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# **HERITAGE SURVEY OF THE TOWNSHIP OF STRATHALBYN**

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**Volume Two (Part B), 2003**

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# STRATHALBYN TOWNSHIP HERITAGE SURVEY

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 Manse Road, Strathalbyn***C.T:** *5426/729*

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**HISTORY AND DESCRIPTION:** This house is one of originally part of a row of four early cottages constructed on Edward Stirling's 1856 subdivision of North Strathalbyn (1, 3, 5 and 7). They retain early low scale pitched roofs, gable ends, early joinery and evidence of original building materials where these can still be seen under later render or paint surfaces. Only 1 and 5 retain original detailing, 3 and 7 have been altered considerably and re-built in sections.

This property is part of lot 19 originally purchased by in 1860 by Benjamin Wylie, a farmer, who bought many lots in the Strathalbyn North subdivision. He quickly sold it to Richard Livett Lander and Richard Stephens who sold it to a labourer James Walsh in 1863. Thomas Enright, a farmer, bought it in 1878. The 1910 Strathalbyn Rate Assessments show Enright as the owner and occupier of the house.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 1 Manse Road (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)        This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *5 Manse Road, Strathalbyn***C.T:** *5077/340*

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**HISTORY AND DESCRIPTION:** This house is one of originally part of a row of four early cottages constructed on Edward Stirling's 1856 subdivision of North Strathalbyn (1, 3, 5 and 7). They retain early low scale pitched roofs, gable ends, early joinery and evidence of original building materials where these can still be seen under later render or paint surfaces. Only 1 and 5 retain original detailing, 3 and 7 have been altered considerably and re-built in sections.

This cottage is situated on part of lot 18, all of which lot Benjamin Wylie purchased in 1859. Hannah Close, wife of James a gentleman, acquired the property in 1875 and immediately sold it on to Catherine Martin, wife of Henry Martin, a labourer. Catherine Martin is shown as the owner of the house in the 1910 Strathalbyn Rate Assessments but the occupier is Reilly.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 5 Manse Road (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)        This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

---

**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *9-11 Manse Road, Strathalbyn***C.T:** *5578/747*

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**HISTORY AND DESCRIPTION:** An early cottage which retains original walls, but the roof has been re-clad. Uncertain whether this is the original roof pitch. A later verandah has been extended around it and a concrete block section attached to the rear. The residence retains multi-paned early sash windows and some door joinery. It sits in a large open block.

This cottage is built on part of lots 15 and 16 originally purchased by John Bills, a builder and wheelwright, in 1862. In 1869 Edmund Nicholls, a farmer, bought the property and within a year sold it on to George Dunn, another farmer. In 1882 Mary Jane Martin who ran a boarding house in Melville Lane and acquired several properties in this area purchased Lots 15 and 16. After Mary Jane Martin's death in 1899 her lots were subdivided and this property was sold to John James Raggatt, an agent, in 1907. The 1908 Strathalbyn Rate Assessments show that a house, shed and garden were in place on parts of lots 15 and 16 and that there was an unfinished house on lot 16 facing Melville Lane.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.



**NAME:**        *Residence, 9-11 Manse Road (cont)*

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d)    This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
- (e)    This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

---

**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *13 Manse Road, Strathalbyn***C.T:** *5652/810*

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**HISTORY AND DESCRIPTION:** A circa 1890s-1900 symmetrically fronted residence with encircling bull-nose verandah which retains cast iron detailing and some verandah trim. The house also retains a post and rail fence with wire.

This house is located on lot 14 of the 1856 subdivision, originally purchased by Richard Tregilgas in 1856 and was owned by the Kennedy sisters in 1902. The 1910 Strathalbyn Rate Assessments show that part lots 11 and 14 contained three houses, one occupied by Ann Kennedy (probably No.13) and Lempriere and Mrs Monk occupying the other two.

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**STATEMENT OF HERITAGE VALUE:** This house is indicative of the later residences constructed in the early twentieth century after the initial subdivision of Strathalbyn North and further development of the allotments. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of infill development in the early twentieth century on early subdivisions such as Strathalbyn North.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with brick dressings, bull-nose verandahs and simple hipped roof forms.

**NAME:** *Residence, 13 Manse Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments



PH78, Kennedy's house, Manse Road, built 1900, c1910  
(Source: Strathalbyn Branch of the National Trust)



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *15 Manse Road, Strathalbyn***C.T:** *5783/876*

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**HISTORY AND DESCRIPTION:** A small gable ended low scale cottage which retains multi-paned casement windows, simple timber detailing to the verandah, face brick window and door dressings, and other early detail.

This cottage is sited on part of lot 13, originally purchased by Matilda Wills, a widow, in 1857. The 1908 Strathalbyn Rate Assessments show the Misses Kennedy as the owners and Mrs Monk as the occupier. In 1914 a widow, Agnes Steer, bought the property.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
- (e) This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

**NAME:**        *Residence, 15 Manse Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *16-18 Manse Road, Strathalbyn***C.T:** *5769/328*

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**HISTORY AND DESCRIPTION:** A circa 1910 substantial turn of the century cottage with recessed entry door symmetrically placed on the front elevation, bull-nosed verandah, timber bracketing and gable roof register to the hipped roof. The walls have been spatter rendered with smooth rendered door and window surrounds, and rendered quoining with alternately vermiculated blocks. The house retains tall rendered chimneys either side of the roof ridge, and there are goose neck finials on the top ridge of the roof.

The Manse Estate was subdivided in 1923-4 and this allotment, lot 4, was initially purchased by J R Rankine who sold it immediately to John Abbot, a builder, on February 15, 1924. Abbot was probably the builder of this house, and he owned the property until 1943.

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**STATEMENT OF HERITAGE VALUE:** This house is an example of the residential development on the Manse Estate after its subdivision in 1923. It reflects transitional form of architecture with characteristics combining earlier detailing with 1920s elements.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of subdivision of the development of the land originally set aside for the use of the Presbyterian Church in the original development of Strathalbyn.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of an early twentieth century dwelling with typical detailing including stone walls with rendered quoin detailing, bull-nose verandah and a more complicated roof form than earlier houses.

**NAME:**        *Residence, 16-18 Manse Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Manse Estate Subdivision Plan, 1923
- Lands Title Office Property Ownership Records



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *24 Manse Road, Strathalbyn***C.T:** *5469/688*

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**HISTORY AND DESCRIPTION:** This residence is constructed of face limestone with face red brick door and window dressings. It has a complicated roof form with gables and wide angled gables, bull-nose verandah, part of which has been enclosed, with a stone and brick balustrade. This house is being extended to the rear in a matching style with face red bricks and rendered wall detailing being undertaken with considerable care. The northern section of the block has been subdivided into an adjacent property and a new residence has been constructed.

The Manse Estate was subdivided in 1923-4 and this allotment, part lot 6, was initially purchased by Anna Elizabeth Traeger, who sold it after a year to Lewis Clair Murphy, a stock agents clerk, in 1925, and he owned the property until 1956.

**STATEMENT OF HERITAGE VALUE:** This house is an example of the residential development on the Manse Estate after its subdivision in 1923. It reflects transitional form of architecture with characteristics combining earlier detailing with 1920s elements.

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of subdivision of the development of the land originally set aside for the use of the Presbyterian Church in the original development of Strathalbyn.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of an early twentieth century dwelling with typical detailing including stone walls with rendered quoin detailing, bull-nose verandah and a more complicated roof form than earlier houses.



**NAME:**        *Residence, 24 Manse Road (cont)*

---

**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Manse Estate Subdivision Plan, 1923
- Lands Title Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *3 Melville Lane, Strathalbyn***C.T:** *5501/152*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted cottage now painted, similar in design to number 5 Melville Lane. It retains some evidence of tuck-pointing between the random limestone wall structure. The cottage has a later concave verandah, but the cottage itself is of an earlier date, probably the 1860s. The earliest available Rate Assessments indicate that there was definitely a house on this lot by 1908.

This cottage sits on part of lot 34 in the Strathalbyn North subdivision of 1856. This land was first purchased by John Bills, wheelwright and later builder, in 1861. The lot was further subdivided in the 1870s. Mary Jane Martin, who owned other allotments in the subdivision owned this property from 1882 and in 1900 it was purchased by Rosa Louisa Rankine, wife of William Melville Rankine, farmer. It is assumed that this is the source of the name of the street. In 1924, the title to no 3 and no 5 was divided and split into separate properties. This house was purchased by Albert Clement Bartlett, labourer, and his wife Annie.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.

**NAME:**        *Residence, 3 Melville Lane (cont)*

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- d)     This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
- (e)     This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

---

**NAME:** *Residence***PLACE NO.:**

---

**Address:** *5 Melville Lane, Strathalbyn***C.T:** *5312/869*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted cottage with a hipped roof constructed in face stone with painted brick quoining, window and door surrounds. A later simple verandah has been added to the front. The cottage elevation retains some evidence of tuck-pointing between the quoining projections and is similar in detail to no 3 Melville Lane. The building has been rendered up to window sill level and there is evidence of cracking through the structure. The current windows are casement windows.

This cottage sits on part of lot 34 in the Strathalbyn North subdivision of 1856. This land was first purchased by John Bills, wheelwright and later builder, in 1861. The lot was further subdivided. Mary Jane Martin, who owned other allotments in the subdivision owned this property from 1882 to her death in 1899. In 1900 it was purchased by Rosa Louisa Rankine, wife of William Melville Rankine, farmer. It is assumed that this is the source of the name of the street. In 1924, the title to no 3 and no 5 was divided and property split into separate lots. Enid Kathleen Rankine then became owner of this cottage.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.

**NAME:**        *Residence, 5 Melville Lane (cont)*

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- d)     This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
  
- (e)     This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved. The current front verandah does not form part of this listing.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Row Residences***PLACE NO.:**

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**Address:** *7 Melville Lane (rear to 9-11 Manse Rd), Strathalbyn* **C.T:** *5518/747*

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**HISTORY AND DESCRIPTION:** An early pair of worker's cottages comprising of a pair of attached residences now in a deteriorated state, which retain original elements including early joinery. The houses are constructed of random limestone with brick quoining. The four openings to the front elevation all may have been doors originally, but the central two now are casement windows. The building retains a low roof profile with remnant chimneys and gable ends. The cottages were probably constructed in the early 1860s.

This building is located on part of lot 15 and 16, which were first purchased by John Bills, wheelwright and later builder, in 1861. Farmer George Dunn's title to the property in 1869 referred to 'houses, outbuildings and other buildings'. After that, there is a complicated process of subdivision of these two allotments, and also part of lot 34 was included in the title of the property at different times. Mary Jane Martin owned a large amount of property in this area between 1882 and 1899. It is considered that this building was sold on a separate title in around 1910, but at that time the building on the site was described as a ruin in the Strathalbyn Rate Assessments. There were various owners after, usually workers or women.

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**STATEMENT OF HERITAGE VALUE:** This pair of cottages is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. They are located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This pair of cottages displays historical, economic and social themes of importance to Strathalbyn as they are representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.

**NAME:**        *Residence, 7 Melville Lane (cont)*

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- d)        This pair of cottages displays design characteristics and construction techniques of significance to the local area as they are indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
  
- (e)        This pair of cottages, located on the Strathalbyn North Subdivision, are associated with notable local original resident, Edward Stirling and his 1856 subdivision.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwellings. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *3 Melville Street, Strathalbyn***C.T:** *5074/480*

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**HISTORY AND DESCRIPTION:** A low scale small cottage which has recently been re-rendered. It retains some early joinery including casement windows. The cottage appears to have been extended over time and has been re-roofed. It retains little original form.

This house sits on part lot 33 of the 1856 subdivision of Strathalbyn North, first purchased by farmer, James Crombie, in 1858 and transferred to John Stephens a butcher in 1863. In 1876 it was transferred to Thomas Stephens a storekeeper and in 1877 to Nathaniel Oldham. Mary Toms owned the house in 1885 and it was sold by her executors in 1930.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

---

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.
- (e) This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.



**NAME:**        *Residence, 3 Melville Street (cont)*

---

**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

---

**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT218/170)
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

---

**NAME:** *Residence***PLACE NO.:**

---

**Address:** *8 Melville Street, Strathalbyn***C.T:** *5178/990*

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**HISTORY AND DESCRIPTION:** A limestone cottage brought to course with lining. It retains multi-paned sash windows and early door joinery. The chimneys and end wall have been painted. The cottage is similar in scale to number 10 across Melville Lane, and to the other early cottages in this subdivision.

This cottage sits on part 34 in the 1856 subdivision of Strathalbyn North. This portion, was first purchased by a farmer, James Crombie, in 1858. It was owned by William Colman and James Close in 1865, and they sold it almost immediately to Jane Helyear Parsons, a widow. Unfortunately, Mrs Parsons mortgage was foreclosed on by the Trustees of the Strathalbyn Permanent Building Society and the property passed to Frederick Horne, Hugh Ferguson and Alfred Catt in 1871. By 1878, Mary Jane Martin had purchased the cottage along with other property in the subdivision, and in 1900 another woman, Margaret Graham, bought the property and held it for 20 years.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 8 Melville Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)        This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *10 Melville Street, Strathalbyn***C.T:** *5238/881*

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**HISTORY AND DESCRIPTION:** A simple gable ended cottage with skillion extension in random bluestone. It retains brick chimneys to either end and a simple verandah to the front. The cottage is set back on its allotment with a garden fronting Melville Street.

This property is part lot 34 of the 1856 subdivision of Section 2619. Lot 34 was first purchased by John Bills. This portion was purchased by John Fuller Joyce, a storekeeper, in 1865. The property was then owned by a series of storekeepers including Alfred Stephens, of London House in High Street, and others.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 10 Melville Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)        This house, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *16 Melville Street, Strathalbyn***C.T:** *5349/233*

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**HISTORY AND DESCRIPTION:** An early cottage which has been substantially extended, but retains its original gable-ended form under the later 1880-90s extensions. It is an elegant house which retains much original detail including concave verandahs and projecting front gable, and early window joinery and later door joinery. It has a pierced barge board to the projecting gable. The random limestone has been painted and the quoins and window dressings are rendered.

This house sits on lot 36 of the 1856 subdivision of Section 2619, first bought by Benjamin Wylie who purchased several lots in the subdivision. Frederick Horne, a storekeeper became the owner in 1860, and the property was purchased by John Sanders, gentleman, in 1875. Samuel Stanton, a farmer, owned the property from 1891. It is likely that either Sanders or Stanton added the projecting gable to the house. Stanton was a notable resident in Strathalbyn and retired to this house, which he called 'Almond Glen' in the 1890s after farming at Wanstead Farm. He served on the Council of Strathalbyn from 1898 until he died in 1902.

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**STATEMENT OF HERITAGE VALUE:** This house is as an important example of the manner in which small cottages were enlarged to create substantial dwellings within Strathalbyn township. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

**NAME:**        *Residence, 16 Melville Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a)    This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s, and later upgrading of this development.
- d)    This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the method of enlarging modest houses to create substantial dwellings during the period of consolidation in Strathalbyn during the period of the 1880s and 1890s.
- (e)    This house, located on the Strathalbyn North Subdivision, is associated with notable local resident, Samuel Stanton.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



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**NAME:** Residence (Watervilla)**PLACE NO.:**

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**Address:** 2 Mill Street, Strathalbyn**C.T:** 5324/956

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**HISTORY AND DESCRIPTION:** This house was originally constructed as the mill cottage, associated with the Angas Mill. It retains an early section to Mill Street which reflects its early date of construction, with random stone walls and outbuildings of similar random stonework. The roof has been reclad in textured aluminium tiles.

In 1879 it was purchased by Richard Hooper and extended to his needs. The resultant residence was then known as Watervilla. The more formal section of the house which faces towards Commercial Road reflects the later period of development, circa 1880, and has Italianate bay windows and other detail. Hooper was an early settler in Strathalbyn, purchasing land from the Estate of Donald McLean in 1855, and re-building the Terminus Hotel in 1868. He was also a member of the District Council. The house was later the home of J W C Fischer from 1903 to 1917.

Adjacent to the house is an outbuilding which has been converted to a gallery. All form part of the same property.

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**STATEMENT OF HERITAGE VALUE:** Watervilla, in its extended form, reflects the growth of the township of Strathalbyn and the accompanying prosperity of many of its residents, particularly during the 1880s and 1890s. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) Watervilla displays historical, economic and social themes relevant to the development of Strathalbyn as it is reflective of the initial development of industry in the town, with its association with the Mill, and then subsequent consolidation of the township with its extension by Richard Hooper in the 1880s.



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**NAME:**        *Residence (Watervilla), 2 Mill Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d)    Watervilla displays design characteristics of significance to Strathalbyn as it is representative of the adaptation of earlier cottages to larger residences, with the development and growth of the township.
- (e)    Watervilla is associated with notable local resident, Richard Hooper.

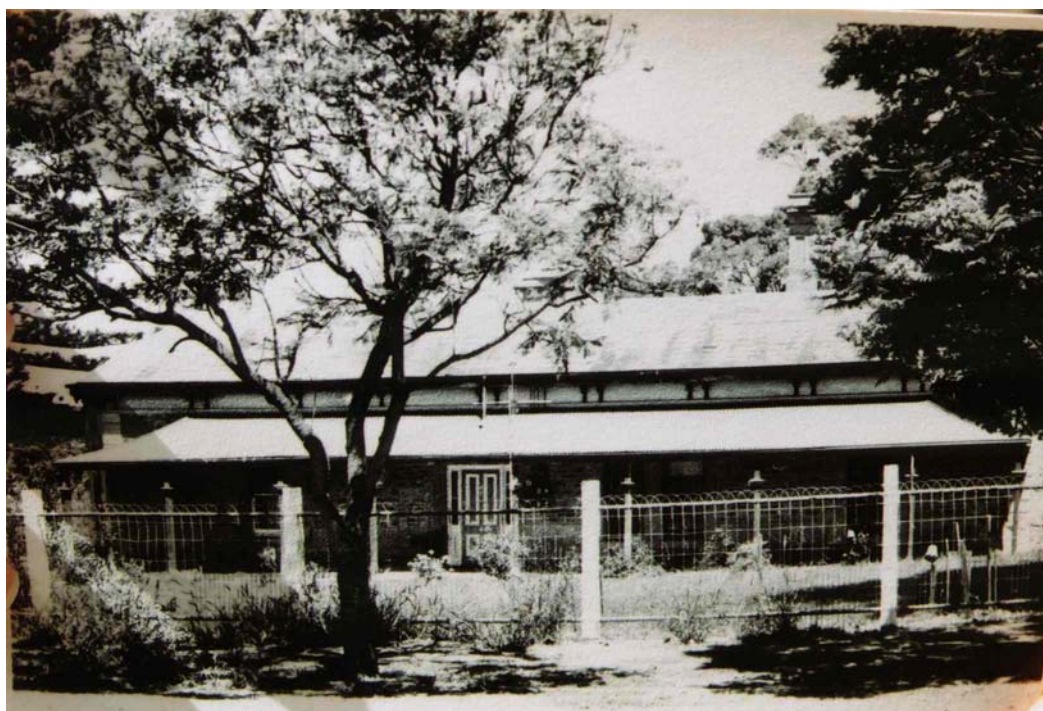
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling and its 1880s extensions. The listing also includes any early walls and outbuildings. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- National Trust of South Australia, Strathalbyn Branch, Building Files



PH80, 'Watervilla' (Richard Hooper's house), Mill Street (built in 1879), n.d.  
(Source: Strathalbyn Branch of the National Trust)

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *5 Mill Street, Strathalbyn***C.T:** *5467/369*

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**HISTORY AND DESCRIPTION:** A substantial random freestone residence circa 1900 residence with return verandah with turned wooden posts. The house retains substantial areas which give access to the garden facing towards Commercial Road.

This house was built by Elsie Coad after her father died in 1913. She purchased this allotment, which was lot 1 of a 1910 subdivision of several lots between Commercial Road and West Terrace. The Rate Assessments for 1915 note this property as allotment and unfinished building at that time. Elsie and her sister Beryl lived in the house and it was transferred to Ella Gooch in 1921. She married Donald Taylor in 1931 and they occupied the house until their death in the mid 1960s. Donald Taylor was a Strathalbyn Councillor.

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**STATEMENT OF HERITAGE VALUE:** This house is an excellent example of the domestic architecture of Strathalbyn during the early twentieth century, and is indicative of the prosperity of the district at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical, economic and social themes of importance to Strathalbyn as it reflects the development of the town and the increase in residential development during the early years of the twentieth century.
- (d) This house displays aesthetic merit and design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with brick dressings, bull-nose verandahs and more complicated roof forms than earlier houses.

**NAME:**        *Residence, 5 Mill Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments
- National Trust of South Australia, Strathalbyn Branch, Building Files



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *8 Milnes Road, Strathalbyn***C.T:** *5098/783*

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**HISTORY AND DESCRIPTION:** A typical freestone and brick cottage of circa 1910 which retains an encircling bull-nose verandah, a section of which has been enclosed. The verandah has timber bracketing, timber panelled door with side lights and a top light, and timber sash windows. The roof has been re-clad in textured aluminium tiles.

This house is located on Lot 2 of Richard Hooper's subdivision of land near the tramway line, later the railway line. This Lot was purchased from Hooper by William Colman in 1869 and the house was built at a later date.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple, but solid style of houses constructed in Strathalbyn in the early twentieth century as building on the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical and economic themes of the expansion of residential subdivision in Strathalbyn during the early twentieth century, in this case on land subdivided due to its location near the tramway route.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with brick dressings, bull-nose verandahs and more complicated roof forms than earlier houses.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

**NAME:**      *Residence, 8 Milnes Road (cont)*

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Subdivision Plan of South Strathalbyn, 1869
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *9 Milnes Road (cnr Rogers Lane), Strathalbyn***C.T:** *5754/256*

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**HISTORY AND DESCRIPTION:** A substantial early residence with skillion section behind which retains multi-paned sash windows and a projecting timber bay window to the front elevation. It is constructed of stone and brick which retains some evidence of early tuck pointing. The house is in poor condition and requires significant maintenance. A later verandah has been added around the house supported on metal pipe posts. The front panelled door has been replaced by a glass door. One chimney retains an interesting metal chimney pot/flue. There are mature cypress pines in the garden.

This land was originally granted to Donald Gollan in 1849. Lot 17 on which this house is located was part of the 1864 subdivision of Strathalbyn West (Plan 108 of 1864). The lot was purchased in 1864 by Daniel Joseph O'Brien, a solicitor, and Adam Watson Richardson, a druggist. The house would appear to date from that time, and is similar in form and joinery detailing to the house built in 1869 for Dr Herbert at 1 Commercial Road. During the 1870s it was owned by Jonathon Sanders, a Hill and Co booking clerk.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of residential development during the mid 1860s in sections of Strathalbyn subdivided to the south and west of the original township.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical and economic themes of the expansion of residential subdivision in Strathalbyn during the 1860s to the south and west of the original township.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is an example of a substantial house of the mid 1860s and retains notable original detailing including timber bay windows and stonework.



**NAME:**        *Residence, 9 Milnes Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The alterations to the verandah do not form part of the listing and any work to the house should aim to reinstate the original face stone and brickwork. Appropriate additions to the rear could be approved. Mature trees should be retained where possible.

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**REFERENCES:**

- Subdivision plan of Strathalbyn West (Plan 108 of 1864)
- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *14 Milnes Road, Strathalbyn***C.T:** *5579/4*

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**HISTORY AND DESCRIPTION:** A simple double fronted cottage, now rendered, with bull-nose verandah and hipped roof. The building retains early chimneys and has a skillion extension to the rear. It is located on the corner of Anderson Street.

This allotment sits within the 1869 subdivision undertaken by Richard Hooper. The allotment was sold to John James Bonnar at that time.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in the newly subdivided area south and west of Strathalbyn during the 1870s.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early residents during the 1870s.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Subdivision Plan of South Strathalbyn, 1869
- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *22 Milnes Road (cnr Hooper Road), Strathalbyn***C.T:** *5723/502*

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**HISTORY AND DESCRIPTION:** A small residence set behind a later development, but still intact. This small cottage is 'T' shaped and has a front concave verandah. The walls have been rendered and lined, the building retains early joinery and chimneys. The front section appears to have been re-roofed and wide eaves installed. A garage entrance(?), now infilled, has been installed in the later section of the house.

Section 2745, originally granted to John Pranker, was purchased by Joseph Milnes, a mason and a member of the first town council, in 1877. His son Charles took over the property, after the father's death, in 1906. Charles Milnes transferred a portion of the property facing Hooper Road as a gift to his son, another Joseph, in 1911 (CT243/34). Strathalbyn Rate Assessments in 1916 show Mrs C.Milnes as the owner and occupier of a house, stables and paddock on this allotment.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this house, it remains an example of an early circa 1870s residence constructed on land which was subdivided for residential development at that time.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the expansion of residential subdivision in Strathalbyn during the 1860s to the south and west of the original township.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn despite the alterations that have occurred to the residence. It is representative of the form of modest early housing constructed to the south of the town centre during the 1870s.

**NAME:**        *Residence, 22 Milnes Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including the concave verandah. The later extension to the house does not form part of the listing. Appropriate alterations and additions could be approved.

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**REFERENCES:**

- Subdivision Plan of Section 2745
- Strathalbyn Rate Assessments
- Lands Titles Office Property Ownership Records

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**NAME:**      *Residence (The Briars)***PLACE NO.:**

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**Address:**    *23 Milnes Road (cnr Cressford Lane), Strathalbyn***C.T:**    *5860/872*

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**HISTORY AND DESCRIPTION:** This is an elaborate residence which belonged to notable Strathalbyn solicitor E J Tucker. It was built in stages, with elegant front section which includes faceted bay windows and a corner octagonal turret, all enclosed within a verandah added in c1900. The rear sections are lower and of earlier date. A photo of the house c1895 shows the original simple configuration of the dwelling. The building is constructed of face limestone with brick dressings set on a large allotment with mature planting.

Tucker was Mayor of Strathalbyn for three separate terms, between 1880 and 1905.

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**STATEMENT OF HERITAGE VALUE:** The Briars, in its extended form, reflects the growth of the township of Strathalbyn and the accompanying prosperity of many of its residents, particularly during the 1880s and 1890s.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) The Briars displays historical, economic and social themes relevant to the development of Strathalbyn as it is reflective of the initial development to the south of the township.
- (d) The Briars displays design characteristics of significance to Strathalbyn as it is representative of the adaptation of earlier cottages to larger residences, with the development and growth of the township.
- (e) The Briars is associated with notable local resident, solicitor E J Tucker.



**NAME:**        *Residence (The Briars), 23 Milnes Road (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling and its 1880s extensions. The listing also includes any early walls and outbuildings. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:** *Former Temperance Hotel***PLACE NO.:**

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**Address:** *5 Murray Street, Strathalbyn***C.T:** *5437/247*

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**HISTORY AND DESCRIPTION:** This early building, constructed circa 1858 as the Strathdoon Temperance Hotel, now functions as a residence and has twin gables linked by lower ridge, probably an earlier structure. The building is currently presented as face random stone with rendered quoins and door and window surrounds. It retains early multi-paned sash and casement windows. The building has been re-roofed and a concave verandah has been constructed along the full length of the front elevation. The chimney has been rendered.

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**STATEMENT OF HERITAGE VALUE:** This former hotel is an example of accommodation available to travellers on route from Adelaide to Wellington. It provided an alternative to the licensed hotels in the centre of the township. This building is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This building displays historical, economic and social themes of importance to Strathalbyn as it is associated with the early forms of transport and communication between the capital city and outlying rural centres, as it provided accommodation for travellers in the 1860s.
- (d) This former hotel displays design characteristics and construction techniques of significance to Strathalbyn as it is an example of buildings constructed for public use out of local materials including face stone and brick. It is also a representative form of a building constructed for accommodation of travellers.

**NAME:** *Former Hotel, 5 Murray Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original building. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Heritage Investigations, Heritage of the Fleurieu Peninsular, SA, 1985
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *6 Murray Street, Strathalbyn***C.T:** *5426/668*

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**HISTORY AND DESCRIPTION:** This simple symmetrically fronted gable ended cottage is located on part of Lot 14 of the original subdivision. It is a simple two roomed structure with additional skillion to the rear. It retains its face stone and brickwork to the front elevation and the sides have been rendered. The roof has been extended with eaves to either end and the building retains its simple detailing and low scale although a new verandah has been constructed across the front elevation.

The house was occupied by the Metcalf family for many years.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1870s and representative of the smaller dwellings constructed on subdivided township Lots. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers from the mid 1860s onwards within the township.
- (d) This small house displays design characteristics of significance to Strathalbyn as it is representative of the earlier small cottages constructed with the development of the town during the 1860s and 1870s utilising local face stonework with brick detailing.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original building. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- National Trust of South Australia, Strathalbyn Branch, Building Records
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *16 Murray Street, Strathalbyn***C.T:** *5825/715*

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**HISTORY AND DESCRIPTION:** A double ridged simple gable formed cottage with chimneys on each ridge end. The random stone has been re-pointed, but the face brick quoins and window and door dressings remain to the front elevation, which is a simple straight pitched verandah to the front elevation. The cottage now sits within a pretty cottage garden. The end walls have been rendered, but the chimneys retain their face brick surface.

This house was owned by the Scown family from the 1880s and photographs also show the style of garden at that time. George Scown originally lived at Paris Creek and retired to this house in Murray Street in 1883.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1870s and representative of the smaller dwellings constructed on subdivided township Lots. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers from the mid 1860s onwards within the township.
- (d) This small house displays design characteristics of significance to Strathalbyn as it is representative of the earlier small cottages constructed with the development of the town during the 1860s and 1870s utilising local face stonework with brick detailing.



**NAME:** *Residence, 16 Murray Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- National Trust of South Australia, Strathalbyn Branch, Building Records
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



PH81, Scown's house, Murray Street, n.d.  
(Source: Strathalbyn Branch of the National Trust)

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *32 Murray Street, Strathalbyn***C.T:** *5449/787*

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**HISTORY AND DESCRIPTION:** An early simple random stone cottage with neatly rendered quoining and window and door dressings, gable ends with finials, possibly more recently applied. The stonework has been brought to course through lining. The entrance door is wider than normal in a cottage of this scale. The verandah retains heavy posts, but no detailing. The plan of the house is 'T' form and the rear wing of the house has a bull-nose verandah to the north elevation. This house also retains a circa 1900-1910 fence of mini-orb base with rails and wire above.

This house is located on part of lot 19 in the original subdivision of Strathalbyn.

**STATEMENT OF HERITAGE VALUE:** This house is an example of early residences in the re-subdivision of the larger allotments of the original township of Strathalbyn. The retention of its turn of the century fence is also notable. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers from the mid 1860s onwards within the township.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of the earlier small cottages constructed with the development of the town during the 1860s and 1870s utilising local face stonework with brick detailing.

**NAME:**        *Residence, 32 Murray Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling, and the later fence. Appropriate additions to the rear could be approved.

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**REFERENCES:**

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *36 Murray Street, Strathalbyn***C.T:** *5735/828*

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**HISTORY AND DESCRIPTION:** A simple double fronted random stone cottage now painted, but originally of stone with brick quoins and window and door dressings. The building has a ridged hipped roof, new bullnose verandah and turned verandah posts. The northern side of the hipped verandah return has been infilled.

This house is located on part of lot 20 in the original subdivision of Strathalbyn, which in 1872 was owned by James Walker & Co, whose shop was at 44 High Street, and John J Gates.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of small residences dating from the period of the late nineteenth century and indicative of the development of Strathalbyn at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical and economic themes of importance to Strathalbyn as it is representative of the subdivision of large land allotments within the township in the late nineteenth and early twentieth centuries, and the form of modest residences constructed at that time.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of a typical residence of the period, utilising local materials including face stone, simple brick chimneys and other typical detailing.

**NAME:**        *Residence, 36 Murray Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The infilled sections of the verandah do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *40 Murray Street, Strathalbyn***C.T:** *5653/55*

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**HISTORY AND DESCRIPTION:** A simple pleasantly presented residence with early simple concave verandah to the front. It is constructed of random stone with a simple rendered skillion section to the rear. The house sits on a rise along Murray Street. It was originally face stone with brick window and door dressings, and quoining. The verandah sits quite low on the front elevation. The front elevation retains four paned sash windows.

This house is located on part of lot 20 in the original subdivision of Strathalbyn, which in 1872 was owned by James Walker & Co, whose shop was at 44 High Street, and John J Gates.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of small residences dating from the period of the late nineteenth century and indicative of the development of Strathalbyn at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical and economic themes of importance to Strathalbyn as it is representative of the subdivision of large land allotments within the township in the late nineteenth and early twentieth centuries, and the form of modest residences constructed at that time.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of a typical residence of the period, utilising local materials including face stone, simple brick chimneys and other typical detailing.

**NAME:**        *Residence, 40 Murray Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *54 Murray Street, Strathalbyn***C.T:** *5516/664*

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**HISTORY AND DESCRIPTION:** A small cottage of irregular plan with rear ridge and skillion, and front projecting gable and bull-nose verandah to front elevation. The cottage is of early construction date and is built of random stone with light limewash render and painted brick quoins, window dressings and door dressings. It retains a simple window hood to the front window with 'mini-orb' roof and timber side strapping, and a fence with posts, rails and a base section of corrugated iron. The bull-nose verandah returns around the northern elevation of the cottage; sections of the verandah have been enclosed. This cottage is constructed on the rear portion of the former Brewery site which faces South Terrace, and in 1901 was occupied by James Acton Stowe, who was a coach painter. Harold Stowe, son of James Stowe, discussed living on this site in his book on the history of Strathalbyn.

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**STATEMENT OF HERITAGE VALUE:** This house is an example of small residences constructed within the original township of Strathalbyn during the 1860s and indicates the scale of domestic development associated with early industries. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical and economic themes of importance to Strathalbyn as it is associated with the development of local industry, such as brewing, in the buildings adjacent on South Terrace.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of simple forms of residential buildings associated with industrial development in the early stages of Strathalbyn's growth.

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**NAME:**        *Residence, 54 Murray Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

**(e)**        This house is associated with notable local resident and historian, Harold J Stowe.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973



*View of 54 Murray Street from south west showing rear sections of house*



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *13 North Parade, Strathalbyn***C.T:** *5295/218*

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**HISTORY AND DESCRIPTION:** A pair of attached cottages now converted to one residence which is currently undergoing alterations. The building is constructed of random bluestone which has been painted, and the windows and door surrounds were of red brick originally. Sections of this have been now been rendered. Alterations have been made to the elevation itself, but the easternmost cottage in this row retains its original multi-paned sash windows and early door joinery. The roof has been reclad and a bull-nose verandah constructed along the front elevation. Later extensions to the rear have extended the skillion roof and added another gable.

This building is located on part of lot 29 of the Strathalbyn North 1856 subdivision of Section 2619. Thomas Mitton, labourer, bought all of lot 29 in 1860 and the lot was then further subdivided.

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**STATEMENT OF HERITAGE VALUE:** This pair of cottages is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This pair of cottages displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This pair of cottages displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.



**NAME:**        *Residence, 13 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *16-18 North Parade, Strathalbyn***C.T:** *5398/162*

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**HISTORY AND DESCRIPTION:** This residence has been built to the street alignment in front of an earlier cottage, evidence of which remains at the back in the form of a heavy chimney and gable coping to the rear ridge of the building.

This house is located on part of Lot 67 of the original subdivision of Strathalbyn township. In 1878 all of this lot belonged to Angus Clarke, a dairyman of Goodwood, when it was transferred to Angus Clarke and Joseph Tregilgas Sunter of Norwood who was related to Edward Sunter. The Lot was sold to the trustees of the Hope of Strathalbyn Tent Independent Order of Rechabites in 1881. In 1923 the larger portion of the Lot was transferred to Harold George Hains, a mason's labourer, who owned the property until 1967. It is presumed that the front sections of the house were added by Hains after his purchase in 1923. The date of the original section of the residence would appear to be circa 1860.

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**STATEMENT OF HERITAGE VALUE:** The rear section of this residence is a significant example of a small dwellings constructed within the township of Strathalbyn from circa 1860s. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) The early section of this house displays historical themes of importance to Strathalbyn as it is representative of the extension of residential development within the township during the 1860s.

**NAME:**        *Residence, 16-18 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The additions to the front of this building do not form part of the listing.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- National Trust of South Australia, Strathalbyn Branch, Building Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *17 North Parade, Strathalbyn***C.T:** *5832/124*

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**HISTORY AND DESCRIPTION:** A small gable ended random stone cottage with evidence of tuck-pointing to the front elevation which has now been painted. The roof of the verandah and of the cottage has been clad in textured aluminium tiles. Underpinning and rendering has occurred along the front and side elevations. The building retains early joinery including multi-paned sash windows and fanlight, and early panelled door. Extensions to the skillion have occurred to the rear.

This building is located on part of lot 29 of the 1856 subdivision of Section 2619. Thomas Mitton, labourer, bought all of lot 29 in 1860 and the lot was then further subdivided. The house was leased for a period by William Colman after he relinquished ownership of the Angas Mill.

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**STATEMENT OF HERITAGE VALUE:** This house is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 17 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856



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**NAME:** *Former Rechabites Hall & School***PLACE NO.:**

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**Address:** *20 North Parade, Strathalbyn***C.T:** *5648/368*

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**HISTORY AND DESCRIPTION:** This small early structure of meeting hall and office has a simple elevation to North Parade and no verandah. It retains its original slate roof, but the front elevation has recently been re-rendered. The multi-paned arch headed windows and the entrance doors are intact. The building was constructed for the Hope of Strathalbyn Tent of the Independent Order of Rechabites who acquired the land from Angas Clarke and Joseph Tregilgas Sunter in 1881. The Rechabite Lodge was distinct from other Lodge groups as it had both male and female members. The Primitive Methodists also used the building as school for a time.

This building was constructed c1860 and is one of the low scale early buildings which reflects the 1850-60 date of development of this area along North Parade.

**STATEMENT OF HERITAGE VALUE:** The former Rechabite Hall is representative of the Temperance Movement throughout South Australia in the mid to late nineteenth century, and also indicative of the strength of the Lodge movement during the same period. It is also an early community building within the township of Strathalbyn. This building is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This building displays historic and social themes of importance to Strathalbyn as it is representative of the spread of the Rechabite and Temperance movements in country towns throughout the State in the mid to late nineteenth century.
- (d) The former Rechabite Hall displays aesthetic merit and design characteristics of significance to Strathalbyn as it is an early example of a hall structure built to serve a particular community group, and designed to suit their needs.

**NAME:** *Former Rechabites Hall & School, 20 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original hall. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Heritage Investigations, *Heritage of the Fleurieu Peninsular*, SA, 1985

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *21 North Parade, Strathalbyn***C.T:** *5203/591*

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**HISTORY AND DESCRIPTION:** This residence is an extension of an early single symmetrically fronted cottage by the addition of an extra projecting gable wing. The earliest section is constructed in random bluestone with the extension in random limestone. All of this stonework has been brought to course through lining. A bull-nose verandah has been constructed recently around the whole of the house and the building re-roofed.

This house is constructed on lot 27 of the 1856 subdivision of Section 2619.. Lots 27, 28 and 30, were owned by Patrick McAnaney in 1908, and it is likely that the house was extended at this time. McAnaney is first noted as living in North Strathalbyn in the Sands and McDougall Directories of 1901. He had retired to live in Strathalbyn after his son took over their farm "West Creek" on Lake Alexandrina. He added to the original house renaming it "Minburra". Patrick died in 1914 and in 1916 Strathalbyn Rate Assessments show Mrs P. McAnaney as the occupier and the executors of P. McAnaney as the owner of these lots containing a dwelling and garden. The property was transferred to McAnaney's daughters, Rhoda, Fanny Adeline and Lena, spinsters, in 1928. The family also had property in Bulls Creek Road.

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**STATEMENT OF HERITAGE VALUE:** This house is as an important example of the manner in which small cottages were enlarged to create substantial dwellings within Strathalbyn township. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

**NAME:**        *Residence, 21 North Parade (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a)    This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s, and later upgrading of this development.
- d)    This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the method of enlarging modest houses to create substantial dwellings during the period of consolidation in Strathalbyn during the period of the 1880s and 1890s.
- (e)    This house, located on the Strathalbyn North Subdivision, is associated with notable local resident, Patrick McAnaney.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *25 North Parade, Strathalbyn***C.T:** *5179/921*

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**HISTORY AND DESCRIPTION:** A substantial limestone residence with encircling return bull-nose verandah, hipped roof, brick chimneys and random limestone brought to course with lining. The house was constructed circa 1900 and retains verandah trim including bracketing, timber moulding and beaded fascia boards and other detailing.

This house is constructed on lot 25 of the 1856 subdivision of Section 2691, which was originally purchased by James Whisson (a limeburner) in 1865. In 1908, the house was owned by Patrick McAnaney, and occupied by O J Bruce. The house would appear to have been extended after this time as the 1908 Rate Assessment for this lot was quite low in value.

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**STATEMENT OF HERITAGE VALUE:** This house is as an important example of the manner in which small cottages were enlarged to create substantial dwellings within Strathalbyn township. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s, and later upgrading of this development.
- d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the method of enlarging modest houses to create substantial dwellings during the period of consolidation in Strathalbyn during the period of the 1880s and 1890s.



**NAME:**        *Residence, 25 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *33 North Parade, Strathalbyn***C.T:** *5393/212*

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**HISTORY AND DESCRIPTION:** A symmetrically fronted bluestone house with painted brick quoin and window and door dressings, which would appear to date from c1875. The house retains multi-paned sash windows and simple detailing to the return verandah, although capital moulds are no longer visible. The gutters have been replaced with 'D' gutters over time. The face bluestone walls have been brought to course through lining and there is a projecting gable wing extension to the rear of the house. Skillion additions to the rear are constructed in corrugated iron.

This house was constructed on lot 23 of the Strathalbyn North 1856 subdivision of Section 2619. Edward Stirling sold Lot 23 to Richard Tregilgas in 1856. William Harvey, a yeoman, and his wife Catherine purchased this property in 1889. Catherine survived her husband but died in 1906 when the property passed to Mary Kate Harvey who retained it until 1939. The property was described as a substantial house in the 1910 Strathalbyn Rate Assessments.

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**STATEMENT OF HERITAGE VALUE:** This residence on North Parade is indicative of the larger residences which were constructed on this main road frontage of the early Strathalbyn North subdivision. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the more substantial residences constructed within the early Strathalbyn North subdivision with the extension of the township to the north in the 1850s.

**NAME:**        *Residence, 33 North Parade (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is representative of simple but substantial residential design utilising local stone and other materials in its construction, and retaining a large amount of original detailing.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling, including the concave verandah, cast iron bracketing to the verandah, timber window and door joinery, and other early elements. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *35 North Parade, Strathalbyn***C.T:** *5537/847*

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**HISTORY AND DESCRIPTION:** An early cottage upgraded in the 1890s with additions of Arts & Crafts trim including bold verandah bracketing and projecting gable with 'fish tail' metal panels above an oriel style multi-paned window. The original cottage, which was constructed in coursed bluestone, was later rendered. Recent removal of the later render showed damage to the stone door and window quoins, and surrounds. The cottage retains multi-paned sash windows and the addition retains multi-paned casement windows. It is an interesting combination of two distinct styles of house.

This house was constructed on lot 22 of the Strathalbyn North 1856 subdivision of Section 2619. This was one of several lots purchased by James Crombie, a farmer, in 1858, and in 1864 was transferred to John Pennycuik. In 1908 the house was owned by L A Garwood and tenanted by James Barham.

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**STATEMENT OF HERITAGE VALUE:** This house is as an important example of the manner in which small cottages were enlarged to create substantial dwellings within Strathalbyn township. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s, and later upgrading of this development.

**NAME:**        *Residence, 35 North Parade (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- d)        This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the method of enlarging modest houses to create substantial dwellings during the period of consolidation in Strathalbyn during the period of the 1880s and 1890s.
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *39 North Parade, Strathalbyn***C.T:** *5786/43*

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**HISTORY AND DESCRIPTION:** A small symmetrically fronted early stone cottage originally gable ended. The roof has been extended out to form a verandah under the same pitch. The cottage retains multi-paned sash windows and its brick and random stone materials of construction have been painted.

This house was constructed on part lot 21 of the 1856 subdivision of Section 2619. Lot 21 was purchased in 1858 by farmer, James Crombie, who purchased several lots at that time. (GRO/Mem.102/149) In 1908 the property was owned by Miss M Graham and the tenants were Lord and Bendmead, nurses. In the Strathalbyn Rate Assessments the property was described as a private hospital. However in 1910, the hospital is recorded as being on the next lot, part 20.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this cottage, it remains an example of an early residence in the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 39 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The alterations to the roof form do not form part of this listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *41 North Parade, Strathalbyn***C.T:** *5803/298*

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**HISTORY AND DESCRIPTION:** A double fronted circa 1890s symmetrical cottage which retains a large amount of original detail including bull-nose verandah with cast iron trim and timber mouldings to verandah posts, hipped roof and face limestone and red brick quoining and door and window dressings.

This house is constructed on part lot 20 of the North Strathalbyn 1856 subdivision of Section 2619 which was initially bought by Joseph Wallbank in 1866. In 1908 the Strathalbyn Rate Assessments list W Burkett as the owner and the occupier as Mrs Burkett. However, in 1910, this property is described as a private hospital owned by M Graham and tenanted by Dr Formby and Nurse Card.

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**STATEMENT OF HERITAGE VALUE:** This simple house is an important example of the modest residential development in Strathalbyn North in the early years of the twentieth century. Its use as a hospital by Dr Formby in 1910 is also significant. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes of importance to Strathalbyn as it is representative of the infill residential development in the North Strathalbyn subdivision in the early twentieth century.
- (c) This house has played an important part in the lives of local residents as an early hospital within Strathalbyn prior to the establishment of the community hospital.

**NAME:**        *Residence, 41 North Parade (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d)     This house displays design characteristics and construction techniques of significance to Strathalbyn as it is an example of simple residential design utilising local stone and other materials in its construction, and retaining a large amount of original detailing including bull-nose verandah with full cast iron and timber trim, and timber window hoods.
- (e)     This house located in the Strathalbyn North subdivision, is associated with notable early resident, Doctor Henry Formby (1904-1948 as doctor in Strathalbyn).

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *43 North Parade, Strathalbyn***C.T:** *5832/71*

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**HISTORY AND DESCRIPTION:** A simple stone cottage circa 1920s, possibly an upgrade of an earlier building, but currently displaying 1920s detailing including verandah under roof pitch, gable end strapping and heavy lining to brick quoining and window dressing.

This house was constructed on part lot 19 of the North Strathalbyn 1856 subdivision of Section 2619. The whole of lot 19 was purchased by Benjamin Wylie in 1860, and the lot was subdivided. This part of 19 was subdivided in 1864 and purchased by Thomas Slaughter. It changed hands several times after that until William Burkett, a farmer, purchased the property in 1891 and held it until 1930 when Mary Elizabeth Allan became the owner. She retained it until 1953. The house was possibly upgraded by William Burkett or Mary Allan in the 1920s or 1930s.

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**STATEMENT OF HERITAGE VALUE:** This house, despite its changes is a significant example of the small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This house displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber



**NAME:**        *Residence, 43 North Parade (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The current form of the roof forms part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** Residence**PLACE NO.:**

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**Address:** 45-47 North Parade, Strathalbyn**C.T:** 5735/662

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**HISTORY AND DESCRIPTION:** This property was constructed in two stages. An early c1860 and a later addition c1880. This is one of the early residences within this subdivision and retains its low scale, although the window and door joinery have been altered over time. This building is located on a corner allotment and there is a front entrance facing Manse Road. The addition at no 45 is a simple early cottage with large multi-paned windows and a basic bull-nose verandah. It was constructed of random stone with brick quoining, all now painted.

This house was constructed on part lot 19 of the 1856 subdivision of Section 2619. The whole of lot 19 was purchased by Benjamin Wylie in 1860, and the lot was subdivided. In 1860 this part lot 19 was bought by William Noye, an auctioneer who conducted a school in this property for some time. In 1882 it was transferred to Andrew Wylie, a blacksmith. In 1906, the property was bought by Colin Thomas, a grocer, and the house, garden and allotment adjacent were valued at £20.

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**STATEMENT OF HERITAGE VALUE:** This house and later addition represent the importance of private schooling in the mid to late nineteenth century prior to the passing of the *Education Act* in 1875 as the building was used as a school for some time after 1860. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and social themes of importance to Strathalbyn as it was used as a private school for some time and is representative of the provision of educational facilities for country communities prior to the passing of the *Education Act* in 1875.

**NAME:**        *Residence, 45-47 North Parade (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (b)     This former school represents customs or ways of life characteristic of the local area as it demonstrates the need for providing community facilities within country towns prior to the provision of these services by Government.
- (c)     This former school has played an important part in the lives of local residents as the site of one of the many private schools in Strathalbyn in the mid nineteenth century.
- (e)     This former school is associated with notable local person, William Noye.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973
- Lands Titles Office Property Ownership Records
- Strathalbyn North Subdivision Plan, 1856
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 Parker Avenue, Strathalbyn***C.T:** *5741/512*

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**HISTORY AND DESCRIPTION:** This dwelling is one of a row of three identical residences (1, 3 and 5 Parker Avenue). The cottages are built in face limestone with brick and render trim circa 1910 with tall chimneys, ventilator gabled roofs and verandahs included within the roof pitch. They retain some simple timber bracketing to the verandahs. All three are unpainted and in good condition.

These cottages are built on part of Section 2604, and sit within the former railway yards. The Rate Assessments of 1908 indicate that these and other cottages on South Terrace were part of the buildings on the site. This whole railway area was held by the Crown from 1873 until 1986 when title was transferred to the Australian National Railways Commission. The area along Parker Avenue was subdivided in 1986, and the cottages passed into private ownership.

**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.

**NAME:**        *Residence, 1 Parker Avenue (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *3 Parker Avenue, Strathalbyn***C.T:** *5741/513*

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**HISTORY AND DESCRIPTION:** This dwelling is one of a row of three identical residences (1, 3 and 5 Parker Avenue). The cottages are built in face limestone with brick and render trim circa 1910 with tall chimneys, ventilator gabled roofs and verandahs included within the roof pitch. They retain some simple timber bracketing to the verandahs. All three are unpainted and in good condition.

These cottages are built on part of Section 2604, and sit within the former railway yards. The Rate Assessments of 1908 indicate that these and other cottages on South Terrace were part of the buildings on the site. This whole railway area was held by the Crown from 1873 until 1986 when title was transferred to the Australian National Railways Commission. The area along Parker Avenue was subdivided in 1986, and the cottages passed into private ownership.

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**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.

**NAME:**        *Residence, 3 Parker Avenue (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *5 Parker Avenue, Strathalbyn***C.T:** *5741/514*

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**HISTORY AND DESCRIPTION:** This dwelling is one of a row of three identical residences (1, 3 and 5 Parker Avenue). The cottages are built in face limestone with brick and render trim circa 1910 with tall chimneys, ventilator gabled roofs and verandahs included within the roof pitch. They retain some simple timber bracketing to the verandahs. All three are unpainted and in good condition.

These cottages are built on part of Section 2604, and sit within the former railway yards. The Rate Assessments of 1908 indicate that these and other cottages on South Terrace were part of the buildings on the site. This whole railway area was held by the Crown from 1873 until 1986 when title was transferred to the Australian National Railways Commission. The area along Parker Avenue was subdivided in 1986, and the cottages passed into private ownership.

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**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.

**NAME:**        *Residence, 5 Parker Avenue (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments



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**NAME:** Cemetery**PLACE NO.:**

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**Address:** Parker Avenue, Strathalbyn**C.T:** 5839/784 (34/96)

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**HISTORY AND DESCRIPTION:** Early burials were carried out close to the centre of town in a section of the river reserve, but in 1856 land was obtained in Section 2547, south of the town. The cemetery was managed by the District Council until the Corporation was founded in 1868, and it then became the responsibility of the town.

This cemetery contains graves from all periods of the area's development and reflects burial practices and styles of monumental masonry typical of each period.

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**STATEMENT OF HERITAGE VALUE:** The Strathalbyn Cemetery has been the burial place for the district from 1856 and is an important repository of a range of genealogical and historical information for the district.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This cemetery displays historical, social and economic themes of importance to Strathalbyn as it is the earliest remaining cemetery in Strathalbyn and is associated with the early development of the township. It is also a continuous record of the composition of the district's population.
- (c) This cemetery has played an important part in the lives of local residents being the burial place of the family and friends of residents of the district.
- (d) The Strathalbyn Cemetery displays aesthetic merit of significance to Strathalbyn as it is an excellent repository of monumental art, and it contains many notable individual monuments which are of high sculptural quality.



**NAME:** Cemetery, Parker Avenue (cont)

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (f) This cemetery is a substantial landmark in the district and is located on a raised area south of the township and adjacent to a main road into the town.
- 

**EXTENT OF LISTING:** All early sections and monuments within the Cemetery should be retained and the original extent of the reserve maintained also. New burials should be undertaken discretely within historic areas, or confined to newer areas of interment. A full assessment of the significance of the burials and monumentation within the cemetery should be undertaken and management guidelines prepared. (Refer SA Heritage Branch – *Cemetery Conservation Guidelines*)

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980

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**NAME:** *Former Residence***PLACE NO.:**

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**Address:** *4 Rankine Street, Strathalbyn***C.T:** *5088/329*

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**HISTORY AND DESCRIPTION:** This is a small stone cottage constructed in random freestone. It retains its unpainted wall surfaces and brick quoining and window and door dressings. The building also retains a bull-nose verandah with cast iron trim and turned timber posts, and projecting brick chimneys through the hipped roof. The building has been converted to medical use. There has been a brick skillion extension added to the rear recently.

This house is constructed on lot 3 of the subdivision undertaken by Donald Gollan in 1864.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of small residences dating from the period of the late nineteenth century and indicative of the development of Strathalbyn at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the subdivision of larger land allotments within the township proper and the form of modest residences constructed in the late nineteenth century on these allotments.
- (d) This house displays design characteristics of significance to Strathalbyn as it is a typical residence of the late nineteenth century period, utilising local materials including face stone and brickwork, and timber door and window joinery.

**NAME:** *Former Residence, 4 Rankine Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records

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**NAME:** Residence & former Shop**PLACE NO.:**

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**Address:** 6 Rankine Street, Strathalbyn**C.T:** 5826/9

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**HISTORY AND DESCRIPTION:** This building is an early commercial element within Strathalbyn and retains evidence of early shop windows including large divided pane windows to the shop on the corner of Rankine Street and Donald Street. The building is constructed of random stone with brick detailing and the projecting section, which may have originally served as a residence, is now used for commercial use.

This shop, on the corner of Rankine and Donald Street, is on part of lot 4 of Donald Gollan's 1864 subdivision of this southern section of the town. The house has been owned by a variety of Strathalbyn residents including Richard Hibbard and 1890, and William Woolfitt, a baker, in 1910. Sarah Woolfitt, a widow, owned the property from 1931 to 1948.

**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this small building, it remains an example of an early residence and attached commercial premises from the 1860s. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This former residence and attached shop displays historic and economic themes of relevant to the development of Strathalbyn as it reflects the provision of modest accommodation and commercial enterprises within the township from the mid 1860s onwards.
- (d) This former house and shop displays design characteristics and construction techniques of significance to Strathalbyn, despite later alterations to windows and doors. It retains early detailing including large paned windows and other original elements.

**NAME:**        *Residence & former Shop, 6 Rankine Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original shop and dwelling. Appropriate alterations which retain the 1860s elements could be approved. The attached garage on the south side of the shop is not included in the listing.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 Rowe Street, Strathalbyn***C.T:** *5606/512*

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**HISTORY AND DESCRIPTION:** A small gable ended cottage which retains its slate roof and original profile concave verandah. It has a narrow skillion to the rear and sections of the verandah have been enclosed. The cottage retains original heavy verandah posts and simple cast iron bracketing and chimneys to either end of gable.

This house is located on part of Lot 9 of the original subdivision of Strathalbyn.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1860s and 1870s and is representative of smaller dwellings within the township. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers from the mid 1860s onwards.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn including the use of stone and brickwork, gable ended form, slate roofing, tiles and other typical details.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. The infilled section to the front verandah is not included in the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *2 Rowe Street, Strathalbyn***C.T:** *5564/209*

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**HISTORY AND DESCRIPTION:** A small scale early cottage which has had its front verandah enclosed. A bull-nose verandah forms part of the roof line, at a slightly different pitch. The stone core of the cottage can be seen from the side elevation.

This house is constructed on part of lot 10 of the original subdivision of the town, owned at one stage by Donald Gollan and William Mein.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1860s and 1870s and is representative of smaller dwellings within the township. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers from the mid 1860s onwards.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn including the use of stone and brickwork, gable ended form, slate roofing, tiles and other typical details.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including the bull-nose verandah form and early multi-paned joinery should be retained. The sections of the verandah which have been infilled do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**



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**NAME:** *Residence (former Hall)***PLACE NO.:**

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**Address:** *4-6 Rowe Street, Strathalbyn***C.T:** *5647/710*

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**HISTORY AND DESCRIPTION:** This former chapel/hall has been converted to a residence and renovated with an aluminium tiled roof, dormer windows, and later timber joinery to windows. The stone and brickwork have been cleaned revealing the base mortar.

Henry Bonnar established a private school in this building, on Parts of Lots 22 and 10 of Section 2600, in the 1860s. The school trustees were Lloyd Herbert, Edward Sunter, Thomas Stephens, Alfred Catt, S.R. Bosisto, C.D. McFarlane, Frederick Horne, James Walker, and Charles Wadham. The trustees transferred the school property to the Council of Education in 1877. After the Education Act of 1878 the Council was disbanded and the title passed to the Minister Controlling Education. In 1880 title was transferred to the Catholic Church Endowment Society. Sister Agnes of the Sisters of St. Joseph ran a school in the building from 1884 to 1890. It became the RC Church hall once the new church was built in Chapel Street in 1913. It passed into private ownership in 1988 and has been converted to a residence.

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**STATEMENT OF HERITAGE VALUE:** This former church and hall is significant as it is indicative of the varying uses a community building can be put to during the development of a country town. It is also significant as a place of education provided by the Sisters of St Josephs. This building is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This former Church and Hall displays historical and social themes of importance to Strathalbyn as it is an example of a building made redundant by the provision of newer facilities for the Roman Catholic Church during the early twentieth century.

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**NAME:** *Residence (former Hall), 4-6 Rowe Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (c) This former Church and Hall has played an important part in the lives of local residents who received their education there with the Sisters of St Joseph.

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the original Hall building should be retained. The later alterations do not form part of the listing.

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**REFERENCES:**

- National Trust of South Australia, Strathalbyn Branch, Building Files
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973



PH88, Sisters of St Joseph School, 4 Rowe Street, c1895  
(Source: Stowe, H *They Built Strathalbyn*, Investigator Press, 1973)

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**NAME:** *Residence (former Industrial Complex)***PLACE NO.:**

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**Address:** *5 Rowe Street, Strathalbyn***C.T:** *?*

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**HISTORY AND DESCRIPTION:** A large bluestone former industrial complex containing a section of early residence and walls, some of which are in a dilapidated state, constructed of random bluestone with brick quoining. The front section to Rowe Street is early corrugated iron on a stone plinth and the rear section contains a large stone barn-like structure in bluestone.

This complex is located on part of Lot 21 of the original subdivision of Strathalbyn. In 1873 this lot was owned by Jonathon Sanders, a booking clerk for Hill and Co, who lived at 9 Milnes Road. (At this time, this site was reputed to be used for lime burning.) The Burgess family owned the whole of the Lot from 1892 until 1945. It is presumed that the buildings housed some enterprises conducted by the Burgess family. The 1911 Rate Assessments note the existence of a cottage only on this site.

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**STATEMENT OF HERITAGE VALUE:** This complex of early stone buildings is the last remnant of former non-residential (possible industrial) activity within the township. This complex is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This complex displays historical and economic themes of importance to Strathalbyn as it is representative of industrial and commercial activity within the township in the mid to late nineteenth century.
- (d) This complex displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the use of bluestone for larger structures such as workshops and barns within the township.



**NAME:**        *Residence (former Industrial Complex), 5 Rowe Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original stone sheds on the allotment should be retained. Appropriate upgrading of other sections, or incorporation of these elements into residential development could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *10 Rowe Street, Strathalbyn***C.T:** *5603/593*

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**HISTORY AND DESCRIPTION:** A simple residence circa 1880 with return bull-nose verandah, hipped roof and tall painted brick chimneys. The whole of the house has been rendered and lined, and painted white. Simple sash windows and panelled entrance door remain. The house retains an early timber post and rail fence with gooseneck tops to Murray Street.

This house is constructed on part lot 34 of the original subdivision of the town. In 1869 the allotment was purchased by James Irving, a farmer. In 1891 he sold to Aaron Burgess and the Burgess family held the property until 1945. The Rate Assessments of 1908 record the house and allotment, but the house was obviously constructed c1870-80.

**STATEMENT OF HERITAGE VALUE:** This house is an important example of the residences constructed on town subdivision allotments during the 1870s and 1880s. It is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the construction of residential buildings on original township allotments in the 1870s and 1880s
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the scale, materials and detailing of substantial houses constructed of local materials during the 1870s and 1880s.

**NAME:**        *Residence, 10 Rowe Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved. The removal of paint to the original stone and brick external walls and chimneys could be considered.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *43 Sandergrove Road, Strathalbyn***C.T:** *5252/819*

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**HISTORY AND DESCRIPTION:** This subdivision west of Fennell Avenue along Sandergrove Road and Coronation Road was undertaken in 1926 by Thomas Walsh, a butcher, and lot 5 was bought by Thomas and Ethel Shirley in 1927.

The house is a simple stone symmetrically fronted cottage which appears possibly to have been constructed earlier than the 1926 subdivision date. (Rate Assessments are not definitive with regard to the location of buildings on this section before subdivision.)

**STATEMENT OF HERITAGE VALUE:** This house is a typical example of modest domestic architecture constructed, in this case, probably before 1900 on Sections outside the township centre.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers, often agricultural workers, in the late nineteenth century.
- (d) This small house displays design characteristics and construction techniques of significance to Strathalbyn as it is a typical residence of the early period utilising local materials including face stone and simple brick chimneys and other typical detailing.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original gable ended section of the dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:**      *Rose Cottage***PLACE NO.:**

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**Address:**    *1 South Terrace, Strathalbyn***C.T:**    *5701/705*

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**HISTORY AND DESCRIPTION:** Rose Cottage is a simple gable ended cottage with skillion extension to the rear. The building has been rendered, but retains some early window joinery, particularly to the wide, multi-paned sash window on the western side. There has been a later addition to the east with a castellated roof form. This building is also associated with the former brewery adjacent at 5-7 South Terrace.

This building is located on part Lot 24. The whole of the Lot was purchased by John Leslie James Bryan, a brewer, in 1867.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this small residence, it remains an example of an early house within the original Strathalbyn township. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn as it is indicative of the provision of modest accommodation for early settlers from the mid 1860s onwards.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn despite the alterations that have occurred to the residence. It is representative of the form of modest early housing constructed in the town centre during the 1860s and 1870s.



**NAME:**      *Rose Cottage, 1 South Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. The front projecting porch and the adjacent castellated extension to the east do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** Shop (former Residence)**PLACE NO.:**

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**Address:** 3 South Terrace, Strathalbyn**C.T:** 5487/436

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**HISTORY AND DESCRIPTION:** A simple gable ended cottage which retains large multi-paned sash windows to the front elevation. This small cottage has been considerably altered on the eastern elevation with a large door inserted. This building is also associated with the former brewery adjacent at 5-7 South Terrace.

This building is located on part Lot 24. The whole of the Lot was purchased by John Leslie James Bryan, a brewer, in 1867.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1870s and representative of smaller dwellings constructed probably for worker. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes relevant to the development of Strathalbyn as it is indicative of the provision of modest accommodation for workers associated with early industrial activity.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is representative of earlier small cottages constructed during the 1860s and 1870s with the development of the township using local stonework and brick detailing.

**NAME:**        *Shop (former Residence), 3 South Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained including early timber joinery and other elements. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:**      *Shops (former Bryans Brewery)***PLACE NO.:**

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**Address:**    *5-7 South Terrace, Strathalbyn***C.T:**    *5124/389*

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**HISTORY AND DESCRIPTION:** This complex of small shops (now a pizza/chicken shop and a laundry) is group of buildings which once functioned as Bryan's Brewery. Associated with the brewery are two small cottages at 1 and 3 South Terrace. This building is constructed of random stone and brick quoining and detailing. They are now linked by a corrugated iron section, and both have had verandahs added to the front. There is an adjacent later structure at the western end of number 7 South Terrace.

This property was originally Bryan's Brewery which was under construction in 1867. The brewing used water from an underground stone tank, which often filled with storm water off the road from Murray Street. The brewing function was changed to coach painting when the property was purchased by James Stowe.

The property is situated on Lot 24 of Section 2600. John Leslie James Bryan, a brewer, purchased Lot 24 in 1867. The brewery closed and from 1880 the property was owned briefly by several local businessmen in turn. David Bell, storekeeper, was the proprietor in 1880. After transferring part of the lot for the railway, Bell sold the remainder to James George Stowe, a coach painter, in 1891. In 1901 the rear portion was transferred to James Acton Stowe, coachpainter. Harold Stowe discusses living on this site in his book. (Stowe p.117)

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**STATEMENT OF HERITAGE VALUE:** These two shops were part of the original brewery established by John Bryan in the late 1860s and are indicative in the increase in industrial activity for the provision of services to the township during that time. These shops are located within the proposed Central Strathalbyn Historic (Conservation) Zone.

**NAME:**        *Shops (former Bryans Brewery), 5-7 South Terrace (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (a)     The former Brewery buildings display historic, economic and social themes relevant to the development of Strathalbyn with the provision of services and products for the residents of the early township.
- (c)     The former Brewery has played an important part in the lives of local residents as a supply of alcoholic beverages for the hotels and residents of Strathalbyn.
- (e)     The former Brewery is associated with notable local resident, James Bryan, the first brewer in Strathalbyn.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original elements of the Brewery including the buildings fronting South Terrace and sections to the rear should be retained. The removal of paint to the original stone and rendered structures could be considered. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973



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**NAME:** *Residences***PLACE NO.:**

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**Address:** *13-15 South Terrace, Strathalbyn***C.T:** *5113/129*

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**HISTORY AND DESCRIPTION:** An early row of attached cottages which retain some original detail including multi-paned casement windows and simple panelled doors. The cottages have been rendered, but retain their low scale and basic detailing. They were associated with the gas works across South Terrace and constructed as workers accommodation (gas workers dwellings).

These cottages are located on Lot 36 of the original subdivision of Strathalbyn. They were owned by the Provincial Gas Company of SA and transferred to the SA Gas Company in 1878. The property was sold to J R Jackson, a railway porter, in 1918, and has since passed through a number of private owners.

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**STATEMENT OF HERITAGE VALUE:** This row of cottages is associated with the significant gas works across South Terrace and is representative of the development of industrial services and utilities within the town during the late 1860s. These cottages are located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This row of worker's cottages displays historic, social and economic themes of importance to Strathalbyn as they are associated with the development of the gas works and the provision of accommodation for the workers.
- (d) This row of worker's cottages displays design characteristics significance to Strathalbyn as they are a row of attached cottages with low scale and simple detailing dating from the late 1860s.

**NAME:**        *Residences, 13-15 South Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original row cottages should be retained. The verandah, which is later, does not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:**      *Residence***PLACE NO.:**

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**Address:**    *21 South Terrace, Strathalbyn***C.T:**    *5460/597*

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**HISTORY AND DESCRIPTION:** An elegant turn of the century residence with face nodular limestone walls brought to course with pointing and lining, and face brick quoins, window dressings, gable trim and door surrounds. There are also brick lined niches to the front window. Paintwork has been cleaned off this brick quoining. This house sits opposite the Railway Station. There has been a later extension to the east end of the house in yellow brick.

This house is constructed on part Lot 24, which was purchased from E J Tucker (who owned several lots) by Johannes Heinrich Schubert, a monumental mason, in 1908. Rate Assessments show first Schubert and then A J Pool as the owner of a house and workshop on this allotment in 1908. By 1910, Pool owned the house with a garden and adjacent allotment.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed within the Strathalbyn township in the early twentieth century and is an important part of the historic fabric of the town. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historic and economic themes of importance to Strathalbyn as it is representative of the residential development of the town in the early twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is an example of a typical turn of the century dwelling utilising local stone and brick in its construction, and retaining a large amount of original detailing including timber gable end elements.

**NAME:**        *Residence, 21 South Terrace (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the original house should be retained. The cream brick addition to the east does not form part of this listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *24 South Terrace, Strathalbyn***C.T:** *5365/954*

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**HISTORY AND DESCRIPTION:** A simple gable ended cottage with basic pitched verandah constructed of stone and brick which has been painted, and in places, rendered. It has been re-roofed and the finial from the gable end cut down, but the pendant section of the finial remains.

The cottages at 24, 26 and 28 South Terrace are associated with the railway yards to the rear and are part of R Hooper's 1865 subdivision. Rate Assessments of 1908 indicate that the cottages on part Section 2604 were owned by the Railway Commissioners and formed part of the Railway Yards complex. They passed into private ownership in 1980. The cottages are associated with the development of the railways and railway workers accommodation within the railway complex.

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**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.



**NAME:**        *Residence, 24 South Terrace (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *26 South Terrace, Strathalbyn***C.T:** *5614/741*

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**HISTORY AND DESCRIPTION:** A circa 1920 cottage constructed in face brick with projecting gable ends and gable detailing to the small verandah to the front elevation. The cottage retains face stone and brickwork including diagonal brickwork above openings. The front section of the house would appear to be possibly a later extension as the rear windows are more traditional in form.

The cottages at 24, 26 and 28 South Terrace are associated with the railway yards to the rear and are part of R Hooper's 1865 subdivision. Rate Assessments of 1908 indicate that the cottages on part Section 2604 were owned by the Railway Commissioners and formed part of the Railway Yards complex. They passed into private ownership in 1980. The cottages are associated with the development of the railways and railway workers accommodation within the railway complex.

**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.

**NAME:**        *Residence, 26 South Terrace (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *28 South Terrace, Strathalbyn***C.T:** *5730/569*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted cottage with a ridged hipped roof, brick chimneys and a later bull-nose verandah and other detailing.

The cottages at 24, 26 and 28 South Terrace are associated with the railway yards to the rear and are part of R Hooper's 1865 subdivision. Rate Assessments of 1908 indicate that the cottages on part Section 2604 were owned by the Railway Commissioners and formed part of the Railway Yards complex. They passed into private ownership in 1980. The cottages are associated with the development of the railways and railway workers accommodation within the railway complex.

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**STATEMENT OF HERITAGE VALUE:** This house is one of three railway residences constructed by the South Australian Railways in the early years of the twentieth century with the expansion of railway services to areas such as Strathalbyn.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the increase in railway services and the need for accommodation for railway workers during the early years of the twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is indicative of the quality of residential accommodation provided for railway workers at the important railway station of Strathalbyn in the early twentieth century. The houses utilise face stone and brickwork typical of residential construction in Strathalbyn at the time.

**NAME:**        *Residence, 28 South Terrace (cont)*

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments



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**NAME:** Residence (former School)**PLACE NO.:**

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**Address:** 31 South Terrace, Strathalbyn**C.T:** 5595/796

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**HISTORY AND DESCRIPTION:** A small, early masonry cottage which has been re-roofed with a verandah included under the roof extension. It sits on the corner of South Terrace and West Terrace.

In 1871, Edward Warland conducted a school on this site in a brick room, separate from the house. This schoolroom apparently could accommodate 30 to 40 children. The school probably closed soon after the 1875 Education Act provided public schools.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this house it remains an example of an early residence in the re-subdivision of this section of Strathalbyn. It also was the site of an early private school prior to the passing of the *Education Act* in 1875. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic and social themes of importance to Strathalbyn as it is representative of the provision of modest accommodation for early settlers within the township.
- (e) This house is associated with notable local resident and early teacher, Edward Warland, who ran a school in the building from 1871.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling on the site should be retained. The altered roof form does not form part of the listing. Appropriate additions to the rear could be approved.

**NAME:**        *Residence (former School), 31 South Terrace (cont)*

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 Stones Lane, Strathalbyn***C.T:** *?*

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**HISTORY AND DESCRIPTION:** A large Federation villa of expansive design, constructed in stone with brick quoining and detailing. The front verandah form is concave but extends from the roof line and there is a central roof gablet of interesting form. The verandah extends around the residence and there are wings to all elevations. The chimneys are tall with rendered surfaces, brick detailing and chimney pots. The gable ends are elaborated with incised barge boards, gable strapping and bracketing. It is an extremely well detailed house of the Queen Anne/Arts and Crafts style.

This house was built in 1911 for James S Richardson and his wife Marjorie, who was granddaughter of David Bell the storekeeper, and daughter of James Bell. James Bell was Mayor of Strathalbyn for two terms - 1905-1906 and 1912-1917. J S Richardson was Mayor in 1933-37. The 1911 Strathalbyn Rate Assessments show Mrs J S Richardson as the occupier and J S Richardson as the owner of a new house, stables and allotment valued at £55.

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**STATEMENT OF HERITAGE VALUE:** This house is an excellent example of domestic architecture constructed in Strathalbyn during the Federation period and is indicative of the prosperity of district at that time and many of the residents within the township. It is also associated with notable local residents of Strathalbyn, the Bell and Richardson families. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it reflects the development of the town and the wealth of the professional members of Strathalbyn's society during the early years of the twentieth century.

**NAME:**        *Residence, 1 Stones Lane (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d)    This house displays aesthetic merit and design characteristics of significance to Strathalbyn as it is one of an important set of large residences designed in the Queen Anne/Federation style during the first twenty years of the twentieth century. This house is an exceptional example of this style.
- (e)    This residence is associated with notable local families, the Bell family with commercial interests in the town, and the Richardson family.

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**EXTENT OF LISTING:** The overall external form, materials and detailing of the 1911 dwelling should be retained including all timber elements to gable ends, roofs and verandah, and masonry elements to chimneys including chimney pots. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Strathalbyn Rate Assessments
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 Sunter Street, Strathalbyn***C.T:** *5308/138*

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**HISTORY AND DESCRIPTION:** A circa 1910 house which has had extensions added on the north side in the 1920s. The verandah has been enclosed and elements added to the rear. The house retains its tall chimneys with chimney pots and rendered walls. It is on the corner of Sunter Street and North Parade.

This house sits on part of Lot 49 of the first subdivision of the Strathalbyn township. It was owned by Stephen Tonkin, a carpenter in 1882, and changed hands frequently until purchased by Louisa Gooch in 1922.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this house it remains an example of an early twentieth century residence in the township of Strathalbyn. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, social and economic themes of importance to Strathalbyn as it is representative of the development of vacant allotments in this central section of the township during the early twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as despite the alterations which have occurred, the core of the house is representative of an early twentieth century dwelling within the core of the town.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The reinstatement of the original form of the house with more appropriate additions to the rear could be considered.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records



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**NAME:** *Residence & Stone Wall***PLACE NO.:**

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**Address:** *3 Sunter Street, Strathalbyn***C.T:** *5489/363*

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**HISTORY AND DESCRIPTION:** A symmetrically fronted stone cottage circa 1890, retaining its bull-nose verandah which has had timber trim and brackets added. The house has a hipped roof with tall moulded chimneys, simple rendered window and door dressings and quoining, and extensions to the rear. The allotment stretches through to Stones lane where there are early elements of stone walling still remaining to mark the boundary of the property.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of small residences dating from the period of the late nineteenth century and indicative of the township of Strathalbyn at that time. This house and rear boundary wall are located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical and economic themes of importance to Strathalbyn as it is representative of the type of modest residential accommodation constructed within the township during the late nineteenth century.
- (d) This house displays design characteristics of significance to Strathalbyn as it is an excellent example of typical residences of the late nineteenth century utilising local materials including face stone and rendered detail.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The stone wall to the rear of the property should also be included in the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *5 Sunter Street, Strathalbyn***C.T:** *5196/373*

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**HISTORY AND DESCRIPTION:** A distinctive circa 1920s residence of face stone with brick quoining and detailing. It retains its verandah bracketing and gable ended detail.

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**STATEMENT OF HERITAGE VALUE:** This residence is an excellent example of the domestic architecture of the 1920s constructed on an allotment within the original subdivision of the township of Strathalbyn. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic and economic themes of importance to Strathalbyn as it is representative of the residential development of the town in the 1920s with residential development infilling on a vacant allotments within the original township.
- (d) This residence displays design characteristics and construction techniques of significance to Strathalbyn as it is a good example of 1920s residential architecture.

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**EXTENT OF LISTING:** The external form, materials and detailing of the residence including face stone, brickwork and roof and verandah details. Appropriate additions to the rear could be approved.

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**REFERENCES:**



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**NAME:** *Former Residence***PLACE NO.:**

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**Address:** *6 Sunter Street, Strathalbyn***C.T:** *5131/749*

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**HISTORY AND DESCRIPTION:** This is a small symmetrically fronted cottage which retains multi-paned sash windows and timber door joinery, constructed in random bluestone now lined. The house retains its brick chimneys and has been re-roofed and had a concave verandah reconstructed. A later picket fence has been installed to the Sunter Street frontage.

This cottage sits on lot 2 of Edward Sunter's 1865 subdivision of 52, 53 and part 54 of the original town plan. Charles R Darton purchased lots 2 and 3 in 1867.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1870s and is representative of smaller dwellings constructed within the township at that time. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers, often agricultural workers or tradesmen within the township from the mid 1860s onwards.
- (d) This small house displays design characteristics of significance to Strathalbyn as it is representative of the early small cottages constructed during the 1860s and 70s within the township, and utilising local face stonework with brick detailing.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *13 Sunter Street, Strathalbyn***C.T:** *5837/383*

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**HISTORY AND DESCRIPTION:** A small early cottage with return wing elements, constructed in face stone and with rendered sections. The earliest section has a pitched roof with an extended verandah, a section of which has been built in. The windows have been altered to the eastern end of the 'L' shaped wing. It is accessed from a long drive from Sunter Street and the front of the house faces the Angas River.

David Stoddart, a carpenter purchased part lots 51, 52 and 53 (on the river side of Sunter Street) in the Strathalbyn township from John Rankine in 1855. Stoddart constructed his house, 'Laurel Hill', above the banks of the Angas River. David Bell's store was to the south of this house. Later subdivision has separated this cottage from Sunter Street.

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**STATEMENT OF HERITAGE VALUE:** This riverside cottage is an important example of early residential development within the Strathalbyn township during the 1850s and 60s. It retains its riverside location and was one of the earliest residences built in this section of the town. This house is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes relevant to the development of Strathalbyn with the settlement of the allotments within the early town subdivision during the 1850s and 60s.
- (d) This small house displays design characteristics of significance to Strathalbyn as it is representative of the low scale and simple detailing of early residences constructed during the 1850s and 60s using local stone and brick.

**NAME:**        *Residence, 13 Sunter Street (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)**        This house is associated with notable local resident, David Stoddart, a carpenter and builder.
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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including brick chimneys, masonry walls and original verandah structures. Later extensions do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



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**NAME:** CWA Hall**PLACE NO.:**

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**Address:** 15 Sunter Street, Strathalbyn**C.T:** 5302/159

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**HISTORY AND DESCRIPTION:** The Country Women Association Strathalbyn branch was formed in 1947, and in 1949 combined with the Mothers and Babies Health Association to build a rest centre in Sunter Street. This building was used by both organisations for some time but it is now used only by the Country Women's Association.

It is a simple yellow brick building with timber clad gables, metal framed windows and concrete tiled roof. The plan of the building is T shaped with a central projecting gable ended bay.

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**STATEMENT OF HERITAGE VALUE:** This purpose built structure is an important representation of the extension of community services for women and children within Strathalbyn in the post Second World War period. This building is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This building displays historic and social themes relevant to the development of Strathalbyn as it is representative of the extension of community services for women and children during the post Second World War period.
- (c) This building has played an important part in the lives of local residents, particularly those women who used the facilities of the Mothers & Babies Health Association, and also were members of the CWA from the time of the formation of the Strathalbyn Branch.

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**EXTENT OF LISTING:** The overall form, materials and detailing of the original 1949 building should be retained. If extensions are required to the rear, these should be undertaken in an appropriate design sympathetic to the original form of the building.

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**REFERENCES:**

- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973

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**NAME:** *Attached Residences***PLACE NO.:**

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**Address:** *1-3 Swale Street, Strathalbyn***C.T:** *5555/143*

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**HISTORY AND DESCRIPTION:** A pair of attached stone cottages which have been rendered, but retain low scale mass and detailing. The verandah has been reconstructed and the roof re-covered and a later profile metal fence installed.

Lots 6 and 7 in GRO Plan 130/1865, (in which Edward Sunter subdivided original lots 52, 53 and part 54) were purchased by William Bray a shoemaker in that same year. These cottages were probably constructed at that time by Bray. The early form of these cottages, without verandah, is visible in the 1884 view from St Andrews tower, and the original roof of shingles or slates can be clearly seen.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this pair of cottages, they remain an excellent example of early residences in the re-subdivision of this section of Strathalbyn during the 1860s. These cottages are located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This pair of cottages displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers, often tradesmen and labourers from the mid 1860s onwards.
- (d) This pair of cottages displays design characteristics and construction techniques of significance to Strathalbyn despite the alterations that have occurred to the building. They are representative of the form of modest early housing constructed in the town centre during the 1860s.

**NAME:** *Attached Residences, 1-3 Swale Street (cont)*

**EXTENT OF LISTING:** The external form and any materials and detailing which remain of the original cottages should be retained. The later verandah does not form part of the listing. Conservation work which would remove later paint or rendering to the original masonry walls could be considered. Appropriate additions to the rear could be approved.

**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980



PH102, View from St Andrew's tower looking north, 1884

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



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**NAME:** Attached Shops & Residence**PLACE NO.:**

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**Address:** 5-7 Swale Street, Strathalbyn**C.T:** 5372/400

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**HISTORY AND DESCRIPTION:** This is an early attached shop and residence which retains a large amount of original detailing including a multi-pane shopfront window with corrugated iron stallboard and divided pane sash windows to the residence. Detachable wooden shutters were also used. Part of the original shopfront has been converted to solid wall for the adjacent residence, but the 'corner' of the shop remains intact. (refer PH97).

Alfred Catt bought this allotment from Edward Sunter in 1865 after Sunter had subdivided his lots 52, 53 and part 54 in that year (GRO Plan 130/1865). Ann Bray, widow of William Bray probably purchased the land from Catt in 1866. She then subdivided the lot and sold the section on the corner of Sunter Street to Hugh Morton a boot and shoemaker. James Kennedy, a carpenter, bought the other part of the allotment and his shop is this building which still stands at 5-7 Swale Street. Kennedy's carpenter shop continued with the involvement of his nephew Alexander Caldwell in the early 1880s. Caldwell ran the business with his sons and it continued into the mid- twentieth century.

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**STATEMENT OF HERITAGE VALUE:** This former carpenter's shop is indicative of the development of commercial enterprises providing basic services within the town centre during the 1860s which was an important period of consolidation for Strathalbyn. This building is located within the proposed Strathalbyn State Heritage Area.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This former carpenter's shop displays historical and economic themes of importance to Strathalbyn as it is representative of the development and provision of basic essential services, such as building and carpentry, within Strathalbyn during its period of consolidation during the 1860s.



**NAME:** *Attached Shops & Residence, 5-7 Swale Street (cont)*

**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d) This former shop displays design characteristics indicative of the scale and form of commercial enterprises within the town centre during the 1860s, and retains a large amount of original material from that time including multi-paned timber framed shop windows and corrugated iron stallboard.
- (e) This former carpenter's shop is associated with two significant carpenters and builders within Strathalbyn, James Kennedy and Alexander Caldwell.

**EXTENT OF LISTING:** The original overall form, materials and detailing of the former carpenter's shop including multi-paned windows and corrugated stallboard should be retained. The later masonry walls to the attached residence should also be included in the listing, including the simple parapet above the verandah.

**REFERENCES:**

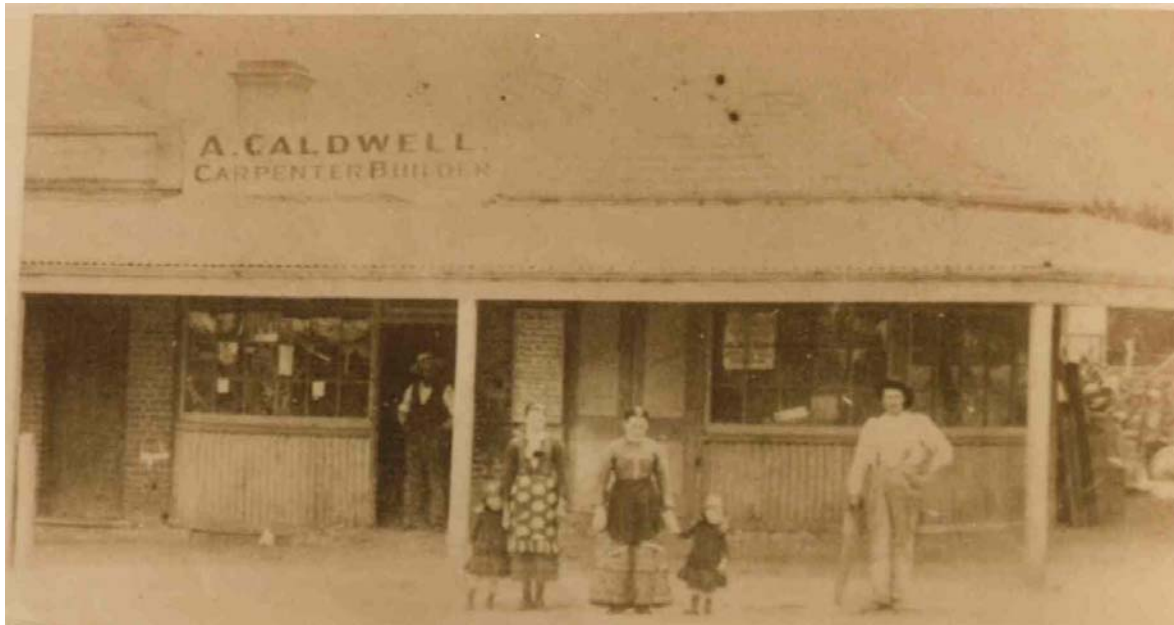
- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records



PH102, View from St Andrew's tower looking north, 1884  
(Source: Strathalbyn Branch of the National Trust)

**NAME:**      *Attached Shops & Residence, 5-7 Swale Street (cont)*

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PH97, Caldwell's Carpenters Shop, c1885  
(Source: Strathalbyn Branch of the National Trust)

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**NAME:** *Former Manchester and Glasgow House***PLACE NO.:**

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**Address:** *9-11 Swale Street, Strathalbyn***C.T:** *5340/522*

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**HISTORY AND DESCRIPTION:** A two storey stone building which has been upgraded, probably in the 1920s, and the original shopfronts altered. (There are many early photographs which record the original appearance of the building.) The verandah has been extended along the Sunter Street frontage, and the residence to the rear of the shop has been connected by a triangular shopfront section. The chimneys have been removed. Despite these and other alterations the shop is still a major built element on the corner of this important junction.

This building is located on part lot 54 of the original 1840 town plan. Donald Gollan sold part lot 54 to Edward Sunter in 1852, and Sunter Street was cut through the allotments in 1863. Sunter then resubdivided his allotment in 1865, and Manchester and Glasgow House was constructed at this time. In an advertisement in the *Southern Argus* in June 1868 for Manchester and Glasgow House, Sunter offered clothing, blankets, flannels and longcloths for sale. David Bell bought the store in 1869 and it was an important part of his chain of shops which included premises in Mount Barker, Victor Harbour and Murray Bridge as well as Strathalbyn. Both Sunter and Bell served terms as mayor of the town and were involved in a range of civic activities in Strathalbyn.

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**STATEMENT OF HERITAGE VALUE:** Manchester and Glasgow House was one of the major retail buildings within Strathalbyn from the mid 1860s and is indicative of the growth and consolidation of the town during the 1860s and 70s. It continued to be a substantial retail establishment until well into the twentieth century, despite superficial changes to the building. It is a major streetscape element in Strathalbyn as it is located at the intersection of Swale and Sunter Streets, the main roads through the township. This building is located within the proposed Strathalbyn State Heritage Area.

**NAME:** *Former Manchester and Glasgow House, 9-11 Swale Street (cont)*

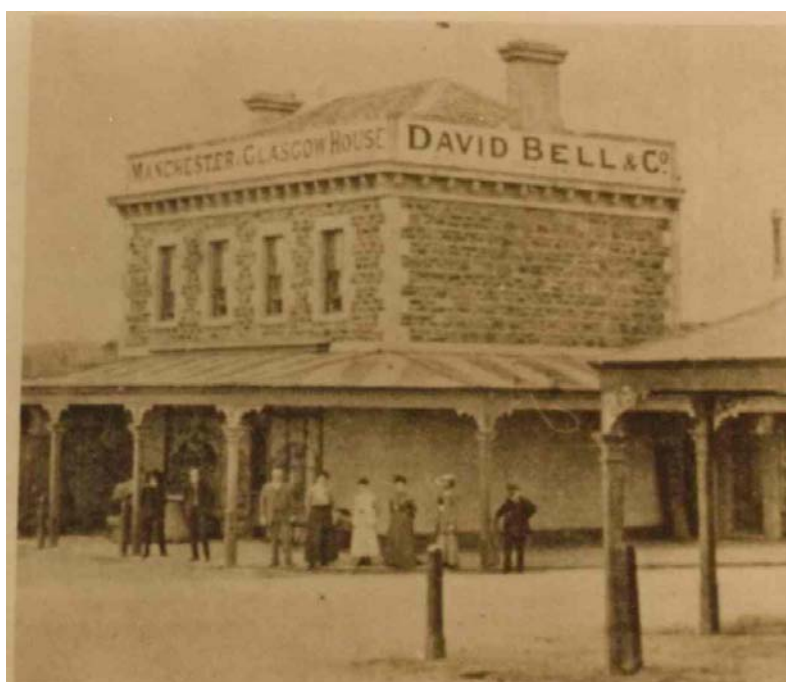
**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) The former Manchester and Glasgow House displays historical and economic themes of importance to Strathalbyn as it is indicative of the scale of retail enterprises in the town during the 1860s and onwards giving a clear physical representation of the consolidation of the town at that time.
- (c) The former Manchester and Glasgow House has played an important part in the lives of local residents as a major source of clothing, manchester and other similar products since the mid 1860s.
- (d) The former Manchester and Glasgow House displays design characteristics and construction techniques of significance to Strathalbyn as despite the changes it has undergone, it is still representative of a major building constructed in local materials during the 1860s, and retains enough of its original form and detailing to provide information in this area.
- (e) The former Manchester and Glasgow House is associated with notable local merchants, Edward Sunter and James Bell.

**EXTENT OF LISTING:** The overall two storey form of the original building and any early detailing should be retained. The splayed corner form of the verandah is also part of the original design. The later extension to the verandah and shopfronts do not form part of the listing. It is recommended in the long term that removal of paint to the upper masonry walls to re-expose the original stonework could be considered.

**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records
- Stowe, H *They Built Strathalbyn*, Investigator Press, 1973



PH98, Glasgow House, Swale Street, 1906

(Source: Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980)



**NAME:** *Former Manchester and Glasgow House, 9-11 Swale Street (cont)*



PH99, Glasgow House, Swale Street, n.d.  
(Source: Strathalbyn Branch of the National Trust)



PH102, View from St Andrew's tower looking north, 1884  
(Source: Strathalbyn Branch of the National Trust)



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *2-4 Taylors Lane, Strathalbyn***C.T:** *5562/959*

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**HISTORY AND DESCRIPTION:** A very simple gable-ended random stone cottage which would appear to date from c1860. The cottage has face stone and brick walls, corrugated iron roof and a simple concave verandah with basic bracketing. The east wall of the rear skillion section appears to be bowing outwards.

This house was constructed on Lot 11 of the 1856 subdivision of Section 2619 as Strathalbyn North by Edward Stirling. John Knight held the title of this allotment in 1857. It was transferred to Charles K. Knight in 1879, and then in 1884 to James Taylor, a farmer from Red Creek. It passed to Benjamin Taylor, of Red Creek near Woodchester, after James's death in 1902. It is presumed that the name of the street dates from this time. The Kennedy sisters, Anne, Agnes, Jane and Elizabeth purchased the lot in 1902. In 1918 they sold it to Ellen Schammell, a married woman, who died in 1931.

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**STATEMENT OF HERITAGE VALUE:** This cottage is a significant example of small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This residence displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 2-4 Taylors Lane (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)     This residence, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

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**EXTENT OF LISTING:** The external form, materials and detailing of the circa 1860 cottage. Conservation works should be undertaken to the stonework of the walls when possible and careful extensions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *3 Taylors Lane, Strathalbyn***C.T:** *5451/74*

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**HISTORY AND DESCRIPTION:** An early random limestone cottage which retains tuck-pointing and a verandah which faces towards the eastern side garden rather than Taylors Lane. The house retains early joinery including multi-paned sash windows and early door joinery, and would appear to date from the early 1870s with possibly a later bullnosed verandah.

This cottage sits on Part Lot 10 of the 1856 subdivision of section 2619 as Strathalbyn North by Edward Stirling. Lots 6, 7, 8, 9, and 10 were purchased by George Gee, a carter, in 1868. The property was acquired by Hannah Close, as mortgagee, in 1876 and she owned it until her death in 1896 although it was leased to others for some years. Her executors sold it to James Clatworthy in October 1896 and he sold it again in April 1897 to John Taylor, a farmer. The lots were then sold off separately over time.

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**STATEMENT OF HERITAGE VALUE:** This cottage is a significant example of small residences constructed on the North Strathalbyn Estate after its subdivision in 1856. This house is located within the proposed Strathalbyn North Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of importance to Strathalbyn as it is representative of the extension of residential development outside the original township of Strathalbyn in the late 1850s and 1860s.
- (d) This residence displays design characteristics and construction techniques of significance to the local area as it is indicative of the scale, materials and detailing of early small cottages constructed of local materials including stone, brick and timber elements.

**NAME:**        *Residence, 3 Taylors Lane (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (e)     This residence, located on the Strathalbyn North Subdivision, is associated with notable local original resident, Edward Stirling and his 1856 subdivision.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling and the later verandah should be retained, including slate tiles to the roof where possible and early window and door joinery, face stone walls with tuck pointing, face brick chimneys and window and door dressings. Appropriate additions to the west or north of the house could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records



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**NAME:** *Attached Residences***PLACE NO.:**

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**Address:** *1-1A Wallbank Street, Strathalbyn***C.T:** *5131/218*

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**HISTORY AND DESCRIPTION:** A row of attached cottages (originally three, now converted to two residences). The random stone has been painted, and a new roof installed, and additions made to the rear. These cottages retain their early scale and simple detailing included divided pane sash windows and simple timber doors. They are a good example of early worker's cottages in Strathalbyn.

These cottages were constructed on part lot 88 of the original 1840 town plan. They were built by Joseph Wallbank in the early 1860s, and their simple form and detailing is visible in the 1884 photograph which includes the school and Wesleyan church in Commercial Street.

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**STATEMENT OF HERITAGE VALUE:** Despite the changes that have occurred to this pair of cottages, they remain an excellent example of early residences in the first period of settlement in Strathalbyn during the 1850s and 60s. These cottages are located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This pair of cottages displays historic, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers, often tradesmen and labourers from the mid 1860s onwards.
- (d) This pair of cottages displays design characteristics and construction techniques of significance to Strathalbyn despite the alterations that have occurred to the building. They are representative of the form of modest early housing constructed in the town centre during the 1860s.



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**NAME:** *Attached Residences, 1-1A Wallbank Street (cont)*

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**EXTENT OF LISTING:** The external form, materials and early detailing which remains from the original cottages should be retained including the evidence of their original entrance doors. The later verandah does not form part of the listing.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records



PH107, View to school from St Andrew's Church Tower, c1884  
(Source: Strathalbyn Branch of the National Trust)

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *1 West Terrace, Strathalbyn***C.T:** *5770/942*

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**HISTORY AND DESCRIPTION:** A simple, elegant house constructed in 1915 of large blocks of face limestone with painted brick quoining, window dressing and detailing. A bull-nose verandah extends around three sides of the house, the northern section which has been infilled. The openings to the front elevation include pairs of French doors with panelled bases and screen doors. The roof has a high ridge with gablet inset.

An excellent specimen of a mature Norfolk Island Pine stands in the front yard of this residence and should be classified as a significant tree.

This portion of Section 2611 was originally subdivided by Richard Carruthers in 1909. Edward William Brown, a butter manufacturer, purchased this portion of Lot 3 from Bertie Read, a law clerk, in 1914. Brown owned the property for 6 years. The 1915 Strathalbyn Rate Assessments show E.W.Brown with an allotment and unfinished house valued at £10 annual value. It changed hands several times before being purchased by Frederick Newman in 1926. He held the property until 1945.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century as the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical, economic and social related to the expansion of residential subdivision in Strathalbyn during the early twentieth century, on Sections previously used as agricultural land.

**NAME:**        *Residence, 1 West Terrace (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

- (d)    This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with brick dressings, bull-nose verandahs and roof forms incorporating ventilating gable sections.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including turned timber verandah posts and bracketing, corrugated iron bull-nose verandah roof, face stone and brick walls, and timber French doors, doors and window joinery. The infilled section of the verandah does not form part of the listing. Appropriate additions to the rear could be approved.

The Norfolk Island Pine should be separately considered for listing under Significant Tree legislation.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records (CT 1017/89: 3659/116)
- Strathalbyn Rate Assessments 1908-1920



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *5 West Terrace, Strathalbyn***C.T:** *5358/567*

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**HISTORY AND DESCRIPTION:** A face limestone and red brick residence circa 1915 with extensive verandahs along three elevations. The house retains timber sash windows and panelled door. The roof is highlighted with gables. The house sits in a garden with mature trees and retains a circa 1920 post and rail fence.

In 1910, John Taylor purchased Lot 3 of Richard Carruthers' 1909 subdivision (DP 1764). Bertie Read, a law clerk, bought Lot 3 from John Taylor in 1911. Read sold off the portion of lot 3 adjoining Bulls Creek Road to Edward Brown in 1914. The 1915 Strathalbyn Rate Assessments show Read as owning a house and allotment with an annual value of £25. Read held the remainder of lot 3 until his death in 1962.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century as the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This house displays historical, economic and social related to the expansion of residential subdivision in Strathalbyn during the early twentieth century, on Sections previously used as agricultural land.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with brick dressings, bull-nose verandahs and roof forms incorporating ventilating gable sections.

**NAME:**        *Residence, 5 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including turned timber verandah posts and bracketing, corrugated iron bull-nose verandah roof, face stone and brick walls, and timber doors and window joinery. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Gemmell, N. *Old Strathalbyn and its People*, Strathalbyn National Trust, Strathalbyn, 1980
- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments 1908-1920



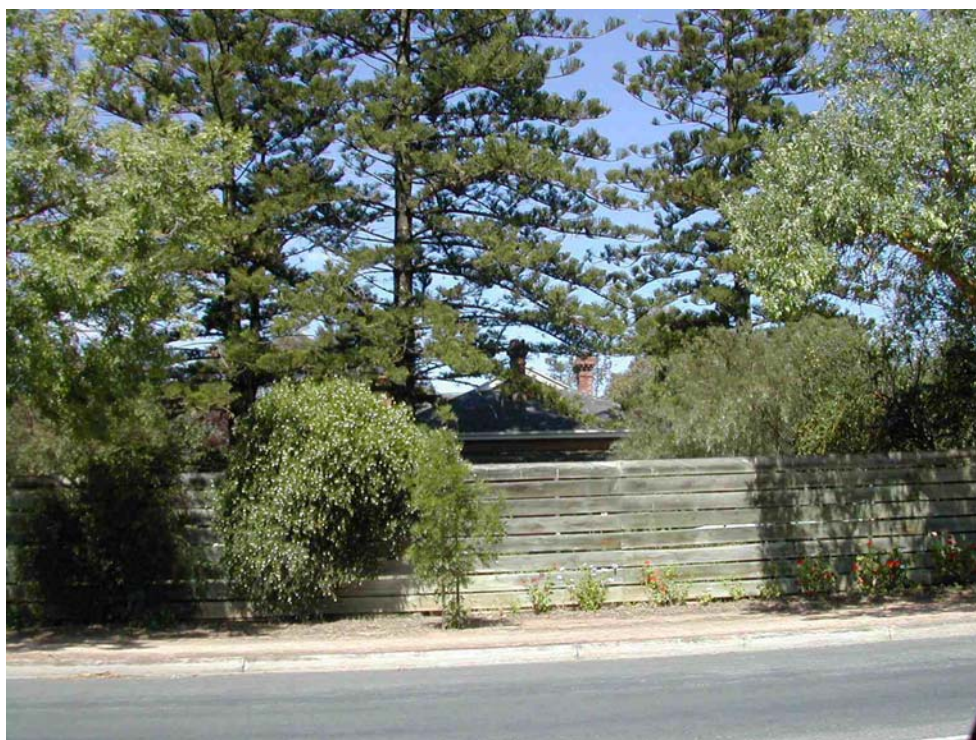
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**NAME:** *Residence***PLACE NO.:**

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**Address:** *9 West Terrace, Strathalbyn***C.T:** *5260/730*

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**HISTORY AND DESCRIPTION:** A circa 1900 face red brick villa with complicated roof form, decorated brick chimneys and bull-nose verandah around three sides of the residence. The garden of this residence contains three mature Norfolk Island Pines.

This portion of Section 2611 was originally subdivided by Richard Carruthers in 1909 (DP 1764). The house is built on land purchased by John Brockelbank Jackson in 1911.

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**STATEMENT OF HERITAGE VALUE:** This residence is one of a row of significant residences constructed circa 1910 to 1915 on land subdivided by Richard Carruthers. It is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century as the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes related to the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This residence displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which used consistent detailing including face brick walls, bull-nose verandahs and more complicated roof forms than earlier houses.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling including face brick walls and chimneys. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments 1908-1920

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *11 West Terrace, Strathalbyn***C.T:** *5398/825*

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**HISTORY AND DESCRIPTION:** A simple c1910 residence of distinctive design in face brick with verandah incorporated into the pitch of the high roof. The tapered rendered chimneys are a notable element in the roof and the openings to the front elevation include French doors.

This portion of Section 2611 was originally subdivided by Richard Carruthers in 1909 (DP 1764). The house is built on land purchased by John Brockelbank Jackson in 1911.

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**STATEMENT OF HERITAGE VALUE:** This house is of a distinctive design, and one of a row of notable residences along West Terrace constructed on land subdivided early in the twentieth century.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes related to the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This residence displays design characteristics of significance to Strathalbyn as it has a distinctive design and is one of a number of houses constructed in the 1900 to 1920 period which used materials and detailing including face brick walls and more complicated roof forms than earlier houses.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 858/109)



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *13 West Terrace, Strathalbyn***C.T:** *5692/18*

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**HISTORY AND DESCRIPTION:** A symmetrically fronted residence with paired front windows and timber entrance door with side panels and lights. The bull-nose verandah extends around three sides of the building, but either ends have been enclosed with corrugated iron panelling. It has a ridged hipped roof and paired chimneys. The verandah retains capital mouldings and simple cast iron bracketing. The paired windows sit within face red brick window dressings and there is face red brick door surrounds and quoining.

This house is built on land purchased by John Brockelbank Jackson from the Carruthers' subdivision in 1911.

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**STATEMENT OF HERITAGE VALUE:** Although not built until after the subdivision of this Section, after 1910, this house displays some earlier design detailing which would classify it as a transitional style. It is one of a number of important houses along West Terrace.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes related to the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This residence displays design characteristics of significance to Strathalbyn as it is representative of the style of houses designed in a transitional style incorporating detailing from late nineteenth century residences, as well as turn of the century elements using face stone walls with brick dressings, bull-nose verandahs and retaining simple roof forms and symmetrical front elevations.

**NAME:**        *Residence, 13 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The enclosed sections to the return verandah do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *15 West Terrace, Strathalbyn***C.T:** *5827/79*

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**HISTORY AND DESCRIPTION:** A substantial circa 1900-1910 residence with surrounding bull-nose verandah. It retains face random stonework with painted quoins, window and door dressings. The roof has a ventilating gablet insert.

This house is built on lot 2 of the 1909 Carruthers' subdivision purchased by Edward Fischer in 1909. The 1915 Strathalbyn Rate Assessments show E.H Fischer occupying a house and allotment valued at £40 per annum. Mrs Caroline Fischer is shown as the owner.

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**STATEMENT OF HERITAGE VALUE:** Although not built until after the subdivision of this Section, after 1910, this house displays some earlier design detailing which would classify it as a transitional style. It is one of a number of important houses along West Terrace.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes related to the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This residence displays design characteristics of significance to Strathalbyn as it is representative of the style of houses designed in a transitional style incorporating detailing from late nineteenth century residences, as well as turn of the century elements using face stone walls with brick dressings, bull-nose verandahs and retaining simple roof forms and symmetrical front elevations.



**NAME:**        *Residence, 15 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The enclosed sections to the return verandah do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 825/5)

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *17 West Terrace, Strathalbyn***C.T:** *5493/341*

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**HISTORY AND DESCRIPTION:** An asymmetrically fronted face stone and brick circa 1900 villa with elegant gable end detailing and cast iron bracketing and frieze to the bull-nose verandah roof. The building has been re-roofed, but retains original elements, including doors with leadlights and fanlights.

This house is built on Lot 2 of the 1909 Carruthers' subdivision. Edward Fischer purchased the land in 1909. A large, mature pepper tree in the garden may predate the building

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**STATEMENT OF HERITAGE VALUE:** Although not built until after the subdivision of this Section, after 1910, this house displays some earlier design detailing which would classify it as a transitional style. It is one of a number of important houses along West Terrace.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes related to the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This residence displays design characteristics of significance to Strathalbyn as it is representative of the style of houses designed in a transitional style incorporating detailing from late nineteenth century residences, as well as turn of the century elements using face stone walls with brick dressings, bull-nose verandahs and retaining simple roof forms and projecting gable ended front elevations.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. The enclosed sections to the return verandah do not form part of the listing. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 825/5)

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *18 West Terrace, Strathalbyn***C.T:** *5665/96*

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**HISTORY AND DESCRIPTION:** An elegant Queen Anne villa with face stone and painted brick detailing. It retains a bull-nose return verandah. The house has projecting wings at either end and interesting gable end detailing.

National Trust building records state that this substantial residence was constructed in 1912 for the manager of the Rural Agency. It was also used later as the Church of Christ manse.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of domestic architecture of Strathalbyn during the early twentieth century and is indicative of the prosperity of the district at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes of importance to Strathalbyn as it reflects the development of the town and the wealth of professional members of Strathalbyn's society during the early years of the twentieth century.
- (d) This house displays design characteristics of significance to Strathalbyn as it is an example of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with rendered dressings, bull-nose verandahs and more complicated roof forms than earlier houses.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- National Trust of South Australia, Strathalbyn Branch, Building Files



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *19 West Terrace, Strathalbyn***C.T:** *5367/443*

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**HISTORY AND DESCRIPTION:** An elegant extensive inter-war bungalow style residence c1925-30, sitting between earlier residential development. The front elevation of this house has a complicated rough cast gable end form, with projecting windows and central verandah with pillar supports. It is constructed generally in face stone brought to course with lining, and the dressings are painted. Additions (to the south) were made in 1965-6.

Frederick Edward Fischer bought Lot 1 of the Carruthers' subdivision from the executors of Carruthers' estate in 1910. The Rate Assessments for 1910 show this allotment as vacant land owned by F E Fischer.

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**STATEMENT OF HERITAGE VALUE:** This residence is representative of the second wave of residential infill on the subdivision to the west of the original town subdivision of Strathalbyn. It is an excellent example of an Inter War bungalow style residence.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes of importance to Strathalbyn as it reflects the continued development of the town and the wealth of professional members of Strathalbyn's society during the Inter War period in the twentieth century.
- (d) This residence displays design characteristics and design characteristics of significance to Strathalbyn as it is one of a set of large residences designed in the Inter War bungalow style during the 1930s and 40s in the town.

**NAME:**        *Residence, 19 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments 1908-1920



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *21 West Terrace (cnr Ashbourne Road), Strathalbyn* **C.T:** *5314/548*

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**HISTORY AND DESCRIPTION:** An asymmetrically fronted face stone and brick circa 1900 villa with elegant gable end detailing and cast iron bracketing and frieze to the bull-nose verandah roof. This house is surrounded by high cypress hedges.

Frederick Edward Fischer bought Lot 1 of the subdivision from the executors of Richard Carruthers' estate in 1910. The 1915 Strathalbyn Rate Assessments show L W Fischer as the occupant of a house and allotment valued at £27 per annum with a vacant allotment valued at £8, also owned by Fischer.

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**STATEMENT OF HERITAGE VALUE:** This house is an important example of domestic architecture of Strathalbyn during the early twentieth century and is indicative of the prosperity of the district at that time.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes of importance to Strathalbyn as it reflects the development of the town and the wealth of professional members of Strathalbyn's society during the early years of the twentieth century.
- (d) This house displays design characteristics of significance to Strathalbyn as it is an example of houses constructed in the 1900 to 1920 period which used consistent detailing including face stone walls with rendered dressings, bull-nose verandahs and more complicated roof forms than earlier houses.

**NAME:**        *Residence, 21 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT846/177)
- National Trust of South Australia, Strathalbyn Branch, Building Files
- Strathalbyn Rate Assessments 1908-1920

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *23 West Terrace, Strathalbyn***C.T:** *5389/591*

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**HISTORY AND DESCRIPTION:** An elegant bungalow design residence sitting between earlier development. This house retains its terracotta Marseilles tiled roof and arcaded verandah on pillars. (It is currently called 'Aventine').

This house is built on part of Lot 2a of Carruthers' subdivision of 1909 (C-1774). Lot 2 and Lot 2a were sold to Robert Watt in 1909. Martha Montgomery, a married woman, bought this land in 1928. The 1928 Rate Assessments indicate a vacant lot purchased for £130. In 1933 the title was transferred to Reginald Montgomery and after his death in 1985 to Mary Kathleen Montgomery. It is likely that the house was built about 1935.

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**STATEMENT OF HERITAGE VALUE:** This residence is representative of the second wave of residential infill on the subdivision to the west of the original town subdivision of Strathalbyn. It is an excellent example of an Inter War bungalow style residence.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic, economic and social themes of importance to Strathalbyn as it reflects the continued development of the town and the wealth of professional members of Strathalbyn's society during the Inter War period in the twentieth century.
- (d) This residence displays design characteristics and design characteristics of significance to Strathalbyn as it is one of a set of large residences designed in the bungalow style during the Inter War period in the town.

**NAME:**        *Residence, 23 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 820/17; 1092/130)
- Strathalbyn Rate Assessments 1908-1920



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**NAME:**      *Residence***PLACE NO.:**

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**Address:**    *25 West Terrace, Strathalbyn***C.T:**    *5803/29*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted circa 1910 residence with a pyramidal form roof and encircling verandah. Timber verandah posts have been replaced with yellow brick columns. The house itself is constructed of face sandstone with black lining and face red brick quoining, and window and door detailing. The house also retains two tall face red brick chimneys and louvres to the ventilating roof gable.

Robert Watt purchased Lots 2 and 2A of Richard Carruthers 1909 subdivision of Part Section 2611. In 1915 he sold the southerly part of Lot 2 to William and Emma Gardner. He sold the corner part of Lot2a to Martha Montgomery in 1928. He transferred the road frontage of the property between these two lots, the site of his house, to Elizabeth Watt in 1930 and kept the rear section of the land bounded by the creek for himself. Elizabeth Watt transferred this property to Henry Wallington Gore Thorne in 1946. His wife Elizabeth was included on the title in 1965. Henry Thorne died in 1984. At one time Elizabeth Watt's sister Jane and her husband also lived in this house. 1915 Rate Assessments show Robert Watt Snr. as the owner of a house valued at £30 per annum, occupied by Miss Elizabeth Watt, and an allotment valued at £2 p.a.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century, as the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.



**NAME:**        *Residence, 25 West Terrace (cont)*

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*) (cont):**

**(d)**    This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which use consistent detailing including face stone walls with brick dressings and encircling verandahs.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. If the verandah supports are replaced, this should be with turned timber posts. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 839/121)
- Strathalbyn Rate Assessments 1908-1920

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *27 West Terrace, Strathalbyn***C.T:** *5440/186*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted residence constructed c.1919 with a high roof with a ventilating gable in the top of the pitch and encircling verandah with timber posts and brackets. The house also retains its original post and wire fence.

Robert Watt purchased Lot 2 from Richard Carruthers in 1909. He sold this portion of the Lot to William and Emma Gardner in 1918. The property was transferred by Emma Gardner's executors to Cyril Roberts Moore in 1958. The 1921 Rate Assessments show a house and allotment valued at £45 p.a.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century, as the subdivided areas of the township expanded to the west and south.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which use consistent detailing including face stone walls with brick dressings, encircling verandahs and more complicated roof forms than earlier housing.

**NAME:**        *Residence, 27 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records (CT 839/121)
- Strathalbyn Rate Assessments 1908-1920

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *28 West Terrace, Strathalbyn***C.T:** *5797/700*

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**HISTORY AND DESCRIPTION:** An elegant Queen Anne villa with strapped gable ends, window hoods, timber fretwork detailing to the verandah, face stone and painted brick quoining, window and door dressings. It retains its typical Queen Anne detailing including an interesting panelled arrangement on the front door. The house has been re-roofed in Heritage Red Colorbond and it retains an early timber and wire rail fence and front hedge.

This house is located on part lot 103, subdivided by owner Joseph Hood, a farmer, in 1910.

**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century, as the subdivided areas of the township expanded to the west and south. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historical, economic and social themes of the expansion of residential subdivision in Strathalbyn during the early twentieth century on Sections previously used as agricultural land.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of houses constructed in the 1900 to 1920 period which use consistent detailing including face stone walls with brick dressings, encircling verandahs and more complicated roof forms than earlier housing.

**NAME:**        *Residence, 28 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records
- Strathalbyn Rate Assessments 1908-1920



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**NAME:** *Residence***PLACE NO.:**

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**Address:** *30 West Terrace, Strathalbyn***C.T:** *5239/318*

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**HISTORY AND DESCRIPTION:** A symmetrically fronted circa 1890 stone residence with a bull-nose verandah, ridged hipped roof and brick chimneys. A new fence has recently been erected to the West Terrace frontage.

This house is located on part Lot 104, subdivided by owner Joseph Hood, a farmer, in 1910. The house itself displays design characteristics typical of earlier residences but may have been constructed after subdivision.

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**STATEMENT OF HERITAGE VALUE:** This house is an example of small residences dating from the period of the late nineteenth and early twentieth century, and indicative of the development of Strathalbyn at that time. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic and economic themes of importance to Strathalbyn as it is representative of the subdivision of the larger town allotments in the late nineteenth and early twentieth century, and the form of modest residences constructed on the subdivided Lots at that time.
- (d) This house displays design characteristics of significance to Strathalbyn as it is representative of typical residences of that period using local materials including face stone, simple brick chimneys and other typical detailing.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *32 West Terrace, Strathalbyn***C.T:** *5792/879*

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**HISTORY AND DESCRIPTION:** This residence is of a similar date of construction to those around it (c1912-15) and is sited on the corner of Mill Street and West Terrace. It has a complicated roof form and bull-nose verandah, rendered chimneys with brick trim, and a brick balustrade to the verandah typical of the period. The house retains face stone and brickwork.

This house is located on part lot 104 of the township, subdivided by owner Joseph Hood, a farmer, in 1910.

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**STATEMENT OF HERITAGE VALUE:** This residence is typical of the simple but solid style of houses constructed in Strathalbyn in the early twentieth century within the newly subdivided allotments within the township. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This residence displays historic and economic themes of importance to Strathalbyn as it is representative of the residential development of the town in the early twentieth century.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it is an example of a simple residential building utilising local stone and other materials in its construction including bull-nose encircling verandah, timber verandah posts and bracketing, rough cast rendered chimneys with chimney pots and ventilating gable elements to the roof ridge.

**NAME:**        *Residence, 32 West Terrace (cont)*

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- Lands Titles Office Property Ownership Records

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**NAME:** *Residence***PLACE NO.:**

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**Address:** *48 West Terrace, Strathalbyn***C.T:** *5414/998*

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**HISTORY AND DESCRIPTION:** A simple symmetrically fronted gable ended low scale cottage in face bluestone with sharp pointing. It has a simple concave verandah with a decorated barge board. The brick quoining and window and door dressings have been painted.

This cottage was constructed in c1864 by Richard Coad Trenoweth (Trenouth), a notable Strathalbyn builder. He was responsible for the construction, among other buildings, of St Andrew's tower, Christ Church and the Institute in High Street, during the 1870s.

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**STATEMENT OF HERITAGE VALUE:** This small house is typical of residences constructed in Strathalbyn during the 1860s and 70s and representative of the smaller dwellings constructed on township allotments. This house is located within the proposed Central Strathalbyn Historic (Conservation) Zone.

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**RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):**

- (a) This small house displays historical, economic and social themes relevant to the development of Strathalbyn with the provision of modest accommodation for early settlers within the township from the mid 1860s onwards.
- (d) This house displays design characteristics and construction techniques of significance to Strathalbyn as it utilises face stone and local brickwork, and retains early multi-paned window joinery and light to the timber front door.

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**EXTENT OF LISTING:** The external form, materials and detailing of the original dwelling should be retained. Appropriate additions to the rear could be approved.

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**REFERENCES:**

- National Trust of South Australia, Strathalbyn Branch, Building Files