat and Ear Hospital in Adelaide. Some doctors served the district for many years. Dr. Formby maintained his practice from 1904 until 1948. He also initiated a cottage hospital in North Parade and served as Mayor.

Water Supply

Attempts to set up a town water supply began in 1875 with the suggestion of a dam on the Angas to provide a source of water but the Legislative Council would not pass the necessary Bill. In 1884, as the new railway required a water supply for its steam engines, a new reservoir, built at "Hampden", a Stirling family property, provided the water via a pipeline to the railway. A few householders in Sunter Street, Albyn Terrace and Dawson Street on the pipeline route connected to this supply which ran to the overhead filling tank in the railway yards at Milnes Road. Over time the Council built several weirs on the Angas River within the town but their purpose was mainly to provide pools suitable for swimming. In 1906 the Council built the first weir on the Angas known as Jeff's water hole at the end of Jeff Street, a second north of the Mill Bridge in 1935 and a third further upstream in 1954. However further attempts to improve the water supply in 1910, 1915 and 1925 were unsuccessful.

Finally a majority of ratepayers agreed that a supply was necessary despite the proliferation of windmills and wells. Strathalbyn acquired a water supply in 1936 with the water sourced from a reservoir in Blackwood Park about three miles from the town. A tank in Marchant Road boosted the pressure in the mains. Blocking the over flow of the reservoir in 1958 increased the amount of water available as demands increased. As bore holes became salinated, and unsuitable for stock, a new supply for grazing areas was needed. Water pumped from Lake Alexandrina provided a supply to stock owners and in 1965, the opening of the pipeline from Milang, which carried water from Lake Alexandrina, further enhanced the supply to Strathalbyn.

Sewage Disposal

For many years residents had the services on a pan collection. Later septic tanks provided a more hygienic way to dispose of effluent. In 1982 the Council installed a Common Effluent Drainage Scheme.

Gas Supply

The Provincial Gas Company was proposed in 1868 by the leading men of three provincial towns Gawler, Kapunda and Strathalbyn. They intended to provide gas lighting for these three towns. The Strathalbyn members of the consortium were J.J.Bonnar and William Colman. They ordered plant from England. And all three towns had small functioning gas works by the end of 1869. Low consumption became a problem for the company, so it unsuccessfully tried to compete in Adelaide with the established supplier, the South Australian Gas Company. After prolonged negotiations the two companies amalgamated in 1877. The local production of gas ceased in 1917.[63]

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[63] Donovan, P. *The Unquenchable Flame* 1986, p46

Electricity

The first proposal for an electricity supply came in 1916 after Gas Company alerted ratepayers to the forthcoming closure of the gas works. In 1917 the Council's own electric lighting supply was financed by an additional rate. The power house built in Commercial Road opened in September 1917 with service from 8am to midnight. The Corporation later extended this to a continuous service. The Adelaide Electric Supply Company purchased the service, closed the power house, and provided a supply from the Company's plant at Osborne. The power house became the Council chambers.

2.2.6   Work, Secondary Production and Service Industries

Hotels and Accommodation

Residents of country towns used their hotels for a variety of purposes. Apart from providing liquid refreshments and meals for residents and travellers, hotel provided bedrooms for visitors and they usually had a space large enough to accommodate meetings and social gatherings. Unlicensed establishments such as boarding houses, temperance hotels and coffee palaces provided accommodation for those who did not wish to use hotels. Some guests found hotels too noisy or too expensive, others objected to the consumption of alcohol. Some preferred the family atmosphere of smaller establishments. Strathalbyn had both licensed and unlicensed establishments.

Strathalbyn acquired its first hotel, opened by Donald Gollan and partner, in 1840. Gollan retained the licence until 1852 when he sold out to Richard Hooper. This hotel had several names. At first it was the Strathalbyn Hotel, then Well's Hotel and finally the Terminus Hotel. The terminus of the Goolwa tramway was nearby.   This hotel provided overnight accommodation for travellers who arrived by coach in the evening from Adelaide and proposed to travel on to destinations on the south coast the following day. After Richard Hooper, Thomas Fallon formerly of Robin Hood Hotel, took over. In 1909 it had nearly 40 rooms, gas connections throughout, water laid on from reservoir.

In Russell Street, G.Wells ran the Jolly Farmer but it closed after a short time and the building became the first district council office in 1854. The Robin Hood Hotel opened in 1855 in High Street, providing refreshments and conviviality for the upper town. The first Agricultural Society show was held at the rear of the building in 1856. Two further hotels acquired licences in 1865 as the town grew. The Commercial Hotel opened in High Street and the Victoria Hotel in Albyn Terrace, one in the upper and one in the lower part of town

The Commercial Hotel was renovated and re-furnished throughout in 1909. It provided accommodation for about 40 patrons, had gas laid on to all rooms, and offered a livery stable.[64]

The unlicensed houses opened outside the centre of the town. The Temperance Hotel, opened in Murray Street, did not operate for long. Harold Stowe attributes its failure to the lack of a licence.[65] Probably visitors to Strathalbyn preferred to stay where they could enjoy an alcoholic drink, but the Temperance Hotel's location away from the tramway and the commercial centre of the town could have contributed to its closure.

Mary Jane Martin, a widow who owned land in Strathalbyn North, ran a boarding house in Melville Lane in the 1890s and after her death in 1899, a Miss Martin took over the business.[66] By this time Strathalbyn North housed tradesmen and other workmen. It is most likely that this boarding house provided for single or transient workmen rather than travellers or holidaymakers as it was on the opposite side of the town to the railway and roads to the south coast or river.

Manufacturing and Trades

[64] Burgess, H.T. ed. *Cyclopedia of South Australia* Vol. 2 1909, p.890
[65] Stowe, H. p.117
[66] Sands and McDougalls Directories 1890-1908

Strathalbyn and its surrounding area provided most of the necessities for a small town. A brickworks developed at Belvidere, just out of Strathalbyn, and supplied its products for use in many local buildings from 1858 until 1941. Another industry sited outside the town was the tannery at New Hamburg. The residents of Strathalbyn were probably pleased that they did not suffer the unpleasant odours such an industry produces. When it was laid out, New Hamburg was seen as a potential rival for Strathalbyn. It had a tannery, mill and brewery but did not rival Strathalbyn for dominance in the area. After the tannery closed the tannery pits were used for silos. The tannery and fellmongery buildings, although designed by the proprietor Mr Jacob, were constructed by builders from Strathalbyn, Trenouth & Kennedy.[67]

There were, however, many trades carried on within Strathalbyn's boundary. David Gollan erected the first flour mill in 1849, naming it the Angas Mill. He sold it to William Colman, who in 1851 added large grain store opposite the mill. The builder was R.Veitch.[68] The grain store also provided a venue for concerts, public meetings and church services. Colman also erected a grain store in the railway yards off Milnes Road. The Angas Mill operated until 1971 although it did not operate continuously. In 1881 Mr. Robert Johnston, a Scot who had fitted out the mill at Callington, the first in the district, bought the Angas Mill. The original mill used stones to grind the grain so the Johnstons installed a more modern roller system but this too became outdated.[69] His sons worked the mill until 1928 when Laucke Milling Company of Greenock purchased the business. In 1961 Laucke's opened a new mill on Callington Road which operated with the latest machinery, and the Angas Mill ceased operations.

William Rowe, from Truro, arrived in Strathalbyn 1855. He established the foundry in South Terrace where he built farm machinery and conducted wheelwright's business which lasted until a disastrous fire in 1878, after which the business closed. William Dick purchased the business in 1878, just six months before the fire.[70] The agricultural implements made by the foundry included reaping machines, winnowers, ploughs and other implements. Meinig points out the importance of an agricultural implement manufacturer, which often developed from blacksmith's shop, for a local economy supported by wheat.[71]

Another business in Catherine Street, that of Allen & Wallis (J. Allen, blacksmith and J. Wallis, wheelwright) also made farming equipment such as stump jump ploughs.

In 1867 Bryan's Brewery was under construction on the eastern corner of Murray Street and South Terrace. The brewery used spring water at first, then a supply from a large underground tank which sometimes filled with water from the road. The last known brewer was Mr.Guildford Gray. His departure marked the cessation of brewing. James Stowe then bought the premises for use as a coach painting enterprise.

A Milk Factory opened in South Terrace 1889 at the incentive of primary producers. At first it made cheese, then butter and eventually became just a milk depot until the building was demolished in 1970 and replaced by a service station.

In an era when people walked to work and to social engagements a boot maker was an important tradesman to have in a town. In 1862 Colin Thomas established a bootmaking business when there were only a few buildings in town. His was one of oldest businesses in town, with a workshop and employees. He was followed by his son Robert, and later his grandson Colin ran the motor-car for the business.[72]

A shop on the corner of Sunter and Swale Street (Lot 8) housed a series of bootmakers beginning with William Bray who purchased the land from Edward Sunter in 1866. Bray and his wife Ann also owned the adjoining Lot 9. Hugh Morton, another bootmaker bought the property in 1869, and William Thomas Tregilgas followed in 1874. In 1880 leather merchant

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[67] Gemmell, N. p69

[68] Stowe, H. p.113

[69] Stowe, H. p.114

[70] Stowe, H. p.112

[71] Meinig, p. 192

[72] Burgess, H.T. ed. *Cyclopedia of South Australia* p.889

Joseph Green acquired Tregilgas's interest in the property and sold it to the Angas Lodge who then leased it to David Bell for many years.

The growth of the town in the 1860s provided work for building tradesmen. James Kennedy, a carpenter, bought part of Lot 8 from Anne Brayland in 1869. He sold the eastern portion of his purchase. It was bought by two storekeepers, Walker and Fleming, in 1869. Kennedy repurchased this site in 1872. He transferred all of his portion to Alexander Caldwell, his nephew, in 1881. Caldwell had joined the business in 1875. In 1888 Caldwell purchased the rear section of Lot 9. The Angas Lodge owned the portion facing Sunter Street. Kennedy retired in 1880 and Caldwell and later his sons carried on the business.

William Dick's carpenter's shop was built by Trenouth in 1868 near Sunter's store in the upper township. His four-roomed house, cellar and carpenter's shop cost an estimated £350. William Dick later purchased Rowe's Foundry.

Retailing

In the 1870s there was competition for commercial domination between High Street and Dawson Street and for the siting of the Institute. Between the wars competition between upper and lower town was decided. Dawson Street became more important with the benefit of the sale yards and a chemist's shop. Only Bell's store and Gilbert's garage in High street continued to flourish in the upper town.[73] Edward Sunter's business, Glasgow and Manchester House, bought and expanded by David Bell with branches in Port Victor, Mount Barker, and Murray Bridge is evidence of Strathalbyn's role as a regional service centre.

Another general store developed from Bell's business. Alfred Phillips, a former assistant to David Bell opened his own business in "London House" in High Street in 1891.

Banking

The Bank of South Australia was the first bank in Strathalbyn. It opened in 1868 when the town was growing rapidly. National Bank of Australasia, opposite the Terminus Hotel, is sited on land bought in 1867 for £400. Building began 1868. The architects were Wright, Woods & Hamilton. Osborne and Johns gained the contract to build with a price of £1,1997. Mr. James Williams was the clerk of works. The building opened in April 1869.[74]

The Commercial Bank opened in 1906. The Savings Bank of South Australia in Dawson Street, designed by A S Conrad opened in 1930.[75]

Tourism

In 1909 the *Cyclopedia* promoted tourism in the Strathalbyn area. It promised a delightful drive through hills to a charming town, and suggested Strathalbyn as a destination for cyclists, photographers and motorists. Bond's motor tours to Strathalbyn, advertised in the 1930s, promoted the "rural naturalness" and "healthful bracing climate". While the emphasis was on the scenic beauties of the landscape and the opportunities for walks and drives, facilities in the town such as the golf course, tennis courts and bridle paths were considered to be attractions worthy of mention. The reference to hospital facilities for convalescents, and the excellent school facilities for those wishing to make a longer stay, aimed to broaden the range of potential visitors to the town. Hotels and garages also advertised their services to tourists. Today tourism is even more important to the town.

2.2.7   Conclusion

Strathalbyn grew independently for many years but the expansion of the suburbs of Adelaide into the Mt. Lofty Ranges, and the town's proximity to Adelaide, means that it now has a dormitory function, housing workers who commute to Adelaide each day. However, despite the suburbanisation that is changing the rural environment, Strathalbyn "remains a unique

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[73] Gemmell, Nancy *Old Strathalbyn* p.157

[74] Stowe, H. p.60

[75] Stowe, H. p.61

example of the state's social, cultural and economic history."[76] The town has retained a high proportion of its early commercial, religious, residential, industrial, government and institutional buildings. These testify to the enthusiasm, confidence and aspirations of the early settlers and later residents, and provide physical evidence of its early and continuing development as regional service centre in an important agricultural area.

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[76] *Wakefield Companion to South Australian History* Adelaide, Wakefield Press, 2001 p.204

3.0   RECOMMENDATIONS OF THE SURVEY

3.1   Planning Recommendations

It is recommended that Alexandrina Council undertake a Heritage Plan Amendment Report (PAR) to amend the Development Plan which will incorporate the recommendations of this survey. The recommendations cover both specific areas and individual places for consideration for inclusion in the Heritage PAR. These recommendations also include a series of general recommendations to provide advice on the ongoing care and management of the heritage places and the heritage character of the town of Strathalbyn.

3.1.1   Places of State Heritage Value

Within this survey places of State heritage value which are already included on the State Heritage Register have been reassessed and validated. There has been no recommendation to alter the status of any of these places.

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	HERITAGE ACT CRITERIA
Soldiers Memorial Gardens	Albyn Terrace	5696/680	State-SHA	d, f
National Bank Strathalbyn Branch	2 Albyn Terrace	5735/311	State-SHA	a, e
Shops	4-6 Albyn Terrace	5443/970	State-SHA	a
Shop	8 Albyn Terrace	5443/970	State-SHA	a
Shops	10 Albyn Terrace	5280/955	State-SHA	a
Shop	14 Albyn Terrace	5230/936	State-SHA	a
Victoria Hotel	16 Albyn Terrace	5124/762	State-SHA	a
Shop	18 Albyn Terrace	5446/688	State-SHA	a
St Andrew's Uniting Church	1 Alfred Place	5171/141	State-SHA	a, c, f
Westpac Bank	2 Alfred Place	5791/895	State-SHA	a
Shop & Residence	20 Commercial Rd	5529/166	State- SHA	a
Warehouse (former Colman's Store)	25 Commercial Rd	5231/258	State- SHA	d, f
Angas Mill	27 Commercial Rd	5755/281	State- SHA	a
Argus House	33 Commercial Rd	5280/480	State- SHA	a, f
Shops	41-43 Commercial Rd	5170/557	State- SHA	a
Bank SA (former Savings Bank)	7 Dawson St	5786/761	State - HCZ	a, d
London House	7 High St	5806/377	State	a
Dollar Cottage & former Butcher's Shop	31 North Parade	5695/604	State - HCZ	a, d
National Trust Museum (former Police Station & Court House)	1 Rankine St	5750/18	State - HCZ	a, d
Terminus Hotel	13 Rankine St	5170/62	State - SHA	a
Britannia House	4 South Terrace	5851/895	State	a
Railway Station Complex	South Terrace	5484/705	State	a
House (former Gasworks)	12-14 South Terrace	5113/129	State	a

3.1.2   Places of Local Heritage Value

The following places are proposed for consideration for listing as local heritage places.   The following inventory is presented in alphabetical street order.

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Residence	1 Abbott's Lane	5394/546	Local	a, d
Residence	10 Adams St	5124/70	Local	a, d
Residence	1 Adelaide Rd	5795/328	Local	a, d
Residence	11 Adelaide Rd	5667/892	Local	a, d
Residence	21 Adelaide Rd	5742/345	Local	a, d
Residence	22 Albyn Terrace	5556/654	Local-HCZ	a, d
Residence	23 Albyn Terrace	5700/55	Local-HCZ	a, d
Hall	10 Alfred Place	5814/511	Local-HCZ	a, b, c
Residence	12 Alfred Place	5612/605	Local-HCZ	a
Residence	4 Anderson St	5085/645	Local	a, d
Residence	1 Angas Place	5789/646	Local-HCZ	a, d
Residence	2 Angas Place	5720/75	Local-HCZ	a
Residence	3 Angas Place	5302/237	Local-HCZ	a, d
Residence	4 Angas Place	5754/633	Local-HCZ	a, d, e
Residence (Brigend)	5 Ashbourne Rd	5671/805	Local	a, e
Residence	7 Ashbourne Rd	5781/668	Local	a, d
Residence	24 Avenue Rd	5833/805	Local	a
Residence (Dalmeny)	4 Bull Creek Rd	5288/475	Local	a, e
Residence (Waveney)	5 Bull Creek Rd	5475/31	Local	a, d
Residence	6 Bull Creek Rd	5878/845	Local	a, d
Residence	4 Catherine St	5459/716	Local-HCZ	a, d
Residence	5 Catherine St	5599/626	Local-HCZ	a, d
Residence	6 Catherine St	5003/829	Local-HCZ	a, d
Residences	8-10 Catherine St	5003/827,8	Local-HCZ	a, d
Church	1 Chapel St	5827/951	Local-HCZ	a, c, d, f
Residence	2 Chapel St	5147/910	Local-HCZ	a, c, d
Residence	6 Chapel St	5549/786	Local-HCZ	a, d
Residence	7 Chapel St	5833/748	Local-HCZ	a, d
Scout Hall (former Chapel)	8 Chapel St	5831/510	Local-HCZ	a, c
Former Manse	12 Chapel St	5223/373	Local-HCZ	a, d
Residence	13 Chapel St	5434/505	Local-HCZ	a, d
Council Office	1 Colman Terrace	5754/633	Local- SHA	a, c, d, f
Residence	1 Commercial Rd	5847/100	Local- HCZ	a, c, d, e
Residence	7 Commercial Rd	5831/884	Local- HCZ	a, d
Residence	8 Commercial Rd	5340/681	Local- HCZ	a
Residences	9/9A Commercial Rd	5381/755	Local- HCZ	a, d
Former Church	14-16 Commercial Rd	5696/884	Local - SHA	a, c
Residence	18 Commercial Rd	5641/441	Local - SHA	a, d, e
Residence	19 Commercial Rd	5806/714	Local - HCZ	a, d, e
Former Power House	22 Commercial Rd	5696/680	Local- SHA	a, c
Residence	23 Commercial Rd	5255/927	Local - HCZ	a, d
Post Office	37 Commercial Rd	5442/842	Local- SHA	a, c, d
Showgrounds, Hall & Gates	11-25 Coronation Rd	5452/336	Local	a, c, e
Residence	32 Coronation Rd	5690/846	Local	a, d
Masonic Hall	3 Dawson St	5262/384	Local - HCZ	a ,c
Church of Christ	5 Dawson St	5837/611	Local - HCZ	a, c

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Residence/Shop	6 Dawson St	5827/505	Local - HCZ	a
Shops (fmr Picture Theatre)	4 Donald St	5405/6	Local - HCZ	a, c, d
Residence	10 Donald St	5076/765	Local - HCZ	a, d
Residence (Dunreath)	Dunreath Ave	5216/582	Local	a, d, e
Former Anglican Rectory	8 East Terrace	5177/189	Local	a, d
Residence	10 East Terrace	5405/461	Local	a, d
Residence	20 East Terrace	5183/521	Local	a, d
Anglican Church	24 East Terrace	5832/843	Local	a, c, f
Residence	32 East Terrace	5355/466	Local	a, d
Residence	35 East Terrace	5296/379	Local - HCZ	a, d
Residence	6 George St	5296/481	Local	a, d
Residence	2 Gollan Avenue	5121/967	Local	a, d
Residence	9-11 Grey St	5828/542	Local - SHA	a, d
Residence	1 High St	5351/586	Local - SHA	a, d
Residence	2 High St	5854/273	Local - SHA	a, d
Residence	3 High St	5351/586	Local - SHA	a
Residence	6 High St	5813/41	Local - SHA	a, d
Residence	8 High St	5712/122	Local - SHA	a, d
Former Library	9 High St	5833/698	Local - SHA	a, c, d
Residence	10 High St	5776/797	Local - SHA	a
Town Hall	11 High St	5833/698	Local - SHA	a, c, d, f
Residence	12 High St	5258/906	Local - SHA	a
Shops	13-15 High St	5211/692	Local - SHA	a, c, d
Shop & Residence	14 High St	5502/13	Local - SHA	a, d
Shop	17 High St	5462/837	Local - SHA	a, c, d
Hotel	18 High St	5080/683	Local - SHA	a, c, f
Shop	20 High St	5772/760	Local - SHA	a, c, d
Shop	22 High St	5288/372	Local - SHA	a, d
Shop	24 High St	5709/13	Local - SHA	a, d
Shops	26-28 High St	5295/378	Local - SHA	a, d
Commercial Hotel	27 High St	5374/718	Local - SHA	a, c, d
Residence	29 High St	5138/354	Local - SHA	a, d
Shop	30 High St	5283/464	Local - SHA	a, d
Residence	31 High St	5704/859	Local - SHA	a, d
RSL Hall	44 High St	5691/720	Local - HCZ	a, c, e
Residence	46 High St	5260/544	Local - HCZ	a, d, e
Residence	48 High St	5817/844	Local - HCZ	a, d
Residence	51 High St	5167/668	Local - HCZ	a, d
Residence	52 High St	5669/96	Local - HCZ	a, d
Residence	11 Hooper Rd	2691/166	Local	a, d, e
Former Barn	Rear, Lot 1, Langhorne Creek Rd	?	Local	a, d, e
Residence	4 Lime St	5121/680	Local	a, d
Residence	7 Lime St	5782/981	Local	a, d
Residence	14 Lime St	5541/920	Local	a, d
Residence	16 Lime St	5121/680	Local	a, d
Residence	10 Love Avenue	5159/838	Local	a, c, d, e
Residence	1 Manse Rd	5426/729	Local - HCZ	a, d, e
Residence	5 Manse Rd	5077/340	Local - HCZ	a, d, e
Residence	9-11 Manse Rd	5578/747	Local - HCZ	a, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Residence	13 Manse Rd	5652/810	Local - HCZ	a, d, e
Residence	15 Manse Rd	5783/876	Local - HCZ	a, d, e
Residence	16-18 Manse Rd	5769/328	Local	a, d
Residence	24 Manse Rd	5469/688	Local	a, d
Residence	3 Melville Lane	5501/152	Local - HCZ	a, d, e
Residence	5 Melville Lane	5312/869	Local - HCZ	a, d, e
Residence	7 Melville Lane, (rear of 9-11 Manse Rd)	5518/747	Local - HCZ	a, d, e
Residence	3 Melville St	5074/480	Local - HCZ	a, d, e
Residence	8 Melville St	5178/990	Local - HCZ	a, d, e
Residence	10 Melville St	5238/881	Local - HCZ	a, d, e
Residence	16 Melville St	5349/233	Local - HCZ	a, d, e
Residence (Watervilla)	2 Mill St	5324/956	Local - SHA	a, d, e
Residence	5 Mill St	5467/369	Local - HCZ	a, d
Residence	8 Milnes Rd	5098/783	Local	a, d
Residence	9 Milnes Rd	5754/256	Local	a, d
Residence	14 Milnes Rd	5579/4	Local	a
Residence	22 Milnes Rd	5723/502	Local	a, d
Residence (The Briars)	23 Milnes Rd	5860/872	Local	a, d, e
Former Hotel	5 Murray St	5437/247	Local - HCZ	a, d
Residence	6 Murray St	5426/668	Local - HCZ	a, d
Residence	16 Murray St	5825/715	Local - HCZ	a, d
Residence	32 Murray St	5449/787	Local - HCZ	a, d
Residence	36 Murray St	5735/828	Local - HCZ	a, d
Residence	40 Murray St	5653/55	Local - HCZ	a, d
Residence	54 Murray St	5516/664	Local - HCZ	a, d, e
Residences	13 North Parade	5295/218	Local - HCZ	a, d
Residence	16-18 North Parade	5398/162	Local - HCZ	a
Residence	17 North Parade	5832/124	Local - HCZ	a, d
Former Rechabite's Hall & School	20 North Parade	5648/368	Local - HCZ	a, d
Residence	21 North Parade	5203/591	Local - HCZ	a, d, e
Residence	25 North Parade	5179/921	Local - HCZ	a, d
Residence	33 North Parade	5393/212	Local - HCZ	a, d
Residence	35 North Parade	5537/847	Local - HCZ	a, d
Residence	39 North Parade	5786/43	Local - HCZ	a, d
Residence	41 North Parade	5803/298	Local - HCZ	a, c, d, e
Residence	43 North Parade	5832/71	Local - HCZ	a, d
Former School	45-47 North Parade	5735/662	Local - HCZ	a, b, c, e
Residences	1 Parker Avenue	5741/512	Local	a, d
Residence	3 Parker Avenue	5741/513	Local	a, d
Residence	5 Parker Avenue	5741/514	Local	a, d
Cemetery	Parker Avenue	5839/784	Local	a, c, d, f
Residence	4 Rankine St	5088/329	Local - HCZ	a, d
Shop	6 Rankine St	5826/9	Local - HCZ	a, d
Residence	1 Rowe St	5606/512	Local - HCZ	a, d
Residence	2 Rowe St	5564/209	Local - HCZ	a, d
Residence (former Hall)	4 Rowe St	5647/710	Local - HCZ	a, c
Industrial site and residence	5 Rowe St	?	Local - HCZ	a, d
Residence	10 Rowe St	5603/593	Local - HCZ	a, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
Residence	43 Sandergrove Rd	5252/819	Local	a, d
Residence	1 South Terrace	5701/705	Local - HCZ	a, d
Shop (former Residence)	3 South Terrace	5487/436	Local - HCZ	a, d
Shops (former Bryans Brewery)	5-7 South Terrace	5124/389	Local - HCZ	a, c, e
Residence	13-15 South Terrace	5113/129	Local - HCZ	a, d
Residence	21 South Terrace	5460/597	Local - HCZ	a, d
Residence	24 South Terrace	5365/954	Local	a, d
Residence	26 South Terrace	5614/741	Local	a, d
Residence	28 South Terrace	5730/569	Local	a, d
Residence (former School)	31 South Terrace	5595/796	Local - HCZ	a, e
Residence	1 Stones Lane	?	Local - SHA	a, d, e
Residence	1 Sunter St	5308/138	Local - SHA	a, d
Residence & rear Stone wall	3 Sunter St	5489/363	Local - SHA	a, d
Residence	5 Sunter St	5196/373	Local - SHA	a, d
Residence	6 Sunter St	5131/749	Local - SHA	a, d
Residence	13 Sunter St	5837/383	Local - SHA	a, d, e
CWA Hall	15 Sunter St	5302/159	Local - SHA	a, c
Attached Residences	1-3 Swale St	5555/143	Local - SHA	a, d
Attached Shops & Residence	5-7 Swale St	5372/400	Local - SHA	a, d, e
Former Manchester & Glasgow House	9-11 Swale St	5340/522	Local - SHA	a, c, d, e
Residence	2-4 Taylors Lane	5562/959	Local - HCZ	a, d, e
Residence	3 Taylors Lane	5415/74	Local - HCZ	a, d
Attached Residences	1/1A Wallbank St	5131/218	Local - HCZ	a, d
Residence	1 West Terrace	5770/942	Local	a, d
Residence	5 West Terrace	5358/567	Local	a, d
Residence	9 West Terrace	5260/730	Local	a, d
Residence	11 West Terrace	5398/825	Local	a, d
Residence	13 West Terrace	5692/18	Local	a, d
Residence	15 West Terrace	5827/79	Local	a, d
Residence	17 West Terrace	5493/341	Local	a, d
Residence	18 West Terrace	5665/96	Local - HCZ	a, d
Residence	19 West Terrace	5367/443	Local	a, d
Residence	21 West Terrace	5314/548	Local	a, d
Residence	23 West Terrace	5389/591	Local	a, d
Residence	25 West Terrace	5803/29	Local	a, d
Residence	27 West Terrace	5440/186	Local	a, d
Residence	28 West Terrace	5797/700	Local - HCZ	a, d
Residence	30 West Terrace	5239/318	Local - HCZ	a, d
Residence	32 West Terrace	5792/879	Local - HCZ	a, d
Residence	48 West Terrace	5414/998	Local - HCZ	a, d

3.1.3   State Heritage Areas

The core of the township of Strathalbyn has been recommended for consideration as a State Heritage Area. (Refer to Section 6 for a detailed assessment of this area.)

3.1.4   Historic (Conservation) Zones and Policy Areas

The following areas are recommended for consideration as Historic (Conservation) Zones or Policy Areas (the equivalent of Local Heritage Areas) (See Section 8 for a more detailed assessment of each of these areas.)

- Central Strathalbyn Historic (Conservation) Zone

- Strathalbyn West Historic (Conservation) Zone

- Strathalbyn North Historic (Conservation) Zone

3.1.5   Historic Residential Character Management in the PAR

There are a large number of excellent early residences from the 1860s-70s, 1890s and 1920s located within Strathalbyn. Many of these houses have not been individually listed, but are of significance in terms of the built fabric of the town. Council should endeavour to incorporate Principles of Development Control within the Heritage PAR which ensures that alterations or additions to these residences are undertaken in an appropriate manner, and that a minimal amount of demolition of these types of houses is permitted. Council should also consider a comprehensive Residential PAR which could incorporate this recommendation.
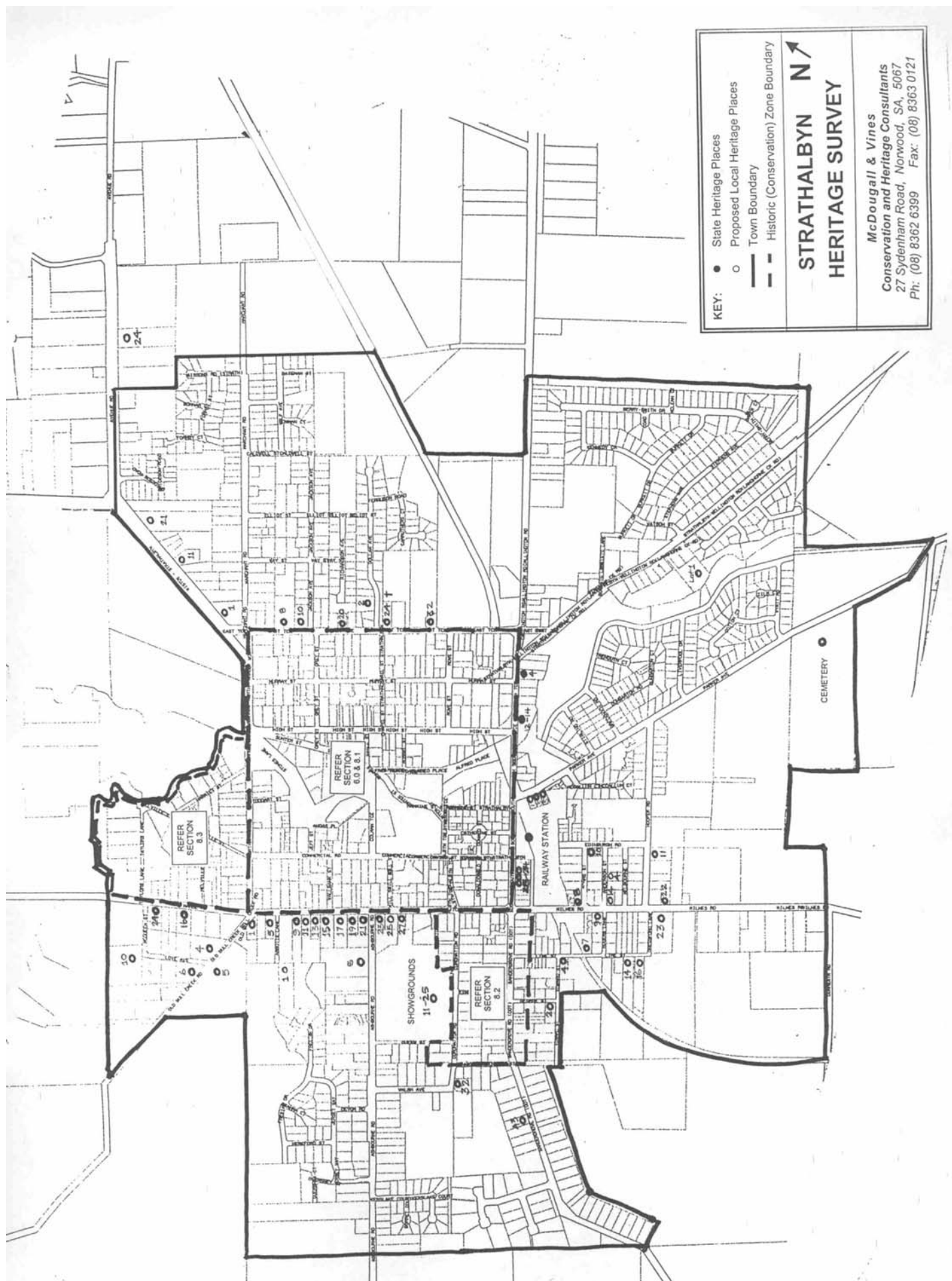
3.2 Further Survey Work and Specialist Research

3.2.1 Aboriginal Heritage

It is recommended that as a corollary to this assessment of European heritage in the Strathalbyn area, a similar study of aboriginal heritage should be undertaken including where possible, key contact sites between aboriginals and white explorers and settlers, as well as places of aboriginal significance.

3.2.2 Pastoral Homesteads

Outside the town boundaries of Strathalbyn are a number of significant pastoral homesteads, some of which are included in the State Heritage Register, but there are others which require further research and assessment, as either State places or local heritage places within the Alexandrina Council in general. The detailed comparative study of these homestead complexes in comparison to others in other rural sections of South Australia would extend the knowledge and understanding of this particular theme and period of South Australia's history.

3.2.3 Significant Trees

The opportunity to protect important vegetation and trees means that Council can now undertake a survey of significant trees and draw up a schedule for protection of these important natural assets. Some of these have been identified on individual data sheets for Local Heritage Places, and these should be acted upon by Council.

3.3 Conservation and Management Recommendations

3.3.1 Heritage Advisory Service

Council should continue to support, and where necessary extend funding, to the Heritage Advisory Service Program already in place for State Heritage Registered places, and extend the service to include advice for Local Heritage Places and Historic (Conservation) Zones within the town of Strathalbyn.

3.3.2 Planning Staff Training

The preparation of a list of Local Heritage Places and Historic (Conservation) Zones will require greater consideration of Development Applications by appropriately trained or qualified Council planning staff. Staff training programs should be established to ensure consistency in dealing with this issue and further resources should be made available in this area if required.

3.3.3 Preparation of Conservation Guidelines for Residential Buildings

Strathalbyn contains many significant residences from a range of historic periods, from the early 1860s through to the 1920s. Guidelines to assist owners with the conservation of their houses should be prepared in a visual and easily followed format. Other Councils have undertaken this preparation of Guidelines and it is recommended that Alexandrina Council consider this as a useful educational and planning assessment tool.

3.3.4 Tree Planting

There are excellent examples of avenues of early street planting within Strathalbyn, such as the pines along Adelaide Road marking the entrance to the town, and the ashes along West Terrace. It is recommended that Council's street tree planting policy include the principle of

continuing established patterns of existing planting, replacing the same species wherever necessary to continue any established historic character.

3.3.5   National Trust Photographic Collection and Archives

The Strathalbyn Branch of the National Trust of South Australia has an excellent photographic collection which is invaluable in determining the historic development of the town and individual buildings. Council should continue to assist the National Trust in developing this photographic archive and producing a publicly available, easily accessible catalogue for research and conservation. The separate volume of illustrations which has been prepared as part of this report has been compiled through the assistance of the National Trust in Strathalbyn.

3.3.6   Heritage Incentives

The Alexandrina Council should consider a program of heritage incentives to encourage private owners to care for heritage places in an appropriate manner. Investigation of successful heritage incentive schemes in other local government areas should be considered, for application in the Strathalbyn situation.

3.3.7   Community Participation in Heritage Management

The current Heritage Advisory Committee structure should continue to monitor heritage issues and the work of the Heritage Adviser, and provide advice to Council on these matters. Other sub-groups could be formed to deal with specific issues as required, such as significant trees.

3.3.8   Marking of Historic Sites

There are many sites within Strathalbyn where significant physical elements of the history and development of the township have been removed or altered. Council should consider a method of marking these sites where possible, particularly where early photographs exist, using some form of consistent interpretive signs.   Such sites would include the first Post Office in Commercial Road (next to the existing PO), 35 High Street (Victoria House), and Bell's Store, now the RSL Hall at 44 High Street.

4.0 VALIDATION OF PLACES ALREADY ENTERED IN THE STATE HERITAGE REGISTER

The following places within the Township of Strathalbyn are included on the State Heritage Register.

NOTE ON CRITERIA:

The criteria for assessment noted on each assessment sheet are those included the *Heritage Act 1993* for places of State heritage value.

A place is of State heritage value if it satisfies one or more of the following criteria:

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

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

(c)   it may yield information t hat will contribute to an understanding of the State's history, including its natural history; or

(d)   it is an outstanding representative of a particular class of places of cultural significance; or

(e)   it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particularly construction techniques or design characteristics; or

(f)   it has strong cultural or spiritual associations for the community or a group within it; or

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

NAME: *Soldier's Memorial Gardens*   **PLACE NO.:** *11751*

Address: Albyn Terrace

ASSESSMENT OF HERITAGE VALUE:

Description:
The Soldier's Memorial Gardens in Strathalbyn are located in the centre of the township around the River Angas and this provides an historical and environmental focal point for the town. The area was delineated in the original subdivision of Strathalbyn and reflects the history of the town over time. It has provided a venue for a range of significant uses and structures including the site of the second town burial place which is now marked by a cairn in the Gardens adjacent to Colman Terrace. It was also the site of the first civic garden area when trees were planted along the banks of the River Angas upon advice from Dr Schomburgk of the Adelaide Botanic Gardens.

The Gardens also served as community swimming facilities in the 1880s and these facilities were increased with the erection of weirs upstream. The river course through the Gardens is also crossed by significant bridges including St Andrew's Bridge adjacent to the Church and the Children's Bridge between the river and Commercial Road. The rotunda in the gardens was constructed in 1912 and has remained the site of a range of community celebrations over time. The Memorial Gardens were developed further after World War One as a fitting tribute to those who had died fighting in the First World War, and a memorial structure is located close to St Andrew's Bridge, across Sunter Street from the church. The Gardens therefore have served as a venue for social and civic events highlighting the consciousness and dedication of Strathalbyn's community. From within the Gardens views of St Andrew's Church and Angas Mill, the Southern Argus Newspaper Office and the other historic buildings along Albyn Terrace provide an opportunity to appreciate the town's heritage, growth and evolution.

Statement of Heritage Value:
The Strathalbyn Soldier's Memorial Gardens are a significant expression of the community's desire to remember the fallen of World War One within the context of natural and cultural landscape which forms the centre of the town. The Gardens integrate the topography and texture of the site in an informal design which provides spaces for civic functions and recreation.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(d)   *It is an outstanding representation of a particular class of places of cultural significance;* the Strathalbyn Soldier's Memorial Gardens are an excellent representative of the general community wish to commemorate the service of its members in international conflict. The Soldier's Memorial Gardens are also important as a focus for Strathalbyn's community consciousness and general activities. The Gardens retain evidence of their initial design and planting dating from the 1860s onwards.

(f)   *It has strong cultural or spiritual associations for the community;* the Strathalbyn Soldier's Memorial have served as a focus for expression of the community's appreciation and recognition of both pioneers and later members of the community who have died in the service of their country.

RECOMMENDATION:

It is recommended that the Strathalbyn Soldier's Memorial Gardens, Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Soldier's Memorial Gardens*   **PLACE NO.:** *11751*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Lawn and gardens along banks of creek*

DATE OF COMPLETION: *1840*

REGISTER STATUS: **Description:**   *Confirmed*
                                     Date: *1 September 1983*

CURRENT USE: **Description:**   *Recreational*
                                     Dates:

PREVIOUS USE(S):   **Description:**   *Recreational*
                                     Dates:

ARCHITECT: **Name:**   *Not applicable*
                                     Dates:

BUILDER: **Name:**   *Not applicable*
                                     Dates:

SUBJECT INDEXING: **Group:**   *Monuments & memorials,*
                                                          Parks, gardens & trees
                                     Category: *War Memorial, Garden*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**
                                     Street Name: *Albyn Terrace*
                                     Town/Suburb: *Strathalbyn*
                                     Post Code: *5255*
                                     Region No.:
                                     Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                                     Volume: *5332, 5696*
                                     Folio: *887, 680*
                                     Lot No.:   *Lot 1; Lots 91, 92 & 93*
                                     Section: *2600*
                                     Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                                     Northing: *6096318*
                                     Easting: *308157*
                                     Map Sheet No.:   *6627, Milang*
                                     Map Scale: *1:00000*

OWNER *:   **Name:**   *Alexandrina Council*
                                     Address: *PO Box 21*
                                     Town/Suburb: *Goolwa*
                                     Post Code: *5214*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Soldier's Memorial Gardens*   **PLACE NO.:** *11751*

Strathalbyn Memorial Gardens viewed from Albyn Terrace

Historic Photo: 1913 View of Rotunda looking towards Commercial Rd
(Source: Strathalbyn Branch of the National Trust)

NAME: *National Bank Strathalbyn Branch* **PLACE NO.:** *11611*

Address: *2 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The National Bank in Strathalbyn is an important work of the firm Wright, Woods and Hamilton, and was constructed in 1868. Comparison with early photos indicates it retains a high degree of integrity in its detailing and finishes, although the early face stone walls appear to have been painted and the slate roof has been replaced with corrugated galvanised iron. It is an important and typical example of a bank constructed in a regional centre with banking chamber on the ground floor and residence above. It is an important element in the Albyn Terrace streetscape and is a landmark building at the end of the road through the Soldier's Memorial Gardens.

The site retains stone walls to the Rankine Street boundary. The exterior is in good condition, well painted and well maintained. The interior has been adapted for modern banking and retains no early fittings in the banking chamber.

Statement of Heritage Value:

The Strathalbyn National Bank is a significant representative of the process of Strathalbyn's growth into a regional centre of commercial and functional activity for surrounding rural areas. The Bank reflects the period during the 1860s when South Australia underwent a time of consolidation and growing prosperity.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a) *It demonstrates important aspects of the evolution or pattern of the State's history;* the Strathalbyn National Bank in both its architectural quality, location and function, demonstrates the expansion and consolidation of South Australia's rural centres outside the capital during the 1860s and 70s.

(e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment;* as an excellent example of the work of architects Wright, Woods and Hamilton, the National Bank in Strathalbyn is an outstanding representative of design characteristics typical of banks in the mid nineteenth century.

RECOMMENDATION:

It is recommended that the National Bank, 2 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *National Bank Strathalbyn Branch*   **PLACE NO.:**   *11611*

SITE RECORD:

FORMER NAME: *nil*

DESCRIPTION OF PLACE: *Two storey stone bank building.*

DATE OF COMPLETION: *1868*

REGISTER STATUS: **Description:**   *Confirmed*
                             Date: *1 September 1983*

CURRENT USE: **Description:**   *Bank*
                             Dates:

PREVIOUS USE(S):   **Description:**   *Bank*
                             Dates: *1868 - present day*

ARCHITECT: **Name:**   *Wright, Woods & Hamilton*
                             Dates:

BUILDER: **Name:**   *Not known*
                             Dates:

SUBJECT INDEXING: **Group:**   *Finance*
                             Category: *Bank*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   *2*
                             Street Name: *Albyn Terrace*
                             Town/Suburb: *Strathalbyn*
                             Post Code: *5255*
                             Region No.:
                             Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                             Volume: *5735*
                             Folio: *311*
                             Lot No.:   *7 & 8*
                             Section: *2600*
                             Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                             Northing: *6096208*
                             Easting: *308242*
                             Map Sheet No.:   *6627, Milang*
                             Map Scale: *1:00000*

OWNER *:   **Name:**   *S & R F Zufferey*
                             Address:
                             Town/Suburb:
                             Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *National Bank Strathalbyn Branch*   **PLACE NO.:**   *11611*

View of National Bank from Albyn Terrace

Historic photo: National Bank, Strathalbyn (n.d)
(Source: Strathalbyn Branch of the National Trust)

NAME: *Shops*   **PLACE NO.:** *11614*

Address: *4-6 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This building consists of two commercial premises, originally with residences behind. It is an early structure which functioned as a school run by J J Bonnar from 1876, known as Albyn House. It also served as lawyer's offices and a tram booking office, associated with the horse drawn tramway to Goolwa. The parapet and pediment on the building, with its elaborate decoration, was added during the 1880s, and the building retains much external detailing from the 1880s. Although the verandah has been rebuilt, original detailing was reused, including the cast iron bracketing, but the capital moulds visible in early photos were not reinstated. This pair of shops is a significant element in the Albyn Terrace streetscape.

Statement of Heritage Value:

The shops at 4-6 Albyn Terrace are significant as an important part of the Albyn Terrace streetscape reflecting the growth and development of Strathalbyn during the 1870s and 1880s, during its period of expansion as a regional centre.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of the development of an important rural regional centre in South Australia from the earliest years of settlement and expansion of the Colony.

RECOMMENDATION:

It is recommended that the Shops at 4-6 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Shops*   **PLACE NO.:**   *11614*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Single storey stone shops with ornate pediment.*

DATE OF COMPLETION: *1860s*

REGISTER STATUS: **Description:**   *Confirmed*
                             Date: *1 September 1983*

CURRENT USE: **Description:**   *Shop*
                             Dates:

PREVIOUS USE(S):   **Description:**   *School; offices*
                             Dates: *1870; 1884*

ARCHITECT: **Name:**   *Not known*
                             Dates:

BUILDER: **Name:**   *Not known*
                             Dates:

SUBJECT INDEXING: **Group:**   *Shop*
                             Category: *Commerce (retail & wholesale)*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   *4-6*
                             Street Name: *Albyn Terrace*
                             Town/Suburb: *Strathalbyn*
                             Post Code: *5255*
                             Region No.:
                             Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                             Volume: *5443*
                             Folio: *970*
                             Lot No.:   *9*
                             Section: *2600*
                             Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                             Northing: *6096198*
                             Easting: *308222*
                             Map Sheet No.:   *6627, Milang*
                             Map Scale: *1:100000*

OWNER *:   **Name:**   *H E Tucker*
                             Address:
                             Town/Suburb:
                             Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Shops*   **PLACE NO.:** *11614*

View of shops from Albyn Terrace

NAME: *Shop (Office)*   **PLACE NO.:** *11613*

Address: *8 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This shop is a small single storey simple structure which retains its cast iron verandah posts and bracketing, face stonework, concave verandah and simple parapet. Its form has changed little from its circa 1880 date of construction, and it has always been used as the office for lawyers or solicitors.

Statement of Heritage Value:

The shop at 8 Albyn Terrace is significant as an important part of the Albyn Terrace streetscape reflecting the growth and development of Strathalbyn during the 1870s and 1880s, demonstrating its period of expansion as a regional centre.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of the development of an important rural regional centre in South Australia from the earliest years of settlement and expansion of the Colony.

RECOMMENDATION:

It is recommended that the Shop at 8 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Shop (Office)*   **PLACE NO.:**   *11613*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Single storey stone shop.*

DATE OF COMPLETION: *1869*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*28 November 1985*
CURRENT USE:	**Description:**	*Office*
	Dates:	*Construction - present*
PREVIOUS USE(S):	**Description:**	
	Dates:	
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Miscellaneous*
	Category:	*Office*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*

LOCATION:	**Street No.:**	8
	Street Name:	*Albyn Terrace*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*

LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5443*
	Folio:	*970*
	Lot No.:	*9*
	Section:	*2600*
	Hundred:	*Strathalbyn*

AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096178*
	Easting:	*308122*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*

OWNER *:	**Name:**	*H E Tucker*
	Address:	
	Town/Suburb:	
	Post Code:	

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Shop (Office)*   **PLACE NO.:** *11613*

View of office from Albyn Terrace

NAME: *Shops*   **PLACE NO.:** *11610*

Address: *10 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This building is a pair of small shops delineated by their curved parapet form. Their simple verandah structure was added later, although appropriate, and the building retains some original detailing. It is an important element in the Albyn Terrace streetscape and indicative of the growth of Strathalbyn during the 1870s and 1880s.

Statement of Heritage Value:

The shops at 10 Albyn Terrace are significant as an important part of the Albyn Terrace streetscape reflecting the growth and development of Strathalbyn during the 1870s and 1880s, demonstrating its period of expansion as a regional centre.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of the development of an important rural regional centre in South Australia from the earliest years of settlement and expansion of the Colony.

RECOMMENDATION:

It is recommended that the Shops at 10 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Shops*   **PLACE NO.:**   *11610*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE:	*Single storey stone corner shop with double semi-circular pediments.*
DATE OF COMPLETION:	*1865-1875*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*20 November 1986*
CURRENT USE:	**Description:**	*Shop*
	Dates:	*Construction - present*
PREVIOUS USE(S):	**Description:**	
	Dates:	
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Commerce*
	Category:	*Shop*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	10
	Street Name:	*Albyn Terrace*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5280*
	Folio:	*956*
	Lot No.:	*3*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*609178*
	Easting:	*308122*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*D M Tucker & R J Tucker*
	Address:	
	Town/Suburb:	
	Post Code:	

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *Shops*   **PLACE NO.:** *11610*

View of shops from Albyn Terrace

NAME: *Shops*   **PLACE NO.:** *11609*

Address: *14 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This building is comprised of a pair of shops, one of which has retained its simple door and window configuration, but the other has had a later shopfront installed. Its verandah has been altered, but it retains its balustraded parapet. Early photographs indicate there were pediments constructed above each of the shop entries, after 1880, in a similar manner to that at 4-6 Albyn Terrace, while the shops themselves date from an earlier period.

Statement of Heritage Value:

The shops at 14 Albyn Terrace are significant as an important part of the Albyn Terrace streetscape reflecting the growth and development of Strathalbyn during the 1870s and 1880s, demonstrating the main period of expansion as a regional centre.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of one period of development in Strathalbyn, an important rural regional centre in South Australia from the earliest years of settlement and expansion of the Colony.

RECOMMENDATION:

It is recommended that the Shops at 14 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Shops*   **PLACE NO.:** *11609*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Single storey stone shops*

DATE OF COMPLETION: *c1870*

REGISTER STATUS: **Description:** *Confirmed*
                                   Date: *12 January 1984*

CURRENT USE: **Description:** *Shops*
                                   Dates: *Construction - present*

PREVIOUS USE(S):   **Description:**
                                   Dates:

ARCHITECT: **Name:** *Not known*
                                   Dates:

BUILDER: **Name:** *Not known*
                                   Dates:

SUBJECT INDEXING: **Group:** *Commerce*
                                   Category: *Shop*

LOCAL GOVERNMENT AREA: **Description:** *Alexandrina*

LOCATION: **Street No.:** 14
                                   Street Name: *Albyn Terrace*
                                   Town/Suburb: *Strathalbyn*
                                   Post Code: *5255*
                                   Region No.:
                                   Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:** *Certificate*
                                   Volume: *5230*
                                   Folio: *936*
                                   Lot No.: *6*
                                   Section: *2600*
                                   Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:** *54*
                                   Northing: *6096168*
                                   Easting: *308157*
                                   Map Sheet No.: *6627, Milang*
                                   Map Scale: *1:00000*

OWNER *:   **Name:** *T B & G S Adams*
                                   Pike & Simounds Pty Ltd
                                   Address:
                                   Town/Suburb:
                                   Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:** *Disc 01 (digital)*

NAME: *Shops*   **PLACE NO.:**   *11609*

View of shops from Albyn Terrace

Victoria Hotel, Albyn Terrace, Strathalbyn, circa 1915
showing 14 Albyn Terrace on the left hand side
(Source: Strathalbyn Branch of the National Trust)

NAME: *Victoria Hotel*   **PLACE NO.:** *11615*

Address: *16 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Victoria hotel was constructed in 1865, with a single storey verandah across the two storeyed frontage to Albyn Terrace. While the building has undergone some substantial additions to the rear and side, it retains its post-1870s appearance with two level verandah. The form of this has not been altered, although some of the elements have been reconstructed. The building retains its significant contribution to the streetscape of Albyn Terrace.

Statement of Heritage Value:

The Victoria Hotel, initially constructed in 1865, is associated with a major period of development and consolidation of commercial activity in Strathalbyn, reflecting the growth of pastoral and agricultural in the region.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of the development of Strathalbyn, an important rural regional centre in South Australia from the earliest years of settlement and expansion of the Colony.

RECOMMENDATION:

It is recommended that the Victoria Hotel, 16 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Victoria Hotel*   **PLACE NO.:**   *11615*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE:	*Two storey stone hotel building with two storey verandah.*
DATE OF COMPLETION:	*c1865*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*1 September 1983*
CURRENT USE:	**Description:**	*Hotel*
	Dates:	*Construction - present*
PREVIOUS USE(S):	**Description:**	
	Dates:	
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Hotels, motels & accommodation*
	Category:	*Hotel*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	16
	Street Name:	*Albyn Terrace*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5124*
	Folio:	*762*
	Lot No.:	*Lot 3*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096158*
	Easting:	*308152*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*Albyn Terrace Pty Ltd*
	Address:	
	Town/Suburb:	
	Post Code:	

*   ***Also include Name and Address of Lessee for Crown Leases and Hotel Premises***

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *Victoria Hotel*   **PLACE NO.:** *11615*

View of hotel from Albyn Terrace

Victoria Hotel, Albyn Terrace, Strathalbyn, circa 1915
(Source: Strathalbyn Branch of the National Trust)

NAME: *Angas Bakery*   **PLACE NO.:** *11612*

Address: *18 Albyn Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This building is an early (mid 1860s) pair of attached shops which retains its low parapet and some original shopfront windows and detailing. This building functioned as a bakery for many years and is one of the earliest buildings still remaining in Albyn Terrace.

Statement of Heritage Value:

This former bakery building is significant in its representation of early baking facilities associated with the nearby Angas Mill, reflecting the importance of grain growing in the area.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of one aspect of commercial activity occurring in Albyn Terrace, Strathalbyn, indicative of the development of the town during that period and the growth of the rural region around Strathalbyn.

RECOMMENDATION:

It is recommended that the Angas Bakery, 18 Albyn Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Angas Bakery*   **PLACE NO.:**   *11612*

SITE RECORD:

FORMER NAME:	*Woolfitts bakery*
DESCRIPTION OF PLACE:	*Single storey low scale stone corner building.*
DATE OF COMPLETION:	*c1860*

REGISTER STATUS:
- **Description:** *Confirmed*
- **Date:** *1 September 1983*

CURRENT USE:
- **Description:** *Shops*
- **Dates:**

PREVIOUS USE(S):
- **Description:** *Baker & residence*
- **Dates:** *Construction – c1860*

ARCHITECT:
- **Name:** *Not known*
- **Dates:**

BUILDER:
- **Name:** *Not known*
- **Dates:**

SUBJECT INDEXING:
- **Group:** *Commerce (retail & wholesale)*
  Manufacturing & processing
- **Category:** *Shop Bakery*

LOCAL GOVERNMENT AREA:
- **Description:** *Alexandrina*

LOCATION:
- **Street No.:** 18
- **Street Name:** *Albyn Terrace*
- **Town/Suburb:** *Strathalbyn*
- **Post Code:** *5255*
- **Region No.:**
- **Region Name:** *Fleurieu Penninsula*

LAND DESCRIPTION:
- **Title Type:** *Certificate*
- **Volume:** *5446*
- **Folio:** *688*
- **Lot No.:** *Lot 1*
- **Section:** *2600*
- **Hundred:** *Strathalbyn*

AMG REFERENCE:
- **Zone:** *54*
- **Northing:** *6096158*
- **Easting:** *308137*
- **Map Sheet No.:** *6627, Milang*
- **Map Scale:** *1:00000*

OWNER *:
- **Name:** *B J & P J Hopcroft*
  M Tucker
- **Address:**
- **Town/Suburb:**
- **Post Code:**

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:
- **Film No.:** *Disc 01 (digital)*

NAME: *Angas Bakery*   **PLACE NO.:** *11612*

Angas Bakery, Strathalbyn viewed from Albyn Terrace

Angas Bakery on left in a general (undated) view of Albyn Terrace
(Source: Strathalbyn Branch of the National Trust)

NAME: *St Andrew's Uniting Church*   **PLACE NO.:** *10918*

Address: *Alfred Place, corner Sunter Street, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

St Andrew's Church in Strathalbyn was begun in 1844, soon after the settlement of the town in 1840. Extensions were made in 1857 by English and Brown, when the transept was constructed, and then the bell tower was built in 1869. It is now a united composition of Gothic Revival detailing, including a spire at the eastern end and bell tower at the west. Most recently the bell tower spirettes have been reinstated after they collapsed in a storm in 1956. The Church itself is situated on a prominent point above the adjacent memorial gardens.

Statement of Heritage Value:

St Andrew's Church is associated with the early years of settlement in the Strathalbyn district and its original function as a Presbyterian Church reflects the predominantly Scottish character of the first settlers. Its growth over time is representative of the expansion and development of the town, and the surrounding district.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* St Andrew's Church, Strathalbyn demonstrates the significance of specific ethnic or national groups, in this case, Scottish, in the intensive settlement and development of areas within the State.

(c)   *It is an outstanding representative of a particular class of places of cultural significance;* St Andrew's Church, Strathalbyn is an outstanding representative of a Gothic Revival Church constructed in stages during the second half of the nineteenth Century.

(f)   *It has strong cultural or spiritual associations for the community or a group within it;* St Andrew's Church, Strathalbyn has strong cultural and spiritual associations for the community of Strathalbyn as it is representative of the founding of settlers of the district, particularly the Scottish Rankine family.

RECOMMENDATION:

It is recommended that St Andrew's Uniting Church (former Presbyterian) Church, Alfred Street, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *St Andrew's Uniting Church*   **PLACE NO.:** *10918*

SITE RECORD:

FORMER NAME:		*Presbyterian Church*
DESCRIPTION OF PLACE:		*Stone Victorian-Gothic Revival church building.*
DATE OF COMPLETION:		*1844, plus additions*
REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*1 September 1983*
CURRENT USE:	**Description:**	*Church*
	Dates:	*Construction - present*
PREVIOUS USE(S):	**Description:**	
	Dates:	
ARCHITECT:	**Name:**	*Transept by English & Brown*
	Dates:	*1857,1865 gallery, spire and porch, 1938 vestry*
BUILDER:	**Name:**	*Bell tower by R C Trenouth*
	Dates:	*1869*
SUBJECT INDEXING:	**Group:**	*Religion*
	Category:	*Church (Christian)*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	
	Street Name:	*Alfred Street, cnr Sunter Street*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5332*
	Folio:	*888*
	Lot No.:	*Lot 2*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096223*
	Easting:	*308146*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*Uniting Church of Australia Synod of South Australia*
	Address:	*212 Pirie Street*
	Town/Suburb:	*Adelaide SA*
	Post Code:	*5000*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *St Andrew's Uniting Church*   **PLACE NO.:** *10918*

St Andrew's Church, Strathalbyn viewed from Alfred Place

St Andrew's Church 1865, prior to the construction of the bell tower in 1869
(Source: Strathalbyn Branch of the National Trust)

NAME: *Glyn Morris & Co (former Commercial Bank)* **PLACE NO.:**   *14085*

Address: *2 Alfred Place, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This bank was constructed in 1924 as the Strathalbyn branch of the Commercial Bank of Australia. It is a distinctive Classical Revival structure with a symmetrical form and classically derived detail and ornamentation. It was constructed with a banking chamber to the lower floor and residence above, typical of banking structures prior to the Second World War.

The exterior is well preserved and a new pedestrian protection fence constructed in timber has been built along the alignment of the Swale Street/Alfred Place corner. Internally some original joinery is retained in the access stair to the upper level which was originally a residence, but the banking chamber has been completely re-fitted with modern joinery.

Statement of Heritage Value:

The construction of the Commercial Bank of Australia is indicative of Strathalbyn's growth during the early years of the twentieth century as a tourist centre and agricultural service town. In 1982 the Commercial Bank of Australia merged with the Bank of New South Wales to form the Westpac Banking Corporation. It now serves as a private office and residence.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the former Commercial Bank in Strathalbyn demonstrates the consolidation of banking facilities throughout rural South Australia during the Inter War period, underlining a time of growing prosperity for the State.

RECOMMENDATION:

It is recommended that the office and residence (former Commercial Bank of Australia Strathalbyn Branch), 2 Alfred Place, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Glyn Morris & Co (former Commercial Bank)*   **PLACE NO.:**   *14085*

SITE RECORD:

FORMER NAME: *Commercial Bank of Australia Strathalbyn Branch*

DESCRIPTION OF PLACE: *Classic Revival two storey stone bank building.*

DATE OF COMPLETION: *1924*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*27 September 1990*
CURRENT USE:	**Description:**	*Office and residence*
	Dates:	*2000- present*
PREVIOUS USE(S):	**Description:**	*Bank*
	Dates:	*Construction - 2000*
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Finance*
	Category:	*Bank*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	2
	Street Name:	*Alfred Place*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5791*
	Folio:	*895*
	Lot No.:	*Lot 297*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6196678*
	Easting:	*309422*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*Glyn Morris & Co Pty Ltd*
	Address:	
	Town/Suburb:	
	Post Code:	

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *Glyn Morris & Co (former Commercial Bank)* **PLACE NO.:** *14085*

Glyn Morris & Co (former Commercial Bank) , Strathalbyn
viewed from Alfred Place

Commercial Bank, Strathalbyn, circa 1925
(Source: Strathalbyn Branch of the National Trust)

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

Address: *20 Commercial Road, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

Blackwell House is a two storey commercial premises with an attached single storey residence to the rear. It sits on the corner of Commercial Road and Colman Terrace, in a prominent position in the original subdivision of Strathalbyn. There has been a store here on this site since the 1860s and its current form dates from 1885

This shop retains much original detailing including face random bluestone lined to course. The upper verandah is missing sections of its flooring and balustrading which appears to be under repair. The interior of the building has been converted to modern retail although appropriate timber faced columns remain. The cellar area has been re-floored and painted, and a new staircase installed.

Statement of Heritage Value:

Blackwell House which has served as a commercial premises within Strathalbyn since the 1860s is indicative of the growth of Strathalbyn as a tourist town and as a service centre for the surrounding district. It is also indicative of the ongoing success of commercial enterprises within the town centre.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* Blackwell House demonstrates the provision of commercial enterprises as part of the pattern of development in South Australia's rural centres, such as Strathalbyn in during the second half of the nineteenth century.

RECOMMENDATION:

It is recommended that Blackwell House, 20 Commercial Road, Strathalbyn remain as an entry in the State Heritage Register*.*

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

SITE RECORD:

FORMER NAME: *Doolittles Store*

DESCRIPTION OF PLACE: *Two storey stone commercial corner building with attached single storey residence to the rear.*

DATE OF COMPLETION: *c1860 and 1890s*

REGISTER STATUS: **Description:**   *Confirmed*
                              Date: *27 September 1990*

CURRENT USE: **Description:**   *Shop*
                              Dates: *Construction - present except for 1890s elements*

PREVIOUS USE(S):   **Description:**   *School*
                              Dates: *1890s*

ARCHITECT: **Name:**   *Not known*
                              Dates:

BUILDER: **Name:**   *Not known*
                              Dates:

SUBJECT INDEXING: **Group:**   *Commerce (retail & wholesale)*
                              Category: *Shop*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   20
                              Street Name: *Commercial Road*
                              Town/Suburb: *Strathalbyn*
                              Post Code: *5255*
                              Region No.:
                              Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                              Volume: *5229*
                              Folio: *166*
                              Lot No.:   *Lot 193*
                              Section: *2600*
                              Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                              Northing: *619428*
                              Easting: *307922*
                              Map Sheet No.: *6627, Milang*
                              Map Scale: *1:00000*

OWNER *:   **Name:**   *K K & J Rogers*
                              Address:
                              Town/Suburb:
                              Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

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

Blackwell House, Strathalbyn viewed from Commercial Road
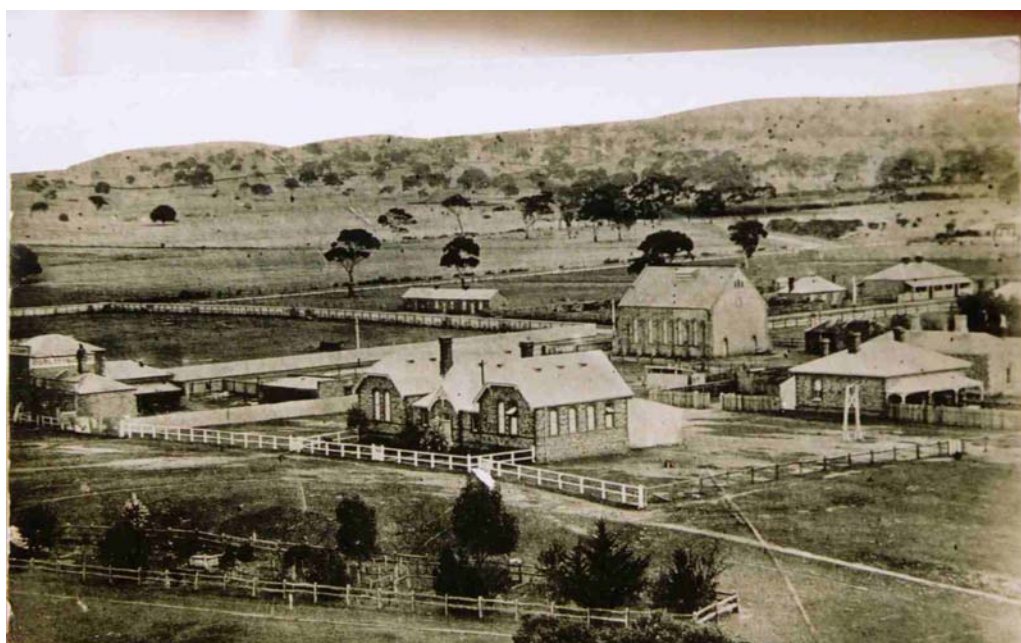
Circa 1884 view of Strathalbyn showing Blackwell House to the far left
(then known as Doolittles)

(Source: Strathalbyn Branch of the National Trust)

NAME: *Warehouse (former Colman's Store)*   **PLACE NO.:** *11596*

Address: *25 Commercial Road, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This warehouse was constructed by William Colman some time before 1864 as a grain store for the adjacent Angas Flour Mill which he owned from 1850 to 1881. The building was used as a wholesale store for grain products and also as an agricultural hall with the adjacent land functioning as the Show Grounds prior to the construction of the Show Hall and the Show Grounds in Coronation Street, Strathalbyn in the early twentieth Century. The building also served as a concert hall, public meeting rooms and Church during the early consolidation period of Strathalbyn's history.

The building is a simple stone warehouse form with semi-circular arched windows and door in the front elevation. There are no other points of access to the structure. An original roof lantern has been removed and the corrugated iron roof replaced with tiles.

Statement of Heritage Value:

Colman's Store is an important building which served a range of functions in the early history of Strathalbyn, a significant early rural centre, and it is closely associated with the development of flour milling in the region.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(d)   *It is an outstanding representation of a particular class of places of cultural significance;* Colman's Store is an outstanding representative of an early stone warehouse associated with the development of a significant industry in the region surrounding Strathalbyn.

(f)   *It has strong cultural or spiritual associations for the community;* although currently unused, Colman's Store was an important cultural focal point for the community of Strathalbyn and its surrounding district during the early years of settlement in the region, as it functioned as a venue for agricultural shows, public meetings and Church services.

RECOMMENDATION:

It is recommended that the Warehouse (former Colman's Store), 25 Commercial Road, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Warehouse (former Colman's Store)*   **PLACE NO.:** *11596*

SITE RECORD:

FORMER NAME: *Colman's Store*

DESCRIPTION OF PLACE: *Stone warehouse building.*

DATE OF COMPLETION: *Pre 1864*

REGISTER STATUS: **Description:** *Confirmed*
                                   Date: *5 April 1984*

CURRENT USE: **Description:** *vacant*
                                   Dates:

PREVIOUS USE(S):   **Description:** *Warehouse*
                                   Dates: *Construction - c1864*

ARCHITECT: **Name:**   *Not known*
                                   Dates:

BUILDER: **Name:**   *Not known*
                                   Dates:

SUBJECT INDEXING: **Group:**   *Commerce (retail & wholesale)*
                                   Category: *Shop, Warehouse*

LOCAL GOVERNMENT AREA: **Description:** *Alexandrina*

LOCATION: **Street No.:**   25
                                   Street Name: *Commercial Road*
                                   Town/Suburb: *Strathalbyn*
                                   Post Code: *5255*
                                   Region No.:
                                   Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                                   Volume: *5231*
                                   Folio: *258*
                                   Lot No.:   *Lot 2*
                                   Section: *2600*
                                   Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                                   Northing: *6096298*
                                   Easting: *308002*
                                   Map Sheet No.: *6627, Milang*
                                   Map Scale: *1:00000*

OWNER *:   **Name:**   *T B & G S Adams*
                                   Address:
                                   Town/Suburb:
                                   Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Warehouse (former Colman's Store)*   **PLACE NO.:** *11596*

Warehouse (former Colman's Store), Strathalbyn viewed from
Commercial Road

View of Angas Mill and Warehouse (former Colman's Store) (to the far
right), Strathalbyn, circa 1896

(Source: Strathalbyn Branch of the National Trust)

NAME: *Angas Mill*   **PLACE NO.:**   *11595*

Address: *27 Commercial Road, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Angas Mill is a complex of stone and iron buildings of varying heights. The central section of the Mill is equivalent to four storeys high with skillion additions to all sides. It was constructed in 1849 by Donald Gollan who was one of the original settlers of Strathalbyn. In 1850 it was purchased by William Colman who owned it until 1881. The Mill was in operation until 1961, the latest operators being the Laucke Milling Company.

This building is in reasonable condition, but will require some re-pointing and conservation work to the stone walls. The stone and render external walls to the Mill are deteriorating considerably.

Statement of Heritage Value:

The Angas Mill is representative of the establishment and growth of agriculture in the Strathalbyn district from the 1850s onwards. Flour milling was a major economic activity in the area from the 1850s onwards, reflecting the continued importance of wheat production in the region.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the Angas Mill demonstrates the important aspect in the State's history of the development of the grain industry, from the earliest years of settlement in the fertile areas of the Angas Plains and its later development into a significant agricultural industry and economic activity.

RECOMMENDATION:

It is recommended that Angas Mill, 27 Commercial Road, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Angas Mill)*   **PLACE NO.:** *11595*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Complex of stone and iron buildings.*

DATE OF COMPLETION: *1849*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*5 April 1984*
CURRENT USE:	**Description:**	*vacant*
	Dates:	
PREVIOUS USE(S):	**Description:**	*Milling*
	Dates:	*1869 - 1961*
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Manufacturing & processing*
	Category:	*Flour Mill*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	*27*
	Street Name:	*Commercial Road*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5755*
	Folio:	*281*
	Lot No.:	*Lot 184*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096283*
	Easting:	*308017*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*R D Laucke*
	Address:	
	Town/Suburb:	
	Post Code:	

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Angas Mill*   **PLACE NO.:** *11595*

Angas Mill (fmr Lauckes Mill), Strathalbyn viewed from Commercial Rd

View of Angas Mill from Commercial Road in 1900
when owned by W & A Johnston
(Source: Strathalbyn Branch of the National Trust)

NAME: *Argus House*   **PLACE NO.:** *10627*

Address: *33 Commercial Road, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

Argus House was constructed in 1870. The printing office for the *Southern Argus Newspaper,* which had begun publishing its weekly edition in 1866, was initially in Port Elliot. The publishing of the paper was moved to Strathalbyn in 1870 and William Fisher and Joseph Elliott were joint printers and proprietors of the paper from 1871 onwards. In 1872 the paper became the Elliott family's business, and continued in publication under the control of the Elliott family until 1969. Argus House is a two storey stone building with cantilevered verandah to the first floor. The printing house was in the lower section marked by timber shopfront windows and there was separate residential access to the upstairs section. The building retains a high degree of integrity retaining its original parapet, verandah and ground floor external detailing.

Cleaning of the stonework of this very early building has caused deterioration of the pointing. In time, consideration should be given to repairing the repointing.

Statement of Heritage Value:

Argus House is important as the headquarters of a long running regional newspaper serving the prosperous agricultural community of the southern districts centred on Strathalbyn. Constructed in 1870, it housed the *Southern Argus Newspaper* until 1969 and is closely associated with the Elliott family who were proprietors of the newspaper.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* Argus House demonstrates the development of newspaper and journalistic services to the rural community of South Australia from the mid 1900s to the present day.

(f)   *It has strong cultural or spiritual associations for the community;* Argus House has strong cultural associations for the wider regional around Strathalbyn as the source of their weekly newspaper and dissemination of local information.

RECOMMENDATION:

It is recommended that Argus House, 33 Commercial Road, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Argus House*   **PLACE NO.:** *10627*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Two storey stone building with cantilevered verandah.*

DATE OF COMPLETION: *1870*

REGISTER STATUS: **Description:**   *Confirmed*
                             Date: *23 November 1989*

CURRENT USE: **Description:**   *Shop & residence*
                             Dates:

PREVIOUS USE(S):   **Description:**   *Printing Office*
                             Dates: *Construction - 1974*

ARCHITECT: **Name:**   *Not known*
                             Dates:

BUILDER: **Name:**   *Not known*
                             Dates:

SUBJECT INDEXING: **Group:**   *Residential*
                             Category: *House*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   33
                             Street Name: *Commercial Road*
                             Town/Suburb: *Strathalbyn*
                             Post Code: *5255*
                             Region No.:
                             Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                             Volume: *5282*
                             Folio: *480*
                             Lot No.:   *Lot 3*
                             Section: *2600*
                             Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                             Northing: *6196228*
                             Easting: *308092*
                             Map Sheet No.:   *6627, Milang*
                             Map Scale: *1:00000*

OWNER *:   **Name:**   *B S E Versteegh & C A Stockigt*
                             Address:
                             Town/Suburb:
                             Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Argus House*   **PLACE NO.:** *10627*

Argus House, 33 Commercial Rd, Strathalbyn viewed from Commercial Rd

View of Argus Printing Office from Commercial Road in c1874
(Source: Strathalbyn Branch of the National Trust)

NAME: *Shops*   **PLACE NO.:** *11608*

Address: *41-43 Commercial Road, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This is a pair of single storey shops with a simple verandah across the pavement width and distinctive semi-circular pediments which are clad in brick patterned metal sheeting. The pediments have been painted to highlight the detail, and make this a distinctive element on the corner of Commercial Road, an extension of Albyn Terrace. The shops themselves retain their splayed central entry doors and tiled stallboards with metal shopfront framing. They date from circa 1900 and the property has been owned by Donald Gollan, one of the first settlers in the area, and Moses Woolfitt, a storekeeper and baker, who also had his bakery on the diagonally opposite corner of Albyn Terrace.

Statement of Heritage Value:

These shops are an important element in the streetscape of Albyn Terrace and Commercial Road within the historic core of Strathalbyn and they are representative of the commercial activity during the 1880 to 1910 period demonstrating the development of the town as a major supply centre to farmers on the Angas Plains.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* these shops are representative of the development of Strathalbyn as an important rural regional centre in South Australia, particularly during the 1880s to 1890s.

RECOMMENDATION:

It is recommended that the Shops, 41-43 Commercial Road, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Shops*   **PLACE NO.:** *11608*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE:	*Pair of single storey shops.*
DATE OF COMPLETION:	*c1900*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*1 September 1983*
CURRENT USE:	**Description:**	*Shops*
	Dates:	*Construction to present*
PREVIOUS USE(S):	**Description:**	
	Dates:	
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Commerce (retail & wholesale)*
	Category:	*Shop*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	41-43
	Street Name:	*Commercial Road*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5170*
	Folio:	*556, 557 & 558*
	Lot No.:	*Unit 1, 2 & CP*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096158*
	Easting:	*308087*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*J B & M F Davidson*
		G J & E M Tucker
		Strata Corporation No 12840 Inc
	Address:	
	Town/Suburb:	
	Post Code:	

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *Shops*   **PLACE NO.:** *11608*

41-43 Commercial Rd, Strathalbyn viewed from Commercial Rd

NAME: *Bank SA (former Savings Bank)*   **PLACE NO.:**   *10993*

Address: *7 Dawson Street, corner Donald Street, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Savings Bank of South Australia (now Bank SA) was opened in 1930 in Dawson Street, Strathalbyn. The building is the design of the office of A S Conrad, Architects (apparently designed by J Conrad). It is a two storey corner building constructed of rock face freestone with prominent corner entry and an arcaded ground floor. The upper floor served as the Bank Manager's residence as was typical of banking structures at the time. The balcony balustrade is formed of broad iron strips in lattice form and this is repeated in the masonry and iron fence. The building has a considerable unity of form and design, and is a strong architectural element within the township. The new edifice along Donald Street does not form part of the listing.

Statement of Heritage Value:

The former Savings Bank of South Australia Building reflects the changing development of the later early bank to country areas needs, and in particular reflects the prosperity and development of the region around Strathalbyn in its imposing size and design. The use of local stone continues the tradition of stone buildings in Strathalbyn into the twentieth Century. The need for a dedicated bank building for the Savings Bank of South Australia from 1912 onwards is indicative of the rise of the role of the Commonwealth Savings Bank Department after 1912 which had the right of agency in Post Offices around the country.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the former Savings Bank of South Australia building demonstrates important aspects of the pattern of the State's history as it is a significant bank and residence constructed after the expansion of the Commonwealth Bank through the Post Office system through South Australia.

(d)   *It is an outstanding representation of a particular class of places of cultural significance;* the former Savings Bank of South Australia building is an outstanding representative of the class of rural bank/residences constructed throughout South Australia as the economy of the State grew.

RECOMMENDATION:

It is recommended that Bank SA, former Savings Bank of South Australia, Strathalbyn Branch, 7 Dawson Street, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Bank SA (former Savings Bank)*   **PLACE NO.:** *10993*

SITE RECORD:

FORMER NAME: *Savings Bank of South Australia*

DESCRIPTION OF PLACE: *Two storey stone bank building.*

DATE OF COMPLETION: *1930*

REGISTER STATUS: **Description:**   *Confirmed*
                                    Date: *1 September 1983*

CURRENT USE: **Description:**   *Bank*
                                    Dates:

PREVIOUS USE(S):   **Description:**   *Bank*
                                    Dates: *Construction to present*

ARCHITECT: **Name:**   *A S Conrad Architects*
                                    Dates:

BUILDER: **Name:**
                                    Dates:

SUBJECT INDEXING: **Group:**   *Finance*
                                    Category: *Bank*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   *7*
                                    Street Name: *Dawson Street, cnr Donald St*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*
                                    Region No.:
                                    Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                                    Volume: *5786*
                                    Folio: *761*
                                    Lot No.:   *Lot 29*
                                    Section: *2600*
                                    Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                                    Northing: *6095928*
                                    Easting: *308202*
                                    Map Sheet No.: *6627, Milang*
                                    Map Scale: *1:00000*

OWNER *:   **Name:**   *Hardlitschke Nominees Pty Ltd*
                                    Address:
                                    Town/Suburb:
                                    Post Code:

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

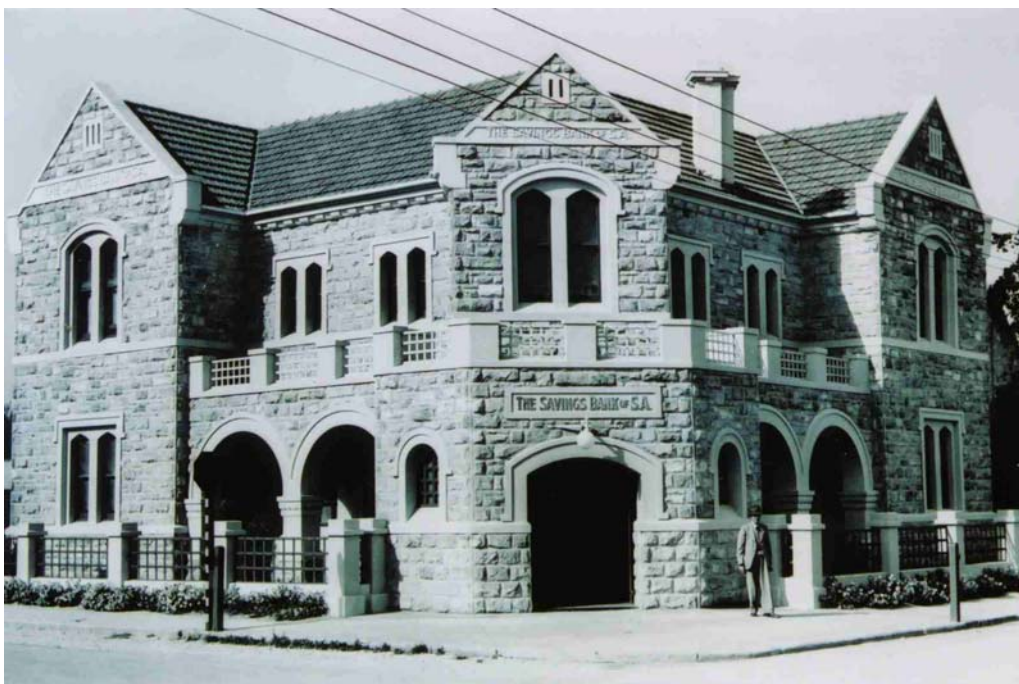**PHOTOGRAPH:**   **Film No.:**   *Disc 01 (digital)*

NAME: *Bank SA (former Savings Bank)*   **PLACE NO.:** *10993*

View of Bank from Dawson Street

View of Savings Bank of South Australia soon after construction
(Source: Strathalbyn Branch of the National Trust)

NAME:	*London House*	**PLACE NO.:**	*10340*

Address: *7 High Street, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

London House is a two storey stone shop with cellar and attached single storey residence. To the rear is a stone wall and stables. The building was erected in 1867 by Thomas Stevens as a store, and the rear stables were used by Hill & Company's coaches. The building retains a large degree of original detailing including all face stone walls and extended verandah visible in early photos.

Statement of Heritage Value:

London House is an excellent example of a mid-Victorian shop/dwelling, stables and store, with particular importance to the commercial zone of High Street within the development of the early township of Strathalbyn.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* London House in High Street, Strathalbyn, in both its architectural form and location demonstrate the expansion and consolidation of Strathalbyn as a rural centre in the agricultural areas of South Australia outside the capital during the 1860s and 70s.

RECOMMENDATION:

It is recommended that London House, 7 High Street, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *London House*   **PLACE NO.:** *10340*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE:	*Two storey stone shop with attached single storey residence.*

DATE OF COMPLETION: *1867*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*24 July 1980*
CURRENT USE:	**Description:**	*House & Shop*
	Dates:	*Construction - present*
PREVIOUS USE(S):	**Description:**	*House & Shop & stables*
	Dates:	
ARCHITECT:	**Name:**	*Not known*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Commerce (retail & wholesale)*
	Category:	*Shop*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	*7*
	Street Name:	*High Street*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*Certificate*
	Volume:	*5806*
	Folio:	*377*
	Lot No.:	*Lot 93*
	Section:	*2600*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6096878*
	Easting:	*308272*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*Mosgiel Pty Ltd & Others*
	Address:	*7 High Street*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *London House*   **PLACE NO.:** *10340*

London House viewed from north east

London House (Harrington's),
High Street, n.d.

*(Source: Strathalbyn Branch of
the National Trust)*

NAME: *Dollar Cottage & former Butcher's Shop*   **PLACE NO.:** *14455*

Address: *31 North Parade, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This house and associated shop were constructed by James Close in the 1860s within the early subdivision of North Strathalbyn subdivided by Edward Stirling in 1856. Both buildings were constructed of stone rubble walling with brick quoining and originally had slate roofs, some sections of which have been replaced. This shop retains a distinctive curved parapet roof with curved brick coping and a sign panel. The house was occupied during the 1870s by the Rector of the Church of England. It sits on an allotment within the Strathalbyn North subdivision undertaken by Edward Stirling in 1856.

Statement of Heritage Value:

The Dollar Cottage and former Shop are representative of the earliest development of commercial activity in Strathalbyn and are associated with the Strathalbyn North Subdivision by Edward Stirling. Architecturally it is representative of the early forms of materials and construction in the Strathalbyn area.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as one of the earliest surviving commercial premises in Strathalbyn, the former Butcher's Shop and associated residence represent the development and expansion of rural centres within South Australia during the 1860s.

(d)   *It is an outstanding representation of a particular class of places of cultural significance;* the shop and associated residence are an outstanding representative of early commercial premises within South Australia's rural settlements of the 1860s. The complex of shop, residence and associated walled yard reflect the conditions of work and life in small early settlements.

RECOMMENDATION:

It is recommended that the Dollar Shop and former Butcher's Shop, 31 North Parade, Strathalbyn remain as an entry in the State Heritage Register*.*

**NAME:**   *Dollar Cottage & former Butcher's Shop* **PLACE NO.:** *14455*

SITE RECORD:

FORMER NAME: *Butcher's Shop*

DESCRIPTION OF PLACE: *Single storey stone shop and house*

DATE OF COMPLETION: *1860s*

REGISTER STATUS: **Description:**   *Confirmed*
                           Date: *4 March 1993*

CURRENT USE: **Description:**   *Residential*
                           Dates:

PREVIOUS USE(S):   **Description:**   *Residential and Retail*
                           Dates:

ARCHITECT: **Name:**
                           Dates:

BUILDER: **Name:**
                           Dates:

SUBJECT INDEXING: **Group:**   *Commerce (retail & wholesale)*
                                               Residential
                           Category: *Shop, Cottage*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   31
                           Street Name: *North Parade*
                           Town/Suburb: *Strathalbyn*
                           Post Code: *5255*
                           Region No.:
                           Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                           Volume: *5695*
                           Folio: *604*
                           Lot No.:   *Lot 44*
                           Section: *2619*
                           Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                           Northing: *6196728*
                           Easting: *307822*
                           Map Sheet No.: *6627, Milang*
                           Map Scale: *1:00000*

OWNER *:   **Name:**   *B Rutherford Westwood*
                           Address: *31 North Parade*
                           Town/Suburb: *Strathalbyn*
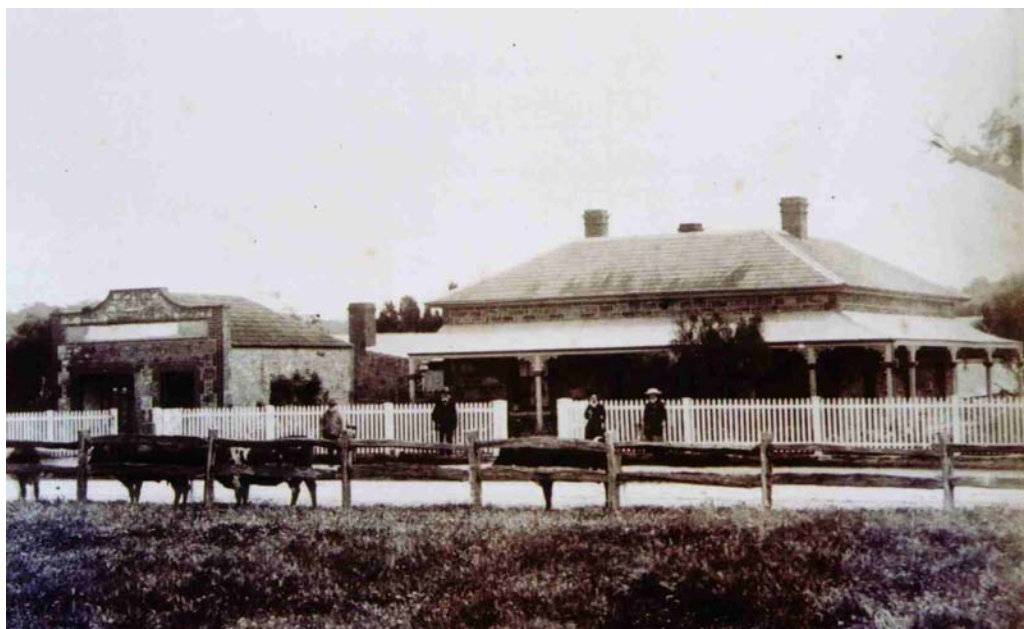   **Post Code:**   *5255*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Dollar Cottage & former Butcher's Shop*   **PLACE NO.:**   *14455*
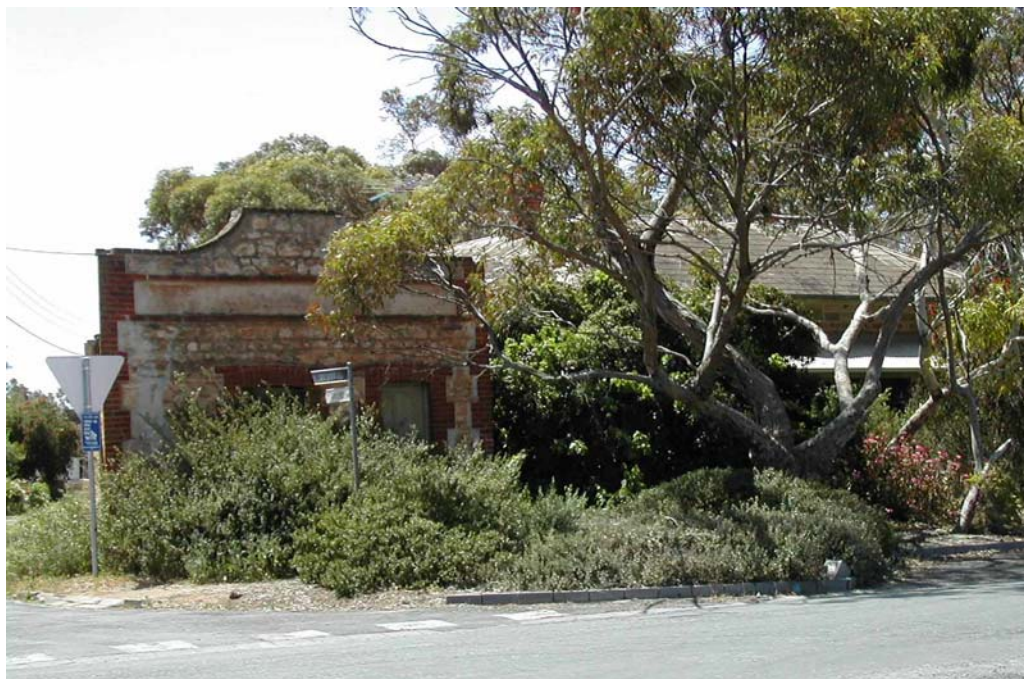
View of house and shop from North Parade

1873 View from North Parade

(Source: Strathalbyn Branch of the National Trust)

NAME: *National Trust Museum (former   **PLACE NO.:** *10339*
              Police Station & Court House)*

Address: *1 Rankine Street, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Police Station at Strathalbyn was one of a number constructed in outlying districts in rural South Australia during the late 1850s and the Court House was erected in 1867. The building consists of three gable fronted sections. The Police Station included a residential section. The yard at the rear contains lock up cells. Both the Police Station and Court House are constructed of random stone walling with face stone quoins and dressed openings, and both buildings retain their pierced barge boards to the gable ends.

Statement of Heritage Value:

The Police Station and Court House at Strathalbyn represent the extension of Government law and order throughout the Colony through the extension of Police services and Court facilities. This building retains a large amount of original detailing, and in its form and scale, give a clear indication of the formalising of Government services throughout the Colony in the mid 1860s.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is representative of the provision of facilities of upholding law and order throughout the Colony during the formative years of the 1850s and 60s.

(d)   *It is an outstanding representation of a particular class of places of cultural significance;* as it retains a large amount of original detailing which reflects the early use of the building as a Police Station and Court House.

RECOMMENDATION:

It is recommended that the National Trust Museum (former Police Station and Court House), 1 Rankine Street, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *National Trust Museum (former Police Station & Court House)*   **PLACE NO.:** *10339*

SITE RECORD:

FORMER NAME: *Police Station & Court House*

DESCRIPTION OF PLACE: *Single storey random stone buildings. Both buildings have ornate eaves.*

DATE OF COMPLETION: *1858*

REGISTER STATUS:

Description:	*Confirmed*
Date:	*24 July 1980*

CURRENT USE:

Description:	*Museum*
Dates:	*1974 - current*

PREVIOUS USE(S):

Description:	*Police Station & Court House*
Dates:	*Construction - 1974*

ARCHITECT:

Name:	*Colonial Architect*
Dates:	

BUILDER:

Name:	*John Morris & William Willcock*
Dates:	*1858*

SUBJECT INDEXING:

Group:	*Law & enforcement*
	Recreation & entertainment
Category:	*Courthouse, Police Station, Museum*

LOCAL GOVERNMENT AREA:

Description:	*Alexandrina*

LOCATION:

Street No.:	1
Street Name:	*Rankine Street*
Town/Suburb:	*Strathalbyn*
Post Code:	*5255*
Region No.:	
Region Name:	*Fleurieu Penninsula*

LAND DESCRIPTION:

Title Type:	*CR*
Volume:	*5750*
Folio:	*18*
Lot No.:	
Section:	*122*
Hundred:	*Strathalbyn*

AMG REFERENCE:

Zone:	*54*
Northing:	*6096128*
Easting:	*308322*
Map Sheet No.:	*6627, Milang*
Map Scale:	*1:00000*

OWNER *:

Name:	*Dept for Environment & Heritage dedicated to National Trust of SA*
Address:	*Level 2, 27 Leigh Street*
Town/Suburb:	*Adelaide*
Post Code:	*5000*

PHOTOGRAPH:

Film No.:	*Disc 01 (digital)*

NAME: *National Trust Museum (former   **PLACE NO.:** *10339*
             Police Station & Court House)*

View of former Police Station and Court House from Rankine Street

View of Police Station prior to construction of the Court House, c1860
(Source: Strathalbyn Branch of the National Trust)

NAME: *Terminus Hotel*   **PLACE NO.:** *11652*

Address: *13 Rankine Street, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Terminus Hotel which was constructed in 1868 on the site of an earlier hotel, is a two storey masonry structure with a two level verandah. The building has been completely painted, and a new roof has been constructed over the box gutter structure of the original roof. Early photos indicate that the detailing to the verandah was originally simple cast iron bracketing and cast iron balustrading to the upper level. However, this has been altered over time. The whole of the exterior of the building has been rendered and painted. There are substantial early single storey sections to the hotel on the rear of the building facing the River Angas and there are some corrugated iron outbuildings which may reflect the use of this area as a terminus for the horse tram.

Statement of Heritage Value:

The Terminus Hotel is a significant historical and visual feature in Albyn Terrace, one of the main streetscapes within Strathalbyn. It is associated with the development of the town, and the coach and tram line services which terminated at this point within the town. Despite physical alterations, the building retains a high degree of heritage value.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the Terminus Hotel demonstrates important aspects of the evolutionary pattern of the State's history and it is representative of the building works undertaken by first settlers within the development of early townships in rural South Australia, particularly during the boom period of the 1860s.

RECOMMENDATION:

It is recommended that the Terminus Hotel, 13 Rankine Street, Strathalbyn remain as an entry in the State Heritage Register*.*

NAME: *Terminus Hotel*   **PLACE NO.:**   *11652*

SITE RECORD:

FORMER NAME: *Strathalbyn Hotel*

DESCRIPTION OF PLACE: *Two storey stone hotel building.*

DATE OF COMPLETION: *1868*

REGISTER STATUS: **Description:**   *Confirmed*
                                    Date: *1 September 1983*

CURRENT USE: **Description:**   *Hotel*
                                    Dates: *Construction - present*

PREVIOUS USE(S):   **Description:**
                                    Dates:

ARCHITECT: **Name:**   *Not known*
                                    Dates:

BUILDER: **Name:**   *Not known*
                                    Dates:

SUBJECT INDEXING: **Group:**   *Hotels, motels &
                                                          accommodation*
                                    Category: *Hotel*

LOCAL GOVERNMENT AREA: **Description:**   *Alexandrina*

LOCATION: **Street No.:**   13
                                    Street Name: *Rankine Street*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*
                                    Region No.:
                                    Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:**   *Certificate*
                                    Volume: *5170*
                                    Folio: *62*
                                    Lot No.:   *Lot 1*
                                    Section: *2600*
                                    Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:**   *54*
                                    Northing: *6096228*
                                    Easting: *308272*
                                    Map Sheet No.:   *6627, Milang*
                                    Map Scale: *1:00000*

OWNER *:   **Name:**   *E H & V M Hughes*
                                    Address: *13 Rankine Street*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*

***   Also include Name and Address of Lessee for Crown Leases and Hotel Premises***

PHOTOGRAPH: **Film No.:**   *Disc 01 (digital)*

NAME: *Terminus Hotel*   **PLACE NO.:** *11652*

View of Terminus Hotel from Rankine Street

1906 View of Terminus Hotel
(Source: Strathalbyn Branch of the National Trust)

NAME: *Britannia House*   **PLACE NO.:** *12847*

Address: *4 South Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

This house is a two storey residence of random stone with brick quoining and window and door dressings. It is an extremely simple design, and was associated with the Britannia Foundry which was established in 1855. The foundry functioned until 1878 when a serious fire led to the end of operations and the two storeyed house remains.

Statement of Heritage Value:

Britannia House which was associated with Rowe's Britannia Foundry, is an important representative of the development of manufacturing and provision of industrial and agricultural equipment in the Strathalbyn region during the 1850s and 60s, a period of rapid growth and expansion of agriculture in the region.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;*
Britannia House is indicative of the creation and expansion of industrial enterprise in rural South Australia as a support for the expansion of agriculture during the 1850s and 60s.

RECOMMENDATION:

It is recommended that Britannia House, 4 South Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *Britannia House*   **PLACE NO.:** *12847*

SITE RECORD:

FORMER NAME: *Rowe's Britannia Foundry Residence*

DESCRIPTION OF PLACE: *Two storey random stone residence.*

DATE OF COMPLETION: *1850s*

REGISTER STATUS: **Description:** *Confirmed*
                                    Date: *27 September 1990*

CURRENT USE: **Description:** *Residence*
                                    Dates: *Construction - present*

PREVIOUS USE(S):   **Description:**
                                    Dates:

ARCHITECT: **Name:** *Not known*
                                    Dates:

BUILDER: **Name:** *Not known*
                                    Dates:

SUBJECT INDEXING: **Group:** *Manufacturing & processing*
                                    Category: *Dwelling [Manufacturing]*

LOCAL GOVERNMENT AREA: **Description:** *Alexandrina*

LOCATION: **Street No.:** 4
                                    Street Name: *South Terrace*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*
                                    Region No.:
                                    Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:** *Certificate*
                                    Volume: *5851*
                                    Folio: *895*
                                    Lot No.: *Lot 237*
                                    Section: *2605*
                                    Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:** *54*
                                    Northing: *6196378*
                                    Easting: *308682*
                                    Map Sheet No.: *6627, Milang*
                                    Map Scale: *1:00000*

OWNER *:   **Name:** *M G Holdsworth*
                                    Address: *4 South Terrace*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:** *Disc 01 (digital)*

NAME: *Britannia House*   **PLACE NO.:** *12847*

View of Britannia House from South Terrace

Mrs T Hopkins and her family at Rowe's Foundry house, South Terrace,
circa 1869

(Source: Strathalbyn Branch of the National Trust)

NAME: *House (former Gas Works)*   **PLACE NO.:** *14086*

Address: *12-14A South Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The former Colonial Gas Company, Strathalbyn, Gas Works is a complex of stone structures including a residence and the manufacturing buildings for a gas works. The main boiler house retains its original curved corrugated iron roof with a roof register. The former Gas Works has been converted to residential use.

Statement of Heritage Value:

Strathalbyn was one of three country towns supplied by locally manufactured gas during the 1860s through the establishment of the Provincial Gas Company. It functioned until 1917 providing Strathalbyn street lighting through this period.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the former Strathalbyn Gas Works is representative of the importance of provision of power and light to a significant rural centre during the second half of the nineteenth Century and early twentieth Century. It provides evidence of the growing need for such services within a developing urban environment.

RECOMMENDATION:

It is recommended that this house (the former Strathalbyn Gas Works) 12-14A South Terrace, Strathalbyn remain as an entry in the State Heritage Register.

NAME: *House (former Gas Works)*   **PLACE NO.:** *14086*

SITE RECORD:

FORMER NAME: *Strathalbyn Gas Works*

DESCRIPTION OF PLACE: *Complex of stone structures.*

DATE OF COMPLETION: *1868*

REGISTER STATUS: **Description:** *Confirmed*
                                    Date: *27 September 1990*

CURRENT USE: **Description:** *Residence*
                                    Dates: *Construction - present*

PREVIOUS USE(S):   **Description:** *Residence & Gas Works*
                                    Dates:

ARCHITECT: **Name:** *Not known*
                                    Dates:

BUILDER: **Name:** *Not known*
                                    Dates:

SUBJECT INDEXING: **Group:** *Residential, Utilities*
                                    Category: *House, Gas Works*

LOCAL GOVERNMENT AREA: **Description:** *Alexandrina*

LOCATION: **Street No.:** 12-14A
                                    Street Name: *South Terrace*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*
                                    Region No.:
                                    Region Name: *Fleurieu Penninsula*

LAND DESCRIPTION: **Title Type:** *Certificate*
                                    Volume: *5113*
                                    Folio: *129*
                                    Lot No.: *Lot 6*
                                    Section: *2605*
                                    Hundred: *Strathalbyn*

AMG REFERENCE: **Zone:** *54*
                                    Northing: *6196278*
                                    Easting: *308622*
                                    Map Sheet No.: *6627, Milang*
                                    Map Scale: *1:00000*

OWNER *:   **Name:** *W R H A Merrill*
                                    Address: *12-14A South Terrace*
                                    Town/Suburb: *Strathalbyn*
                                    Post Code: *5255*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH: **Film No.:** *Disc 01 (digital)*

NAME: *House (former Gas Works)*   **PLACE NO.:** *14086*

View of Gas Works from South Terrace

NAME: *Railway Station Complex*   **PLACE NO.:** *14088*

Address: *South Terrace, Strathalbyn, SA, 5255*

ASSESSMENT OF HERITAGE VALUE:

Description:

The Strathalbyn Railway Station Complex is a combination of Station Master's Residence and also a significant stone goods shed associated with the line. The building is constructed in dressed stone and was built during 1883 as part of the Victor Harbour railway system. The line from Mount Barker to Strathalbyn was completed in 1884.

There is also a significant raised metal water tank and stone lined turntable within the railway yards themselves.

Statement of Heritage Value:

The Strathalbyn Railway Station was a key part of the transport evolution in South Australia. It is indicative of the development of transport systems including horse-drawn tram railways and steam traction. Its association with the availability of transport for the development of tourism is also significant.

Relevant Criteria (Under Section 16 of the *Heritage Act 1993*):

(a)   *It demonstrates important aspects of the evolution or pattern of the State's history;* the Strathalbyn Railway Station demonstrates important aspects of the evolution or pattern of the State's history as it is representative of transport systems from Adelaide to rural centres, particularly during the 1880s. It is also representative of the type of structures developed in the railway network at the time.

RECOMMENDATION:

It is recommended that the Strathalbyn Railway Complex remain as an entry in the State Heritage Register*.*

NAME: *Railway Station Complex*   **PLACE NO.:** *14088*

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE:	*Dressed stone single storey building associated with the railway line, and separate stone goods shed*
DATE OF COMPLETION:	*1883; c1886 (shed)*

REGISTER STATUS:	**Description:**	*Confirmed*
	Date:	*27 September 1990*
CURRENT USE:	**Description:**	*Information Centre & Station*
	Dates:	
PREVIOUS USE(S):	**Description:**	*Railway Station*
	Dates:	
ARCHITECT:	**Name:**	*Colonial Architect*
	Dates:	
BUILDER:	**Name:**	*Not known*
	Dates:	
SUBJECT INDEXING:	**Group:**	*Transport (Rail)*
	Category:	*Railway Station*
LOCAL GOVERNMENT AREA:	**Description:**	*Alexandrina*
LOCATION:	**Street No.:**	
	Street Name:	*South Terrace*
	Town/Suburb:	*Strathalbyn*
	Post Code:	*5255*
	Region No.:	
	Region Name:	*Fleurieu Penninsula*
LAND DESCRIPTION:	**Title Type:**	*CR*
	Volume:	*5741*
	Folio:	*511*
	Lot No.:	*Lot 200*
	Section:	*2604*
	Hundred:	*Strathalbyn*
AMG REFERENCE:	**Zone:**	*54*
	Northing:	*6195978*
	Easting:	*308242*
	Map Sheet No.:	*6627, Milang*
	Map Scale:	*1:00000*
OWNER *:	**Name:**	*Dept for Environment & Heritage*
	Address:	*91-97 Grenfell Street*
	Town/Suburb:	*Adelaide SA*
	Post Code:	*5000*

*   *Also include Name and Address of Lessee for Crown Leases and Hotel Premises*

PHOTOGRAPH:	**Film No.:**	*Disc 01 (digital)*

NAME: *Railway Station Complex*   **PLACE NO.:** *14088*
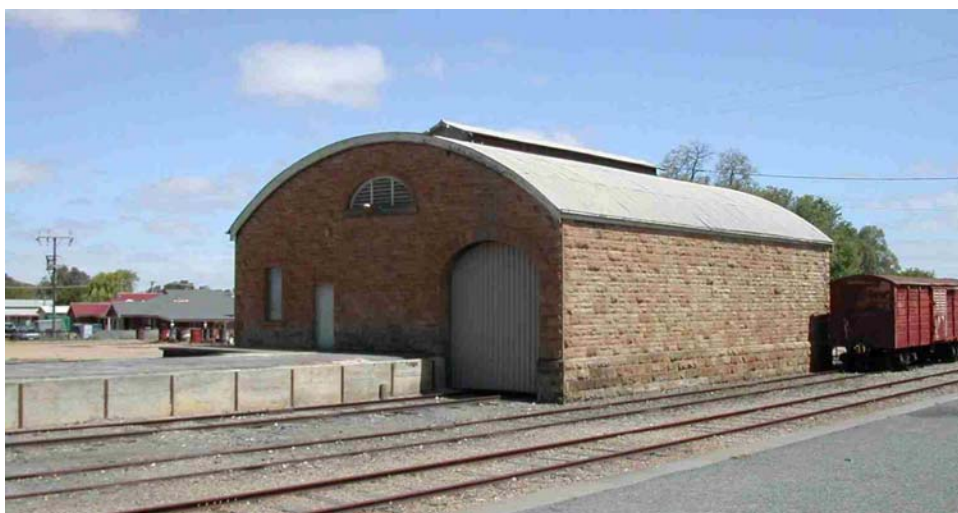
Views of Station and Goods Shed
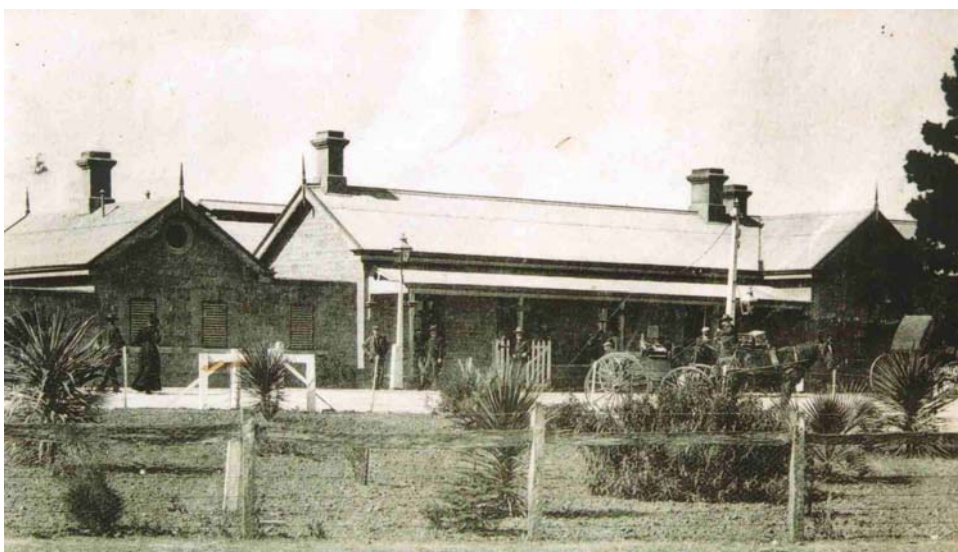
1907 View of Railway Station

(Source: Strathalbyn Branch of the National Trust)

5.0 HERITAGE ASSESSMENT REPORTS: STATE HERITAGE PLACES

No further places within the study area were identified as having State Heritage Value.

6.0 HERITAGE ASSESSMENT REPORT: STRATHALBYN STATE HERITAGE AREA

6.1 Area Boundary

The area recommended for delineation as a State Heritage Area forms the core of Strathalbyn, within the boundaries of the original subdivision. The State Heritage Area flanks the Angas River through the centre of town and stretches from North Parade, encompassing High Street, sections of Alfred Place, Albyn Terrace and sections of Commercial Road. The delineation of the proposed area is indicated on the following map. (**Note** *it may be necessary to draw more precise boundaries for planning purposes*.)
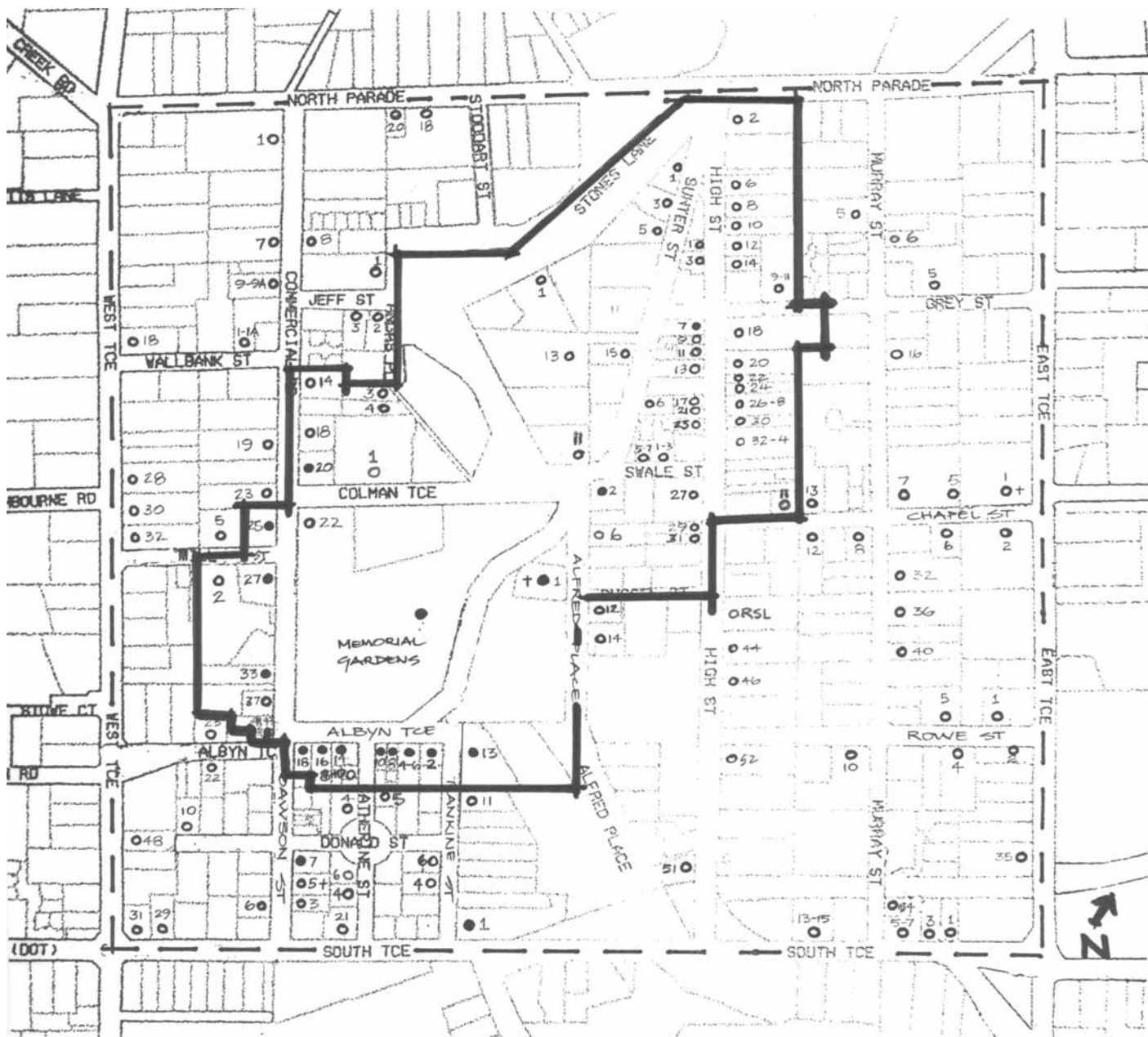
EXTENT OF PROPOSED STATE HERITAGE AREA (AT CORE OF HISTORIC (CONSERVATION) ZONE) WITH CONTRIBUTORY PLACES MARKED

6.2   Background History

The first subdivision for the private township of Strathalbyn was undertaken in 1840 as part of the 1839 Angas Special Survey. The site for the town was chosen by Dr John Rankine on land which belonged to William Rankine and Colonel James Dawson, who acted as trustees for the sale of land in the township. The proposed State Heritage Area forms the core of this original subdivision. It reflects the development of commercial and Government facilities and services within the town, and highlights the development of the town around the central reserve which later became the Soldier's Memorial Gardens.

The River Angas which flows through the section, is a key element in the area. The development of the associated gardens reflect the rising civic consciousness of the residents of the town and the surrounding area, as the town prospered during the 1870s-90s. St Andrew's Church speaks of the origins of the original settlers and their industrious Scottish approach to settlement. High Street and Albyn Terrace contain many notable early examples of commercial buildings which reflect the enterprise and success of the residents of Strathalbyn. Included in this group are those buildings already included on the State Heritage Register, such as the National Bank, London House and the Terminus Hotel

This area has continued to serve as the main core of the town with residential development occurring on the edges of this core area within the original town boundaries.
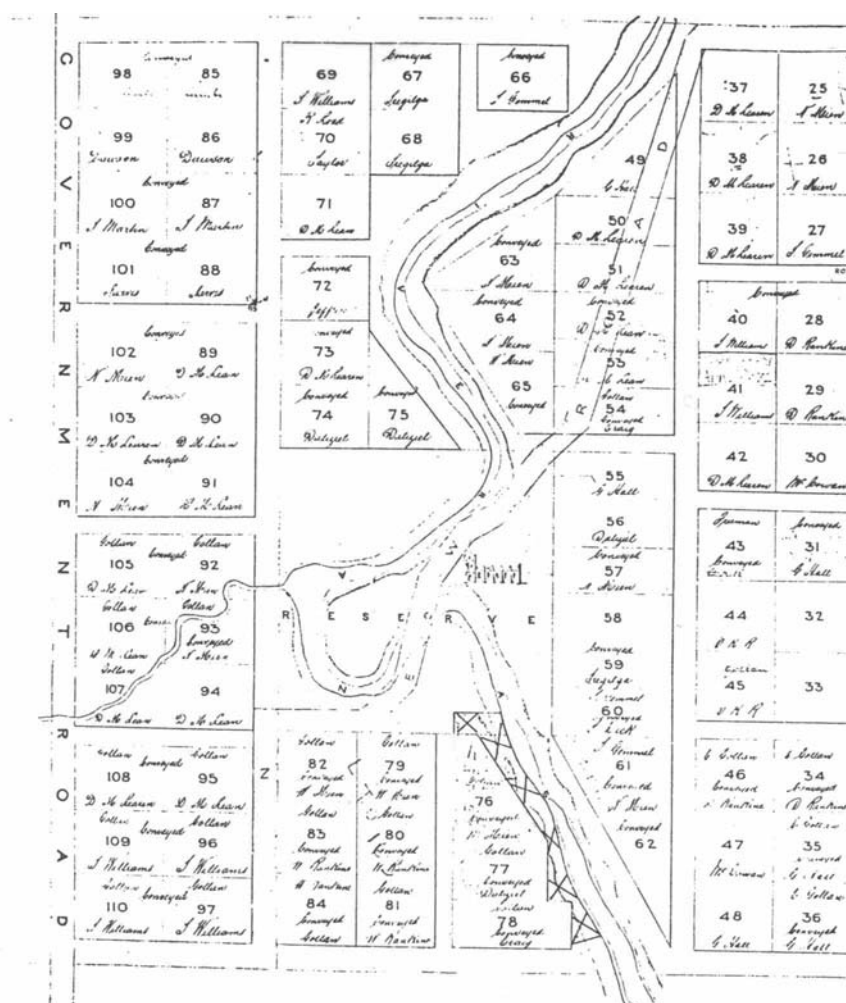
PART OF THE ORIGINAL 1840 SUBDIVISION OF STRATHALBYN SHOWING SUNTER STREET CUTTING ACROSS ALLOTMENTS 49-54

(Source: GRO Deposited Plan from 1863)

6.3   Description and Character of the Area

Strathalbyn has a distinctive architectural character which derives strongly from its mid-Victorian beginnings and its later periods of development and expansion. The character of the area proposed as a State Heritage Area derives from:

- The consistency and quality of the early structures.

- The frequent use of face stone, locally quarried, for many of the buildings.

- The landscape value of the Soldier's Memorial Gardens and the Angas River which form the central element within the proposed area.

- The representation of the stages of development in Strathalbyn's history including the earliest period of settlement in the 1860s-70s, consolidation during the 1890s and later development during the 1920s.

- Early streetscape elements including terracotta tile kerbing and crossovers, for example at the corner of Swale Street and Alfred Place, and in other locations including High Street.

- High Street retains terracotta kerbing which extends into Swale Street.

6.4   Schedule of Contributory Places

This schedule lists all places which contribute to the character of the SHA. Places in bold type are State Heritage Places. Places individually assessed as Local Heritage Places are in plain type. Places which are contributory only are in italics.

Soldiers Memorial Gardens	Including bridges, monuments, rotunda and all planting
Albyn Terrace	**2, 4-6, 8, 10, 14, 16, 18**
Alfred Place	**1**(Church), **2**, *6*
Angas Place	3, 4
Chapel Street	11
Colman Terrace	1
Commercial Road	14-16(former Church), 18, **20**, 22, **25**, **27**, 33, 37, **41-43**
Grey Street	9-11
High Street	1, 2, 3, 6, **7**, 8, 9, 10, 12, 13-15, 14, 17, 18, 20, 27, 29, 31,35
Mill Street	2
Rankine Street	**13**(Hotel)
Stones Lane	1
Sunter Street	6, 13, 24
Swale Street	1-3, 5-7, 11

6.5   Statement of Heritage Value

Strathalbyn township is of cultural heritage value as an outstanding example of private townships that were created by individual settlers and national groups in the rural hinterland of the capital after special surveys were conducted during the 1840s. It has gone on to become the major town of the fertile Angas Plains area of the Fleurieu Peninsula, and its built form reflects the prosperity of the region.

Relevant Criteria

(a)   *it demonstrates important aspects of the evolution or pattern of the State's history;* as an outstanding example of the results of the process of development of private towns associated with Special Surveys in the earliest stages of land settlement outside the city during the 1840s

(d)   *it is an outstanding representative of a particular class of places of cultural significance;* as a private town created to provide a focus for the pioneering agricultural and pastoral activities of a particular group of colonists, in this case Scottish settlers. Its built form and town planning reflect the main periods of its prosperity.

6.6   Recommendations for the Area

The following recommendations are made for the proposed Strathalbyn State Heritage Area:

- It is recommended that the delineation of a State Heritage Area will retain the architectural and environmental character of the area.

- As required under the Development Act 1993, a Ministerial Plan Amendment Report (PAR) should be prepared for the proposed State Heritage Area.

- Management recommendations for the State Heritage Area should be incorporated into Council policy.

- The overall approval for development within the State Heritage Area should be referred to the State Heritage Adviser for assessment of its appropriateness.

- All streetscape elements including early kerbing and planting should be retained, and Principles of Development Control written which will ensure this.

- The environmental character and qualities of the Soldier's Memorial Gardens should be carefully managed (refer to Conservation Management Plan for this State Heritage Registered section of the proposed State Heritage Area).

- Any new development should be appropriate in scale and materials, and general character, to ensure it does not detract from the historic quality of the proposed State Heritage Area.

- Any tourism initiatives and information should continue to emphasise the historic nature of the core of the town.

7.0 HERITAGE ASSESSMENT REPORTS: PLACES OF LOCAL HERITAGE VALUE

See Volume Two

8.0 HERITAGE ASSESSMENT REPORTS: HISTORIC (CONSERVATION) ZONES & LOCAL HERITAGE AREAS

8.1 Central Strathalbyn Historic (Conservation) Zone

8.1.1 Background History

The Strathalbyn Township was first laid out as a private town in 1840 by surveyor E W Cross, for the purchasers of the sections in the Angas Special Survey, with William Rankine and James Dawson acting as trustees for the land sales. The original subdivision of Section 2600 was bounded by North Parade, East Terrace, South Terrace and West Terrace and was a grid pattern of one acre blocks, and was to form the focus of agricultural settlement on the surrounding Angas Plains. The Angas River flows through the centre of the section and the town was laid out around this element. The commercial and institutional core of the town focused on High Street, Albyn Terrace and Commercial Road. Over time the allotments in the subdivision were more closely subdivided. Donald Gollan, for instance, subdivided his blocks south of Albyn Terrace in an elegant arrangement of central circus and radiating streets in 1864. Allotments outside the central core of the town were generally taken up by residential development or church building, particularly on the eastern side of the town.

The town developed and consequently spread outside the initial boundaries of the section, but the original perimeter of the private town is a significant element in the heritage of Strathalbyn.

8.1.2 Delineation and Character of the Area

The Central Strathalbyn Historic (Conservation) Zone is delineated by the original boundaries of the subdivision as marked by North Parade, East Terrace, South Terrace and West Terrace. The proposed State Heritage Area forms the core of this area and this HCZ includes the remainder of the original subdivision.

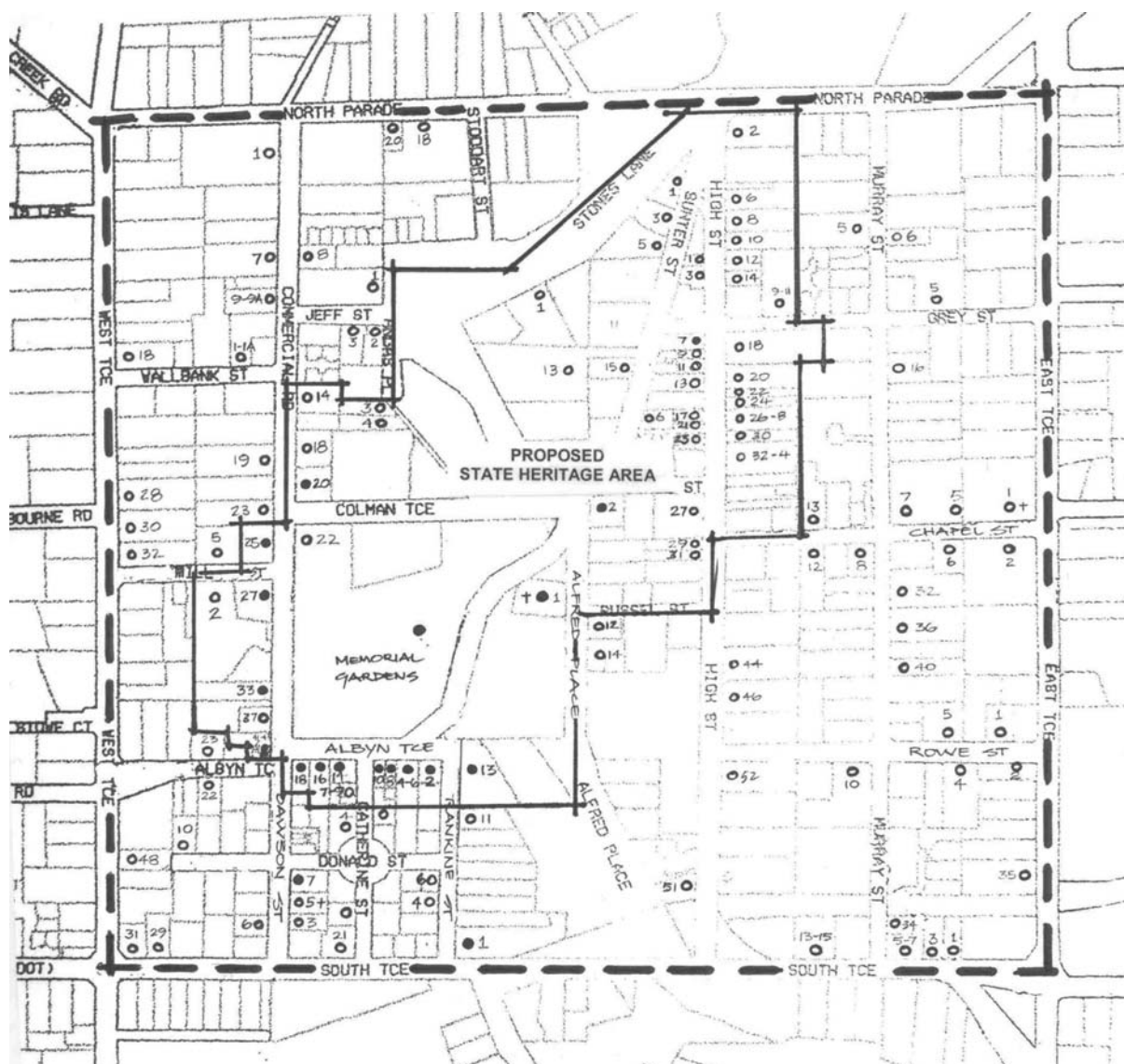The character of the area proposed as an HCZ within this subdivision derives from:

- The large number of early residences which remain within the original subdivision boundary.

- The association of these residences with the commercial development delineated within the proposed State Heritage Area.

- The area south of Albyn Terrace with its distinctive 'circus' plan, known as Gollan Crescent

- The construction of the churches to the east of the town centre on Murray and Chapel Street.

- The association of the early subdivision with later subdivisions surrounding the town centre.

- The retention of early kerbing and other streetscape elements such as street planting in West Terrace.
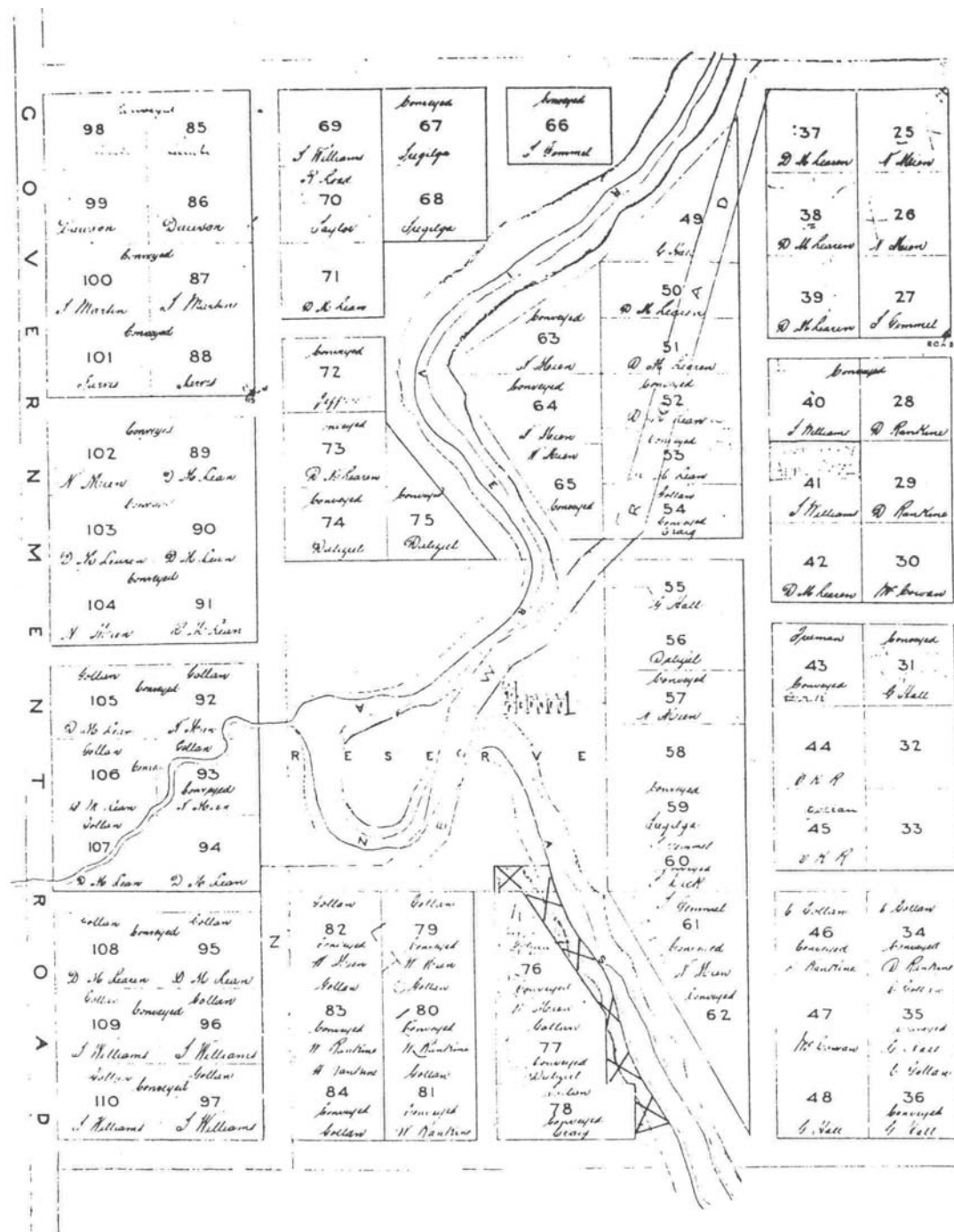
**PART OF THE ORIGINAL 1840 SUBDIVISION OF STRATHALBYN SHOWING SUNTER STREET
CUTTING ACROSS ALLOTMENTS 49-54**

(Source: GRO Deposited Plan from 1863)

**EXTENT OF PROPOSED CENTRAL STRATHALBYN HISTORIC (CONSERVATION) ZONE
(WITH STATE HERITAGE AREA AT CORE) WITH CONTRIBUTORY PLACES MARKED**

8.1.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the HCZ.   Places individually assessed State Heritage Places are in bold type in this schedule.   Places individually assessed as Local Places are in plain type. Places which are contributory only are in italics

Albyn Terrace	22, 23
Alfred Place	12, 14
Catherine Street	4, 5, 6, *7-9*, 8-10
Chapel Street	1(RC Church), 2, *5*, 6, 7, 8, 12, 13
Commercial Road	1, 7, 8, 9-9A, 19, 23
Dawson Street	3, 5(Church), 6, **7**
Donald Street	4 (fmr Theatre), 10
East Terrace	35
Grey Street	*5*
High Street	44, 46, 48, 51,52
Jeff Street	*2, 3*
Mill Street	5
Murray Street	5, 6, 16, *21, 25*, 32, 36, 52
North Parade	16-18, 20
Rankine Street	**1**, 4, 6 (*rear of Terminus Hotel included in Albyn Terrace*)
Rowe Street	1, 2, 4, 5, 10
South Terrace	1, 3, 5-7, 21, *29*, 31
Wallbank Street	1-1A
West Terrace	*6, 8, 10,* 18, 28, 30, 32, 48

8.1.4 Recommendations for the Area

- It is recommended that the proposed Central Strathalbyn Historic (Conservation) Zone be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Alexandrina Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this zone.

- All places identified as contributory places within this zone should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.

- The relationship of the Historic (Conservation) Zone to the State Heritage Area which forms the core of the original subdivision should be carefully considered in terms of planning objectives and principles of development control.

- The Alexandrina Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Zone require heritage planning advice.

Police Station, Rankine Street circa 1860
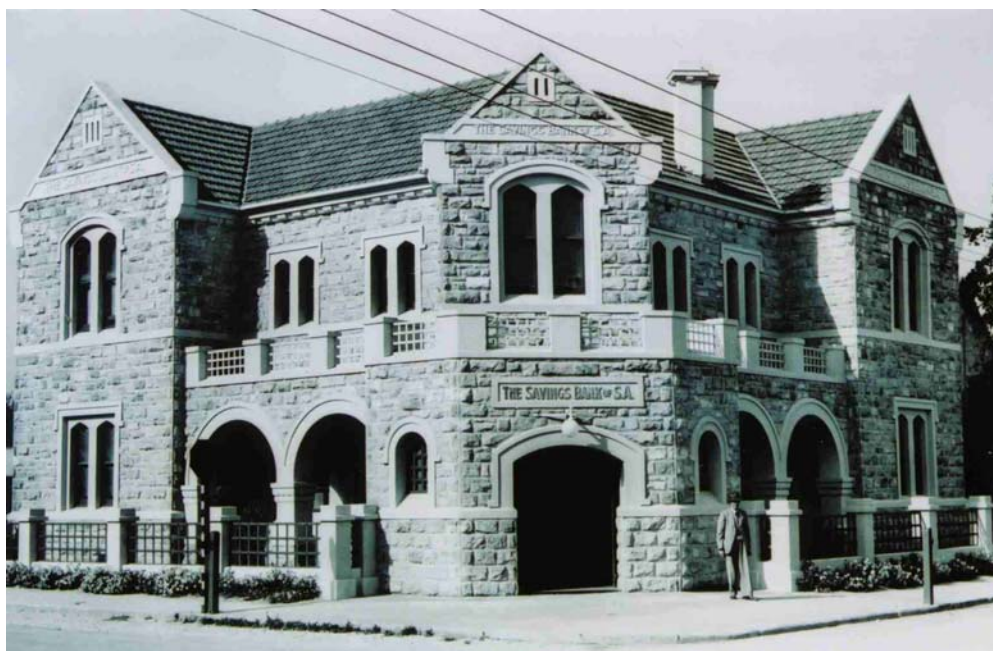
Savings Bank of SA, Dawson Street, n.d

**EARLY PHOTOGRAPHS OF BUILDINGS IN PROPOSED
CENTRAL STRATHALBYN HISTORIC (CONSERVATION) ZONE**
(Source: *Strathalbyn Branch of the National Trust*)

8.2   Strathalbyn West Historic (Conservation) Zone

8.2.1   Background History

The western area of Strathalbyn contains three main subdivisions. In 1861 George Hall of Adelaide and William Mein of Castlemaine in Victoria originally purchased Section 2611, which was divided between the Hundreds of Kondoparinga and Bremer.   William Mein arrived in South Australia on the "Fairfield" with other early Strathalbyn settlers. Mein and Hall quickly sold the property to Archibald MacLean.   MacLean sold the northern half of the section to William Colman, a local miller, in 1862. MacLean also sold off two blocks from his southern half, at the West Terrace/Sandergrove Road corner, in 1863. The larger portion of the land passed through the hands of Augustus Short, Lord Bishop of Adelaide, and local businessman William Colman before local farmer and former Mayor Richard Carruthers, purchased the land in 1876. He already owned the part of the section north of Ashbourne Road having purchased it in 1871. Carruthers began the subdivision south of Ashbourne Road in 1905. This subdivision followed a rectilinear layout that only required a minor adjustment to allow for Dawson Creek, which flowed through a corner of the area. In 1909 Carruthers donated a large portion of this subdivision for showgrounds and as recreational space for the residents of Strathalbyn. The coronation, in June 1911, of King George V and Queen Mary influenced the naming of streets in this area as King Street, Queen Street, and Coronation Road, which had previously been referred to as Carruthers Road.

A local butcher, Thomas Walsh, purchased land adjoining Carruthers's in 1908.   Walsh subdivided part of this land, which formed the 1926 Strathalbyn Extension (Plan 3404). This subdivision incorporated parts of section 2613 and 2617, which had earlier belonged to Catherine McLean, and extended along Fennell and Walsh Avenues and the Ashbourne and Sandergrove Roads.   Catherine McLean was the daughter of district pioneer James Dawson, who took up Section 2613 where he built his house "Springfield". She inherited part of this land after her mother Jane Dawson died. Thomas Walsh retained the remainder of the land between Ashbourne and Sandergrove Roads bordering the subdivision.

In 1864, after several changes of ownership and as part of a mortgagee sale, Lloyd Herbert, surgeon, William Colman, miller, and William Gosling, licensed victualler, purchased Section 2719, which was originally granted to Donald Gollan in 1849. In addition they purchased parts of the adjoining sections 2744 and 2604 also once owned by Gollan. The subdivision of this land, south of Sandergrove Road and west of Milnes Road, known as Strathalbyn West (DP 108, 1864), followed. The lots were further subdivided in 1865 (DP 156). These subdivisions follow the frequently used gridiron layout. Peter McFarlane Heriot, an Adelaide merchant, bought many of these lots and resold them. Perhaps the names of the streets in this area, George Street and Edward Street, were also influenced by royal events. They are not named in the original plan. These subdivisions in Strathalbyn West are residential in character. Railway workers chose to purchase many of the smaller blocks in this area, which is conveniently situated near to the railway terminus.

8.2.2   Delineation and Character of the Area

The Strathalbyn West Historic (Conservation) Zone incorporates Coronation Road, Sandergrove Road, King Street and a section of West Terrace. It is important in the overall character of Strathalbyn as it reflects the period at the turn of the century which was one of consolidation and prosperity for the town and the region. The character of this proposed Residential Historic (Conservation) Zone derives from:

- The consistent character of the circa 1910 residences which display typical characteristics of domestic architecture at the time including face stone, brick quoining, verandahs with cast iron trim and other elements.

- The regular settlement pattern of single modest dwellings on large allotments, particularly along Sandergrove Road and the south side of Coronation Road.

- The association of the subdivision with the open space of the Showgrounds, and the entrance gates in Coronation Road.
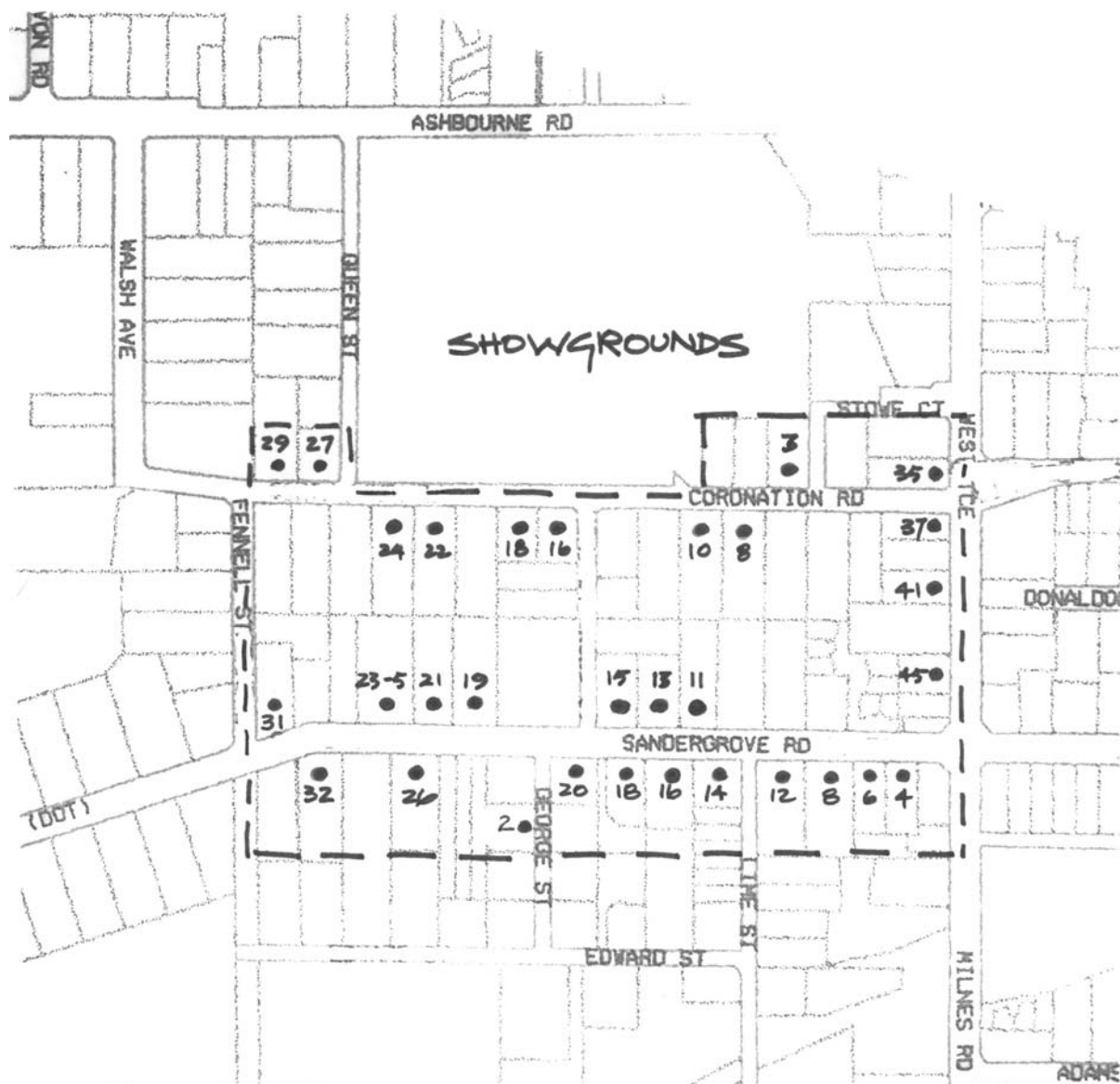
**EXTENT OF PROPOSED STRATHALBYN WEST HISTORIC (CONSERVATION) ZONE WITH
CONTRIBUTORY PLACES MARKED**

8.2.3   Schedule of Contributory Places

This schedule lists all places which contribute to the character of the HCZ.   Places individually assessed State Heritage Places are in bold type in this schedule.   Places individually assessed as Local Places are in plain type.   Places which are contributory only are in italics

Coronation Road   *3, 8, 10,* 11-25, *16, 18, 22, 24, 27, 29, 32*

George Street   *2,* 6

Sandergrove Road   *2, 3, 4, 6, 8, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 23-25, 26, 31, 32,* 43

West Terrace   28, 30, 32, *35, 37, 41, 45,* 48

Gilbert's house, Sandergrove Road, n.d.

Allan's house, Sandergrove Road, n.d

EARLY PHOTOGRAPHS OF HOUSES IN SANDERGROVE ROAD

(Source: *Strathalbyn Branch of the National Trust)*

6 Sandergrove

8 Sandergrove Rd

12 Sandergrove Rd

TYPICAL RESIDENCES IN PROPOSED

STRATHALBYN WEST HISTORIC (CONSERVATION) ZONE

18 Sandergrove Rd, in proposed Historic (Conservation) Zone

### 8.2.4   Recommendations for the Area

- It is recommended that the proposed Strathalbyn West Historic (Conservation) Zone be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Alexandrina Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this zone.

- All places identified as contributory places within this zone should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.

- The Alexandrina Council should make the services of a Heritage Adviser and planning staff of the Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Zone require heritage planning advice.

8.3   Strathalbyn North Historic (Conservation) Zone

8.3.1   Background History

The Strathalbyn North area, part of section 2619, comprises Edward Stirling's 1856 subdivision of Strathalbyn North (Plan 402). Edward Stirling arrived in South Australia in 1839 and subsequently acquired land in Strathalbyn and on Lake Alexandrina. He later lived at "The Lodge" just outside the town. Stirling's subdivision, centred on North Parade, developed to contain a mixture of functions, ranging from an early butcher's shop, to a school, a hospital and a Rechabite Hall. The subdivision also includes early dwellings. According to Harold Stowe[77] the streets in this subdivision had family or christian names. Taylor's Lane was named after the family who lived there, Melville Street and Melville Lane were named after Matthew Rankine's son, and Harriett Street was named after Andrew Rankine's wife. This subdivision has a less regular layout than other subdivisions in Strathalbyn. In part this can be explained by the influence of the meanders of Middle Creek which border the subdivision on the north and east. The layout of the subdivision may also have been designed to accommodate any tracks and buildings predating its creation in1856. Original purchasers such as George Gee, a carter, and John Bills, a builder, sold off their lots over time. Mary Jane Martin, widow of Richard Martin a stone mason who bought land in Melville lane in 1866, ran a boarding house in Melville Lane in the 1890s. She purchased many surrounding lots over some years but they were sold off again after her death in 1899.

Manse Road, named after the after the old Presbyterian manse constructed on glebe land near "Glenbarr", divides Edward Stirling's subdivision of Strathalbyn North from the Manse Estate to the west. The early commercial and institutional functions of Strathalbyn North have declined over time and the area is now mainly residential.
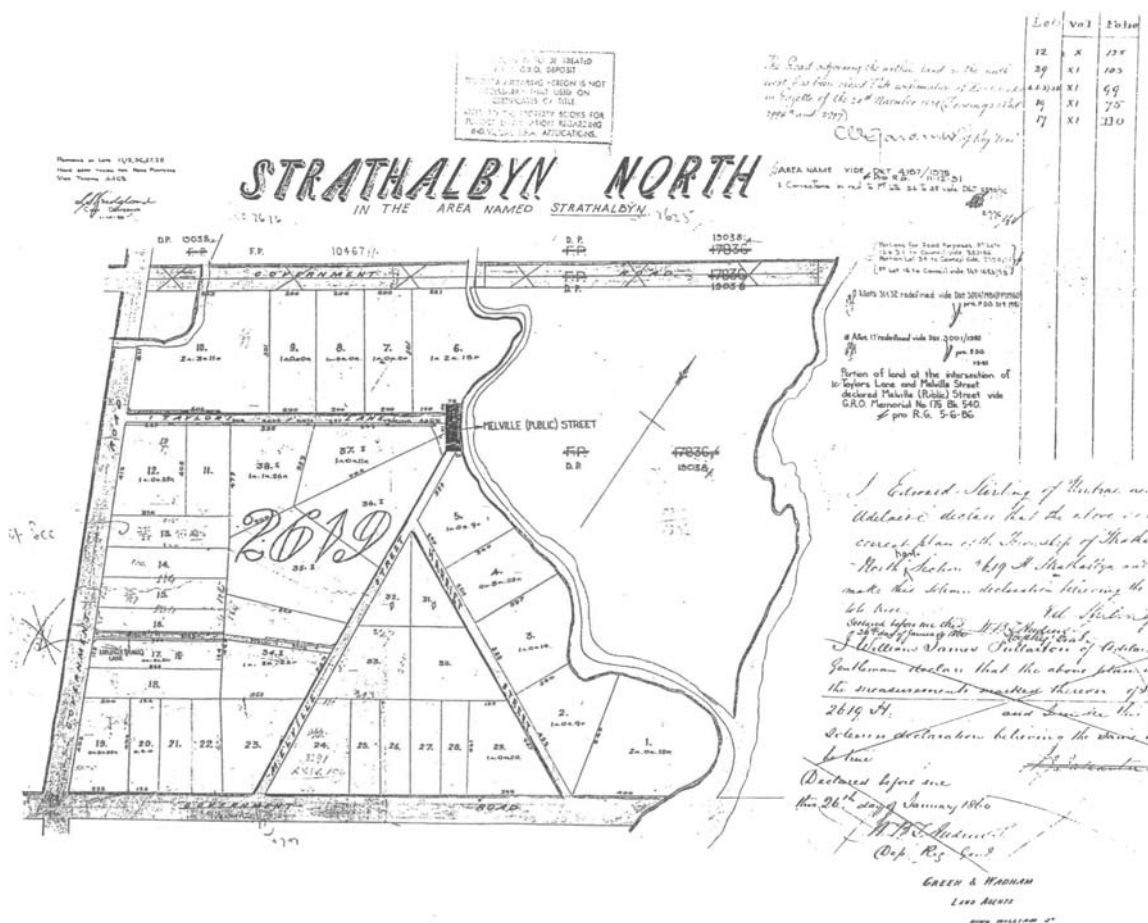


ORIGINAL SUBDIVISION OF STRATHALBYN NORTH

(Source: GRO Deposited Plan 402 of 1856)

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[77] Stowe, Harold J. *They Built Strathalbyn* Adelaide, Investigator Press, 1973 p.31

8.3.2 Delineation and Character of the Area

The boundary of the Strathalbyn North Historic (Conservation) Zone is formed by the 1856 subdivision undertaken by Edward Stirling for this area. It is bounded by Manse Road, North Parade and the banks of the Angas River (refer plan below). Note that an alternative boundary could be drawn along Harriet Street given the amount of new development which has taken place along the blocks between the river and Harriet Street. The character of this proposed Residential Historic (Conservation) Zone derives from:

- The irregular pattern of diagonal streets and narrow allotments.

- The large number of early residences, many of which date from the original period of settlement of this subdivision during the 1860s.

- The location as a focal entry point into the subdivision through Melville Street of the State Heritage listed Dollar Cottage and Butcher's Shop on the corner of Melville Street and North Parade.

- The existence of a large amount of native vegetation in gardens in sections of the subdivision, creating a densely planted, well-treed environment, linking with the agricultural land to the north

- The association of the subdivision with the Angas River, and the rural activity to the north of the subdivision.
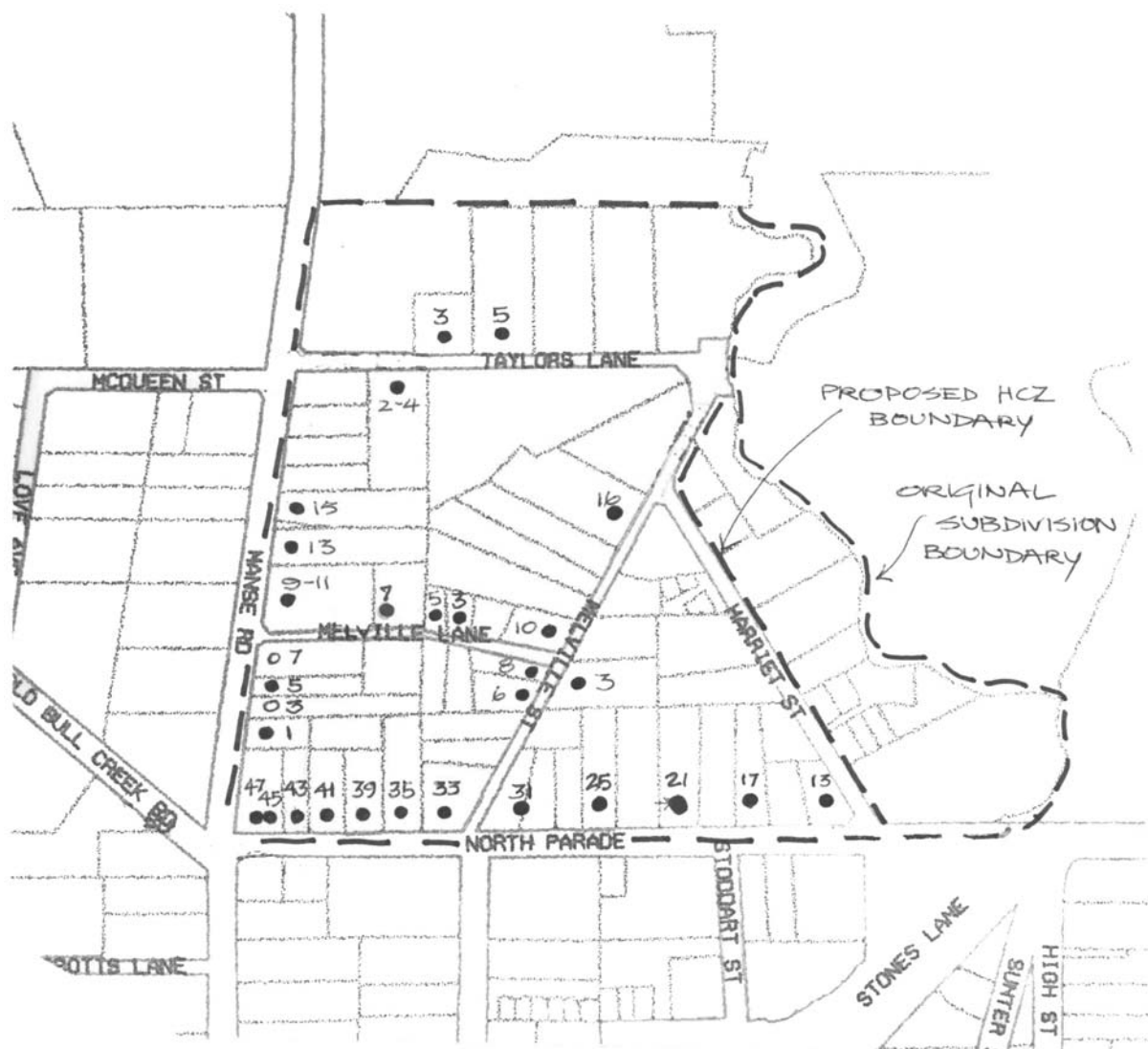
EXTENT OF PROPOSED STRATHALBYN NORTH HISTORIC (CONSERVATION) ZONE WITH CONTRIBUTORY PLACES MARKED

8.3.3   Schedule of Contributory Places

This schedule lists all places which contribute to the character of the HCZ.   Places individually assessed State Heritage Places are in bold type in this schedule.   Places individually assessed as Local Places are in plain type. Places which are contributory only are in italics

Harriet Street	nil
Manse Road	1, *3,* 5, *7,* 9-11, 13, 15
Melville Lane	3, 5, 7 (rear of 9-11 Manse Road)
Melville Street	3, *6,* 8, 10, 16
North Parade	13, 17, 21, 25, **31**, 33, 35, 39, 41, 43, 45-47
Taylors Lane	2-4, 3, *5*

8.3.4   Recommendations for the Area

- It is recommended that the proposed Strathalbyn North Historic (Conservation) Zone be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Alexandrina Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this zone.

- All places identified as contributory places within this zone should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.

- The Alexandrina Council should make the services of a Heritage Adviser and appropriately trained planning staff of the Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Zone require heritage planning advice.

APPENDIX 1.0

SOURCES OF INFORMATION

Published Sources

- Anon, *Back to Strathalbyn Souvenir, Reunion and Celebrations*, 1933

- Modystack, William B, *Strathalbyn Parish*: historical notes on the occasion of the 110th anniversary of the church (of St James the Less. Macclesfield 1977)

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Newspapers

- *The Chronicle*
- *The Observer*
- *The Register*
- *The Advertiser*
- *The Southern Argus*

Land Ownership and Rate Records

APPENDIX 2.0

LIST OF EARLY PHOTOGRAPHS

Photographs from the Strathalbyn Branch of the National Trust (NT(SB))

Number	Date	Description	NT(SB) No.	Film
Memorial Gardens				
PH01	n.d	Memorial Gardens & St Andrews	920	3
PH02	1913	Rotunda band concert, Memorial Gardens	83	4
PH03	n.d.	Rotunda, Memorial Gardens	385	3
PH04	1950s	Rotunda, Memorial Gardens	574	2
Albyn Terrace				
PH05	1875	1857 arched wooden bridge and Terminus Hotel, Albyn Terrace	795	1
PH06	c1906	View of Albyn Terrace from Terminus Hotel	606	2
PH07	c1906	Curved road (removed) to Albyn Terrace	437	2
PH08	n.d.	General view of Albyn Terrace	399	3
PH09	1880	Victoria Hotel, Albyn Terrace	407	2
PH10	c1915	Victoria Hotel, Albyn Terrace	63	4
PH11	n.d.	National Bank, Albyn Terrace	309	4
PH12	1918	Terminus Hotel & National Bank, Albyn Tce	326	4
Alfred Place				
PH13	c1867	St Andrew's Church, Alfred Place	946	2
PH14	n.d.	St Andrew's Church, Alfred Place	609	2
PH15	n.d.	St Andrew's Presbyterian Church, Alfred Place	363	3
PH16	1961	St Andrew's Church, Alfred Place	147	4
PH17	bf 1970s	Interior of St Andrew's Church, Alfred Place	266	4
PH18	n.d.	Alfred Place	451	2
Chapel Street				
PH19	n.d.	Roman Catholic Church, Chapel Street	463	5
PH20	n.d.	Roman Catholic Church, Chapel Street	301	4
PH21	n.d.	Interior of Roman Catholic Church, Chapel Street	464	5
PH22	n.d.	Primitive Methodist Chapel, Chapel Street, cnr Murray Street (converted)	115	1
Colman Terrace				
PH23	n.d.	Glasgow House, Colman Terrace	515	5
PH24	n.d.	M A Edmonds Drapery, Colman Terrace	937	3
PH25	n.d.	House, Colman Terrace	934	3
PH26	1918	Primary School, Colman Terrace	265	4
Commercial Road				
PH27	c1874	Argus Printing Office, Commercial Road	351	3
PH28	1883	Commercial Road - view of Post Office, Argus Office and 'Watervilla'	48	1

Number	Date	Description	NT(SB) No.	Film
Commercial Road (cont)				
PH29	1917	View of Ford and 1913 Post Office, showing old post office, Argus House and Old Mill bridge – Commercial Road	24	1
PH30	n.d.	Argus Printing Office, Commercial Road	106	1
PH31	c1913	Shops, Commercial Road (Dawson Street)	504	5
PH32	c1896	View of Angas Mill showing extensions, Commercial Road	462	2
PH33	1900	Angas Mill, Commercial Road	339	4
PH34	1917	W & A Johnstons Angas Mill	157	?
PH35	1953	Angas Mill, Commercial Road	480	5
PH36	1945	Council Chambers, Commercial Road	82	4
Dawson Street				
PH37	c1915	Dawson Street looking north	589	2
PH38	1910	E Burgess Fruit Palace and T Brown Boot & Shoe Maker, Dawson Street	800	1
PH39	(1933 hist)	Dawson Street looking south	715	5
PH40	n.d.	Savings Bank of SA, Dawson Street	368	3
PH41	1953	Dawson Street	110	1
PH42	1961	Dawson Street & Commercial Road	108	1
PH43	(1933 hist)	Masonic Hall, Dawson Street	716	5
PH44	1933	Christian Chapel, Dawson Street	398	3
East Terrace				
PH45	1881	Church of England Rectory, East Terrace	30	1
PH46	1907	Christ Church, East Terrace	29	1
PH47	(aft tower 1933)	Church of England, East Terrace	299	?
PH48	1946	Interior of Church of England, East Terrace	773	5
High Street				
PH49	1867	High Street (Trew's Robin Hood Hotel on left)	61	1
PH50	1918	Procession, High Street	497	2
PH51	n.d.	London House (Harrington's), High Street	43	1
PH52	n.d.	Castelowe (Dr Blue's house), High Street	476	2
PH53	1890	Chemist, High Street	28	1
PH54	n.d.	C.L.A Watt Dentist, High Street	585	5
PH55	1880s	David Bell Grocer & Ironmonger Shop (now RSL), High Street	333	4
PH56	n.d.	Bell's, High Street	475	2
PH57	(critic 1903?)	Bell's, High Street	471	5
PH58	c1880	Holloway's Bakery, High Street	722	5
PH59	1870s	Commercial Hotel, High Street	334	4
PH60	1925	Commercial Hotel, High Street	335	4
PH61	n.d.	Town Hall, 9 High Street	573	2
PH62	1896	Hopkin's, 49 High Street	224	4
PH63	c1940	Bell's house, High Street	594	2
Jeff Street				
PH64	n.d.	Thelford Villa, Jeff Street	405	2

Number	Date	Description	NT(SB) No.	Film
Langhorne's Road				
PH65	n.d.	Stable on Donald McLean's farm, Langhorne's Road	46	1
Manse Road				
PH66	c1910	Kennedy's house, Manse Road, built 1900	737	1
Melville Lane				
PH67	n.d.	Melville Lane House (Colin Thomas bootmaker)	261	4
Mill Street				
PH68	n.d.	'Watervilla' (Richard Hooper's house), Mill Street (built in 1879)?	47	1
Murray Street				
PH69	n.d.	Scown's house, Murray Street	234	4
North Parade				
PH70	1873	House, North Parade	939	3
Rankine Street				
PH71	c1860	Police Station, Rankine Street	23	1
PH72	n.d.	Police Station, Rankine Street	99	1
PH73	1973	Police Station when N.T. took over	100	4
Sandergrove Road				
PH74	n.d.	Allan's house, Sandergrove Road	604	2
PH75	n.d.	Gilbert's house, Sandergrove Road	743	1
South Terrace				
PH76	c1869	Mrs T Hopkins and her family at Rowe's Foundry house, South Terrace	491	2
PH77	Jan 1914	Opening of Gol-Col-Hoop bridge, South Terrace, showing dairy factory on cnr of Parker Avenue	724	2
PH78	1914	Gol-Col-Hoop Bridge, South Terrace	725	1
PH79	1882-6	Railway Station & Terminus Hotel Refreshment Rooms, South Terrace	150	4
PH80	n.d.	Railway Station	546	5
PH81	1907	Railway Station, South Terrace	733	1
Views				
PH82	1884	View from St Andrew's tower looking north	940	3
PH83	1906	View from St Andrew's tower looking north	443	2
PH84	1884	View from St Andrew's tower to Albyn Tce	943	2
PH85	1906	View south from St Andrew's tower	45	1
PH86	1906?	View of Terminus Hotel, Court House & Gaol in Background	91	1
PH87	c1884	View to school from St Andrew's Church Tower	281	4
PH88	c1870	View	328	4
PH89	c1930	Darrien Smith aerial view of Strathalbyn	297	4

Number	Date	Description	NT(SB) No.	Film
Houses				
PH90	n.d.	House (unknown location)	461	2
PH91	n.d.	'Waveney' house	514	5
PH92	n.d.	Jacob's Tannery House	509	5
PH93	1862	Dr Herberts House	520	5