

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

10 King Street, Gawler

LAND DESCRIPTION:

CT5349/247, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15990



Dwelling at 10 King Street from north-east

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This single-storey, asymmetrical Federation-era bungalow with projecting gable is constructed of roughcast rendered walls with decorative rendered dressings, and corrugated metal to the Dutch-gable roof form. The bungalow features Arts-and-Crafts style timber detailing in the horned finial, bracketed eaves and slatted gable end. Windows are paired timber-framed, double-hung sashes, while the window to the projecting gable is a tripartite group with fixed sashes with leadlight glazing. Chimneys are roughcast with a smooth band. The return verandah is an extension of the main roof form, supported on square timber posts with cast iron frieze and corner brackets. A second verandah to the north-west side features carved timber brackets. Both verandahs are enclosed by a low roughcast rendered wall. The boundary is defined by a non original aluminium palisade fence.

STATEMENT OF HERITAGE VALUE:

This early twentieth century bungalow represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

The site comprises a portion of Allotment 172 of section 24, Hundred of Nuriootpa, laid out as Gawler, originally allocated to Stephen King. There is evidence that the allotment was developed from the at least the mid 1850s, with rate books noting the allotment contained four tenanted cottages, some of them with several bedrooms, and valued between £5 and £10, in 1858. The owner of the properties is not recorded but the properties are shown as managed by Charles Crace (as agent), and later J Rudall (as agent), and by 1860 it is noted that some of the cottages were 'dilapidated'. In 1868 the rate book indicates the cottages were owned by William Stark and C C Crace's Trustees. In 1876 there were eight cottages, four owned by Thomas Collette and four by George Harker, changing in 1878 to George Harker and James Davies, then in 1886 to George

Harker and James Davies' trustees. The last available record is for 1891, and shows the same ownership and little change in the rateable value of the eight cottages as between £10 and £15 each.

In September 1914 the allotment was registered to Herbert Ames, builder and subsequently subdivided by him in August 1923. The larger of two resulting blocks (approximately 38 perches, or just under an acre) was transferred to Gordon Ames, accountant, in September 1939. The remainder of the property (some 11 perches – ¼ acre) was transferred to Susan McLeod, married woman, in August 1923 and subsequently to Cyril James, labourer, in January 1963.

The property changed hands in 1914 and it is believed that the present house was may have been built by Herbert Ames in the 1920s. This change of use to owner-occupied detached dwellings rather than rented tenements, and more middle class residential character is an indicator of the gentrification of this section of King Street, which adjoins an industrial precinct and former site of the Eagle foundry and Sale and Eastwood Chaff Mill.

EXTENT OF LISTING:

External form, fabric and detail of the bungalow including original façade and external walling, roof and chimneys, verandahs.

REFERENCES:

LTO, CT 1011/16; CT 1291/189; CT 1291/188
Gawler Rates Assessment Books, North Ward, 1859-1890
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Gawler History Team Inc. website: gawlerhistory.com
gawler.nowandthen.net.au,
State Library of SA, Plan of Gawler Town (Warren, 1863)

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

11 King Street, Gawler

LAND DESCRIPTION:

CT6147/457, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15610



Dwelling at 11 King Street from east

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This is a single-storey, double-fronted asymmetrical late-Victorian villa with projecting gable. It is constructed of coursed dressed bluestone with red brick quoins and dressings with a tuck-pointed finish. The hipped roof with projecting gable is clad with corrugated galvanised iron and features a timber finial to the gable. Windows are timber-framed, double-hung sashes with arched heads, and the door is panelled timber with leadlight glazing to fanlight and sidelights. The concave verandah is clad with corrugated galvanised iron and supported on timber posts over a cement floor with non-original tiles. The front boundary is defined by a non-original aluminium picket fence.

STATEMENT OF HERITAGE VALUE:

This late Victorian villa represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey, sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

Allotment 181 together with four other allotments initially went to John Sutton. By 1858 it had been acquired by George Warren, Surveyor and Land Agent, and was tenanted by George Sherriff. Two years later the tenant was Richard Neal. The property as described in the 1860 rates assessment book contained a cottage of two rooms, and was valued at £8. The adjoining Allotment 182, originally allocated to Henry Murray, had been sold in 1858, together with a brick cottage thereon. In 1864 Allotment 182 was acquired by Henry Dible Crase, Cornfactor and by 14 May 1870, when he died intestate, he had also become the owner of Allotment 181. The trustees of his estate, and later his widow Emma leased out the two allotments separately until about 1879. Allotment 182, containing a store and cottage, remained in Mrs Crase's ownership but Allotment 181, described then as vacant land, was transferred in 1885 to Leonard S Burton, former Gawler Model School

headmaster who already owned several cottages in King Street from which he was conducting a private boarding school.

In 1886 Allotment 181 of section 24 Hundred of Mudla Wirra was transferred to Arthur William Johnson, a butcher employed at Hodgson & Clement's slaughterhouse and smallgoods manufactory at Willaston. The Johnson family was at the centre of a sensational court case in 1898, when an Adelaide doctor and his wife were charged with murder over the death of the Johnson's youngest daughter, Ellen Myra Johnson, aged 22, who died of acute peritonitis following an illegal abortion. The defendants were acquitted on a technicality, the judge having directed the jury to disregard the sworn statement of the dying girl, on the grounds that such a declaration was only admissible as evidence if the person making it believed they were about to die, and it could not be confirmed that this was the case (even though the unfortunate Ellen died only hours afterwards.)

The rates book in 1887/ 88 described Allotment 181 as fenced vacant land valued at £3, and also records Dennis Broderick as the owner of the same allotment containing a house and land, valued at £13. Johnson sold a small portion of Allotment 181 to Rosa Winfield Crace, of Gawler, dressmaker and spinster, then owner of Allotment 182 in 1900. The property was transferred to Arthur William Johnson's wife Ellen in 1910. She died in 1920 and the property reverted to him. On Arthur's death in 1938 it was transferred to a daughter Mabel May Johnson, spinster, and Percy Sidney Howard Fairweather, husband of the Johnson's youngest surviving daughter Florence Annie. Mabel died in 1966, and the title then passed to Robert John Hockey, garage proprietor and his wife, both of 11 King St Gawler.

The house now occupying Allotment 181 was most probably constructed for Arthur William Johnson some time after 1891. It is believed the house was known as 'Norfolk' during their occupation, as mentioned in the announcement of the marriage of the Johnson's second son, Alfred Edward, in October 1919.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT 504/130; CT 668/33; CT 668/34;
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Gawler Rates Assessment Books 1858-1881
Adelaide Observer, 1 October 1898, p36
Advertiser, 25 October 1919, p8
Bunyip, 20 June 1879, p3
Chronicle, 1 October 1898, p18; 1 Nov 1919, p31
Evening Journal, 26 September 1898, p2
Express and Telegraph, 13 October 1898, p3
State Library of SA, Plan of Gawler Town (Warren, 1863)

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

15 King Street, Gawler

LAND DESCRIPTION:

CT5188/603, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15613



Dwelling at 15 King Street from south-west

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This single-storey, double-fronted, asymmetrical villa is a late-Victorian-era dwelling. Constructed of coursed, dressed bluestone with a tuck-pointed finish and red brick dressings, the villa displays typical Gawler-style detailing in the pedimented hood mould and gable vent. The hipped roof with projecting gable bay is clad with corrugated metal. The tall chimneys are of overpainted brick with corbelled caps. Windows to the villa are timber-framed, double-hung sashes and feature arched heads and the door is timber-framed with a fanlight. The concave verandah is clad with corrugated metal and is supported on timber posts with a cast-iron frieze and corner brackets. The front boundary is defined by a rendered low wall with overpainted brick piers with moulded caps and cast-iron panels, with a cast-iron gate.

STATEMENT OF HERITAGE VALUE:

This late Victorian villa represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

Allotment 179 of section 24 in the Hundred of Mudla Wirra was transferred to James Prendergast of Gawler, Tailor and Clothier, in November 1889, under mortgage to the Gawler Permanent Building and Investment Society. He had recently arrived in South Australia from Ireland, and set up a shop near the Old Spot Hotel in Murray Street where he conducted a successful tailoring and drapery business. It is likely that the dwelling was constructed in the early to mid 1890s as in 1894 the property was rated at an improved value of £19/4/-. It remained in the possession of the Prendergast family until James Prendergast's death in 1939, after which it was transferred to Sydney Garfield Mortimer, shunter, and Lillian Agnes Mortimer his wife, both of Wallaroo, as executors. The following

year the title was transferred to Leslie Harold Duncan, printer, and Eileen Cooper, spinster (they were married a month later), both of Gawler.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO CT: 534/92

Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981

State Library of SA, Plan of Gawler Town (Warren, 1863)

Rate Assessment Books North Ward Gawler; 1858-1890/91

Bunyip, 4 November 1938, p6; 22 May 1885, p3

Port Pirie Recorder, 6 November 1939, p3

NAME: Dwelling

PLACE NO.:

CURRENT USE: Dwelling

FORMER USE: Dwelling

LOCATION: 17 King Street, Gawler

LAND DESCRIPTION: CT5402/541, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS: Contributory, Policy Area 16

HERITAGE NUMBER: 15614



Dwelling at 17 King Street from south-west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, double-fronted asymmetrical villa is an example of quality Victorian detailing constructed of overpainted dressed stone with overpainted brick quoins and dressings. The hipped roof is clad with corrugated metal and features bracketed eaves. Windows are timber-framed, double-hung sashes. The dwelling features a secondary entry to the projecting bay with paired French panelled timber doors. Chimneys are overpainted brick with corbelled caps. The front fence is non-original brick with steel panels.

STATEMENT OF HERITAGE VALUE:

This late Victorian villa represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers' tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
 - (e) it is associated with a notable local building contractors Taylor and Forgie, and with a notable local identity Leonard Samuel Burton, former headmaster of St George's Private School and Gawler State School, as well as his own private boarding school.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

The property comprises a portion of Allotment 179 of subdivision of section 24 laid out as Gawler. This allotment was initially allocated in the 1839 Survey to John Reid. Earliest records of subsequent ownership date back to 1875 when the property, with a rateable value of £5, was owned by James Allen. The rate books from 1877-1890 indicate that the allotment was fenced land with no dwelling. From 1877-88 the property was in the ownership of L S Burton. A former headmaster of St George's private school and the Gawler State School, Leonard Samuel Burton, ran a private boarding school in King Street, and owned several other properties in the area including Lot 174 (also in King St) from the 1850s, Lot 61 (Finniss St) from the 1860s, and Lot 106 (Finniss St) in 1875. A prominent citizen

of the town Burton (1824-1895) was elected Mayor three times and was an energetic contributor in numerous civic activities.

In 1889-90 ownership of part Allotment 179 was transferred to James Prendergast, of Gawler, Tailor and Clothier, (who also owned another property in King Street) and subsequently the following year (1891) to Celia (Selina) Mankey, widow. In March 1891 the property was transferred to James Forgie, carpenter. It is likely that the villa was constructed in the 1890s by Forgie's family business, Taylor and Forgie, a notable local building company. James Forgie retained ownership until February 1949 when the property was sold to Berthold Feuerherdt, farmer.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 534/91
Gawler Rate Assessment Books, North Ward, 1858-1890/91
State Library of SA, Plan of Gawler Town (Warren, 1863)
<http://oa.anu.edu.au/obituary/burton-leonard-samuel-23545>



Home of James Forgie, 17 King Street, under construction, n.d.
[Source: Taylor and Forgie]

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

28 King Street, Gawler

LAND DESCRIPTION:

CT5795/785, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15620



Dwelling at 28 King Street from north-east

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This single-storey, double-fronted late-Victorian symmetrical cottage is constructed of overpainted stone rubble with a tuck-pointed finish and overpainted brick quoins. The hipped roof is clad with corrugated galvanised iron. Windows are timber-framed, double-hung sashes with hood awnings to side windows, and the central door is timber-framed with sidelights and fanlight. The chimneys are simple and constructed of red brick. The ogee verandah features a central gablet and is clad with corrugated galvanised iron on heavy timber posts with a cast-iron frieze and corner brackets. Gablet features ornate detailing to the timber bargeboard, cast-iron finial. A non-original cyclone fence defines the front boundary.

STATEMENT OF HERITAGE VALUE:

This late Victorian cottage represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers' tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

The property comprises a portion of Allotment 175 of subdivision of section 24 laid out as Gawler. The property is bounded by Wright Street and King Street. Allotment 175 was originally allocated to Stephen King in the 1839 Survey.

The rate books from 1858 indicate that the allotment with 'cottage' had a rateable value of £8 and was owned by Walter Duffield (land agent) and occupied by Michael O'Brien. In 1860 the dwelling was described as a 'skillion with 2 rooms' with a value of £10. By 1868 the rate books described a 'house and garden' with a rateable value of £15 owned and occupied by George Edwin Filsell. In 1886 two entries for dwellings were noted on the rate books for the allotment: the first was a 'house and land' with a value of £12 owned by John Dann and occupied by George Busbridge; the second

was a 'house and land' with a value of £11 owned and occupied by Mrs Edwin (Eliza) Filsell. In 1888 the first property on the allotment was listed as owned by John Dann and occupied by Owen Filsell, moulder. By 1890/91 the two dwellings were listed with rateable values of £15 and £14 respectively. In 1924 the Certificate of Title notes that the property was bequeathed to Eunice Filsell, widow of Owen Filsell, and subsequently transferred to Lloyd Ireland, postal employee, in 1937.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 800/5
Gawler Rates Assessment Books, North Ward, 1858-1890/91
State Library of SA, Plan of Gawler Town (Warren, 1863)

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

34 King Street, Gawler

LAND DESCRIPTION:

CT5827/660, Hundred of Mudla Wirra

OWNER:

"Click and Type"

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15989



Dwelling from 34 King Street from north-east

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, double-fronted mid-late-Victorian cottage is constructed of coursed dressed sandstone to the façade and bluestone to the side walls with red brick quoins. The hipped roof is clad with corrugated metal. The timber-framed, double-hung windows are either side of the central panelled timber door which features sidelights and fanlight. The chimneys are of overpainted brick with moulded caps. The concave verandah is clad with corrugated galvanised iron and features cast-iron frieze and corner brackets. The front boundary is defined by cast-iron panels on a later concrete plinth, and a quality cast-iron gate and posts.

STATEMENT OF HERITAGE VALUE:

This late Victorian villa represents the progression of residential development in the older parts of Gawler from rented workers' tenements, to housing of more middle class residential character, and the 'gentrification' of a formerly industrial precinct. It demonstrates aesthetic merit in its construction and use of local materials and local tradespeople.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers tenements, to housing of more middle class residential character, and 'gentrification' of a formerly industrial precinct.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it uses local materials and was constructed by local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

The property comprises a portion of Allotment 176 of subdivision of section 24 laid out as Gawler. The rate books from 1850-1890 list the allotment as land only with owner being the Wesleyan Trustees. In September 1904 the property was transferred to William Sherriff, fitter, and subsequently to William Cullen, labourer, in January 1921. The property remained in the family with Rosina Cullen, widow, registered as owner in February 1936.

The date of construction of the cottage is uncertain, however its style suggests it was possibly built in the 1890s.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT 724/179
Rate Assessment Books North Ward Gawler; 1858-1890/91
State Library of SA, Plan of Gawler Town (Warren, 1863)

NAME: Former Station Master's House

PLACE NO.:

CURRENT USE:

Commercial Office

FORMER USE:

Dwelling, Station Master's House

LOCATION:

5 King Street, Gawler

LAND DESCRIPTION:

CT6171/175, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15622



Former Station Master's House at 5 King Street from west

NAME: Former Station Master's House

PLACE NO.:

DESCRIPTION:

The former Station Master's House is a late-Victorian asymmetrical villa with projecting bays. It is constructed of coursed, dressed bluestone with a tuck-pointed finish, and red brick quoins and dressings. The villa features fine detailing with carved timber finials to gables and cast-iron lace to gable and distinctive Gawle-style detailing in the pediment hood mould and gable vent. Clad with corrugated metal, the roof is hipped with projecting gables to the north, east and west elevations. Windows are timber-framed, double-hung sashes, and the doors to the north and west are panelled timber, with sidelights and leaded fanlight to the main door (to King Street). Chimneys are constructed of red brick and feature shaped-brick caps. The ogee verandah to the front and north facades are clad with corrugated metal and are supported on square timber posts with cast-iron feet and lace corner brackets. The fence is a non-original aluminium palisade, with a portion of rendered masonry wall with moulded piers and coping.

STATEMENT OF HERITAGE VALUE:

The former Station Master's residence at 5 King Street, Gawler, demonstrates the pattern of progressive gentrification and redevelopment of the first generation of smaller cottages in Gawler during the late nineteenth century with more substantial residences, on the back of considerable commercial and industrial growth and success of the town. The property is also associated with the establishment of the Gawler North railways Station in 1911, after which the dwelling was used as the Station Master's residence. The fine and substantially externally intact villa displays distinctive 'Gawler style' detailing, constructed of local stone, brick and cast iron as was regularly employed by local building contractors, Taylor and Forgie and others throughout this phase of development. Of further significance is the association with Taylor and Forgie as a dwelling owned and occupied by partner in the firm, Henry Taylor as his own residence.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, demonstrating the progression of residential development in Gawler from rented workers tenements, to housing of more middle-class residential character, and 'gentrification' of a formerly industrial precinct. It is also associated with the development of railway transport in Gawler and the northern districts of South Australia, having served for some years as the Stationmaster's residence.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it is a fine and substantially intact villa displaying distinctive 'Gawler style' detailing of local materials as was regularly employed by local building contractors, Taylor and Forgie.
 - (e) it is associated with a notable local personality or event, namely Henry Taylor and prominent local building contractors Taylor and Forgie.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas

Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment.

Allotment 121 of section 24, in the Hundred of Mudla Wirra, was originally allocated to Robert Todd in the 1839 Survey. In 1866 the southern portion was transferred from Benjamin Edward Deland to Richard Barratt of Gawler. At that time the land occupied the corner of King and Stubb Street, which divided Allotment 121 in two. The northern portion was acquired by William Tardif, a builder, in 1868. The rate books for that year indicate that Richard Barret [sic] was occupying his portion of Allotment 121, which contained a house and garden valued at £15.

In 1883 the property was rented to J J E Harkness, and in 1883 the title was transferred to carpenter Henry Charles Taylor, who resided there until 1901. It is likely that the earlier residence on the property was replaced with the current structure during Henry Taylor's ownership. Henry was associated with the local family business Taylor and Forgie, building contractors and funeral directors.

In July 1901 the property was sold to Emma Smith, wife of Arthur Smith of Gawler, dentist.

In 1910 the property was acquired by the South Australian Railways Commissioner. In 1912 Stubbs Street was closed and the land transferred the following year to the South Australian Railways Commissioner to accommodate the extension of the North Gawler railway to Angaston and Nuriootpa in the Barossa Valley. The new line was completed and opened on 8 September 1911. A new North Gawler (Willaston) railway station was built as part of this expansion, and the old Gawler station became a junction station.

The circa 1890 residence located alongside the line at 5 King Street became the Station Master's residence. The first official occupants may have been Mr Harry Black and family. Mr Black, one of the most senior stationmasters in the SA Railways service at the time, was appointed Gawler Stationmaster at the end of 1909 replacing Mr J P Mackay. Mr Black remained in the position until December 1917.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah

REFERENCES:

LTO, CT 94/131; CT 956/139; CT 991/28; 118/177; CT 1058/48; CT4272/891; CT310/75;
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
State Library of SA, Plan of Gawler Town (Warren, 1863)
Bunyip, 10 December 1909, page 2
Observer, 11 December 1909, p32
Register, 29 July, 1925, p15; 31 July 1925 p3

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

10 Lyndoch road, Gawler East

LAND DESCRIPTION:

CT5969/467, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15629



Dwelling at 10 Lyndoch Road from south

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, double-fronted late-Victorian cottage is constructed of dressed stone with rubble side walls, and brick quoins and dressings, all of which have been overpainted. The dwelling includes a parapeted structure with castellated top to the north-east corner. The hipped corrugated galvanised iron roof and return bullnose verandah have been overpainted, with a skillion addition of corrugated metal to the rear. The cottage has a central timber-framed, four-panel door with fanlight and a second side entry from the verandah also with fanlight. Windows are timber-framed, double-hung sashes, with paired narrow windows to the parapeted structure. One overpainted corbelled brick chimney is evident. The verandah is supported on turned timber posts and features a central gablet and cast-iron frieze. An overpainted stone fence, with rendered dressings and coping, defines the front boundary, while a rubble face sandstone wall with cement capping and red brick piers defines the boundary to Edith Street. Stone and brick outbuilding to the rear of the allotment is also of note.

STATEMENT OF HERITAGE VALUE:

This elegant and substantial cottage displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1870s.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's economic growing prosperity and increasing population during the 1870s
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, including the use of local building materials and local tradesmen.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. The emergence of successful local industries, and the completion of the Gawler Railway connecting with Adelaide in 1857 led to further significant growth of the township, with a series of new subdivisions opening up to the north, south, east and west. During the mid to late nineteenth century, Gawler enjoyed a prosperous period as South Australia's second most important town.

John Reid, one of the principal investors in the Gawler Special Survey and Gawler's first white settler, established 'Clonlea' a sheep run and farm on his 630 acres on the North Para River. Unfortunately he borrowed heavily against his property from William Paxton, and after he experienced substantial losses due to drought and disease in his flock Paxton foreclosed on the loan and took over most of the land. The remnant 40 acres of the Reid estate was subsequently inherited

by his daughter Eliza Sarah Mahony. In 1873 auctioneer J C Wilkinson announced the forthcoming sale of 50 suburban blocks created by the subdivision of 'Mrs Mahony's paddock' in Gawler East.

Located in the Hundred of Nuriootpa and the County of Light, this property comprises Allotment 275 of a portion of section 4 laid out as Gawler East. The property is bounded by both Edith Street and Lyndoch Road. The allotment was registered in March 1877 to Arthur William Johnston, butcher. At this time it comprised land only with a rateable value of £5. In 1878, Johnston fenced the land and the following year sold the block to Thomas Hodgson, butcher. Ownership was transferred to Thomas Waters, farmer, in November 1879 and over the next 4 years a substantial home (rateable value £20) was built on the site which Waters owned until 1912 when ownership transferred to Melvina Schneider, wife of Johann Schneider in March of that year.

Within a few months the property had changed hands again, being purchased by Salim Attiah, merchant, in October 1913. It was then transferred to Alexander Latter, business manager, in July 1918 and thereafter to Frederike Duldig, wife of Johann Duldig, shop assistant, in December 1919.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah; stone and cast-iron fence; and stone outbuilding and wall to Edith Street boundary.

REFERENCES:

LTO, CT246/23
Rate Assessment Books East Ward Gawler; 1858-1890/91

NAME: Dwelling 'Euke House'

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling 'Euke House'

LOCATION:

12C Lyndoch Road, Gawler East

LAND DESCRIPTION:

CT6042/896, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15632



Dwelling at 12c Lyndoch Road from south

NAME: Dwelling 'Euke House'

PLACE NO.:

DESCRIPTION:

This grand double-fronted late-Victorian villa is elevated from street, with a semi-basement level visible below the verandah structure. The façade, constructed of stone rubble, brought to course with rendered quoins and dressings, has been overpainted and is surrounded on three sides by a concave verandah. The corrugated metal hipped roof features bracketed eaves and very large rendered chimneys with moulded caps. The central arch-headed door is timber-framed with a timber four-panel door and fanlight, flanked on either side by timber-framed, double-hung windows. The corrugated metal verandah is highly-detailed and features a central gablet with cast-iron detail, scalloped valance, and cast-iron panels to the frieze. The verandah is surrounded by a cast-iron balustrade and accessed by central masonry steps, flanked on each side by splayed, curved walls, rendered, with moulded coping and piers to the top and bottom. A non-original brush fence defines the boundary.

STATEMENT OF HERITAGE VALUE:

This grand late-Victorian villa, known as 'Euk', displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1870s. The residence is a fine and substantially externally intact example of a large late-Victorian era villa set in large grounds and displaying local building materials. 'Euk' is associated with several notable individuals and local businesses, including J C Wilkinson, auctioneer and Mayor of Gawler, Frederick May of May Bros. Engineering Works Co Ltd, and Edward Lucas, draper and later Mayor of Gawler and Member of Parliament.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's economic growing prosperity and increasing population during the 1870s.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as a fine and substantially intact example of a large late-Victorian era villa set in large grounds and displaying local building materials.
 - (e) it is associated with several notable individuals and local businesses, including J C Wilkinson, auctioneer and mayor of Gawler, Frederick May of May Bros. Engineering Works Co Ltd, and Edward Lucas, draper and later mayor of Gawler and member of parliament.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. The emergence of successful local industries, and the completion of the Gawler Railway connecting with Adelaide in 1857 led to further significant growth of the township, with a series of new subdivisions opening up to the north,

south, east and west. During the mid to late nineteenth century, Gawler enjoyed a prosperous period as South Australia's second most important town.

John Reid, one of the principal investors in the Gawler Special Survey and Gawler's first white settler, established 'Clonlea' a sheep run and farm on his 630 acres on the North Para River. Unfortunately he borrowed heavily against his property from William Paxton, and after he experienced substantial losses due to drought and disease in his flock Paxton foreclosed on the loan and took over most of the land. The remnant 40 acres of the Reid estate was subsequently inherited by his daughter Eliza Sarah Mahony.

In 1873 auctioneer J C Wilkinson announced the forthcoming sale of 50 suburban blocks created by the subdivision of 'Mrs Mahony's paddock' in Gawler East. In 1874 William Wilson Smith, farrier, of Gawler, purchased adjacent Allotments 277 and 346 with frontages to Lyndoch Road. In 1875 he sold them to John Charles Wilkinson, the auctioneer who had conducted the sale the previous year.

Wilkinson was at that time a prominent businessman having set up as an auctioneer in Gawler in 1863. In 1875 he was conducting his own auction business at the Old Bushman's Yards. He would later serve as a town councillor for five years and was Mayor of Gawler in 1882 and 1883.

It is assumed that J C Wilkinson built the house now standing on the land between 1875 and 1879, as in May 1879 the property was again offered for sale, described as a 'very handsome residence in Gawler East, fronting Lyndoch-road, containing nine rooms, besides bathroom, pantry etc with gardens well laid out and planted, subject to a mortgage of £730'. Also offered for sale was the adjoining allotment 430. Wilkinson had apparently borrowed heavily against the property and his estate was 'assigned' for the benefit of his creditors.

The title was transferred to Joseph Wilcox the younger, storekeeper, and William Roe Lewis, gentleman, both of Gawler, in June 1879.

Frederick May, then an engineer with James Martin & Co, and later founder with his brother Alfred of May Brothers Engineering Works, purchased the two allotments in just a month later on 14 July 1879. May mortgaged the property to Samuel Springbell and Walter James Lawes in April 1880. The mortgage was discharged in 1885, and soon after May and his family, which by then included eight children, moved to the 14-roomed residence known as Sunny Brae, on the corner of Fifteenth and Sixteenth Street. May leased the Lyndoch Road property to Charles Woodman for a term of four years from 20 February 1888. It was then leased to Edward Lucas for a further two years, after which the title was transferred to Lucas in May 1894, when the property had a rated annual value £60.

Irishman Edward Lucas was at the time described as a Gawler merchant, having taken over the established drapery business of J J Wilcox in 1886. He was resident in Gawler for a total of 15 years, during which time he made a significant contribution to civic affairs, serving as mayor in 1893 and 1894. In 1901 he was elected to the Legislative Council and served as leader of the Liberal party in the Upper House. He served on the War Council from 1914-1918 and was vice chairperson of the State Recruiting Committee. After the war he was appointed Agent-General for South Australia in London from 1918 to 1925. He was knighted in 1921.

In 1901 after Edward Lucas removed to Adelaide to pursue his political career, the property was sold to Arthur William Barlow of Gawler, a successful boot maker with a chain of stores across regional South Australia. In 1905 Barlow moved his main business operations to Adelaide (where the company still trades as a family business today), and transferred the property to Mary Martha Schulz, wife of Frederick Charles Schulz of Gawler, a boot merchant, to whom he had sold his Murray Street business. The property changed hands again several times over the course of the twentieth century, at one time serving as the home and medical surgery of Dr Gemmel Wilson Tassie in the 1960s.

The property was extended in 1920 with the addition of a small piece of land at the rear from Allotment 430, and later ceded a portion of its Lyndoch Road frontage to the adjacent Allotment 276, but still retains its large garden setting. The house is known as 'Euke House' (or sometimes 'Uke' or 'Euko') and it is believed the name may have been conferred by Frederick May. It was certainly used during the Mays' period of residence, though to date it has not been possible to discover an explanation for its meaning.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 197/27; CT 1016/130; CT 1175/197; CT 2502/142; CT 2912/89
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Advertiser, Thursday 16 December 1897, p7
Bunyip, Saturday 1 March 1873, p2; Friday 8 October 1886, p2; Friday 24 December 1897, p1; Friday 8 May 1953, p1
Gawler Times, 21 February 1873, p2
Gawler History website https://gawlerhistory.com/Main_Page



'Euke House', former May home
Source: gawlerhistory.com

NAME: Dwelling

PLACE NO.:

CURRENT USE: Dwelling

FORMER USE: Dwelling

LOCATION: 24 Lyndoch Road, Gawler East

LAND DESCRIPTION: CT6181/593, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS: Contributory, Policy Area 14

HERITAGE NUMBER: 15642



Dwelling at 24 Lyndoch Road from south

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This grand Victorian asymmetric villa with projecting bay occupies a generous setting with landscaped grounds. It is of bluestone construction, dressed (picked) and tuck-pointed, to three elevations, with rendered dressings and overpainted brick string course above the verandah. The hipped roof is clad with corrugated metal and features rendered chimneys with moulded caps and a skillion roof to the overpainted rubble, lean-to addition to the rear. Windows are timber-framed, double-hung, and the door is timber-framed, four-panel with leadlights and fanlight. The concave return verandah is of corrugated galvanised iron on square timber posts with moulded caps. A non-original steel fence defines the front boundary. A lean-to of overpainted rubble has been added to the rear.

STATEMENT OF HERITAGE VALUE:

This grand late-Victorian villa displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1890s. The residence is a fine and substantially externally intact example of a large late-Victorian era villa set in generous grounds and displaying local building materials. The residence is associated with several notable individuals including T O Jones, a prominent citizen of the town, owner of a successful boot and shoe manufactory, and Mayor (1867 and 1871).

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's growing economic prosperity and increasing population during the 1890s.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as a fine and substantially intact example of a large late-Victorian era villa set in large grounds and displaying local building materials.
 - (e) it is associated with several notable individuals including T O Jones, a prominent citizen of the town, owner of a successful boot and shoe manufactory, and Mayor (1867 and 1871), and other successful local businessmen
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. The emergence of successful local industries, and the completion of the Gawler Railway connecting with Adelaide in 1857 led to further significant growth of the township, with a series of new subdivisions opening up to the north, south, east and west. During the mid to late nineteenth century, Gawler enjoyed a prosperous period as South Australia's second most important town.

John Reid, one of the principal investors in the Gawler Special Survey and Gawler's first white settler, established 'Clonlea' a sheep run and farm on his 630 acres on the North Para River. Unfortunately he borrowed heavily against his property from William Paxton, and after he experienced substantial losses due to drought and disease in his flock Paxton foreclosed on the loan and took over most of the land. The remnant 40 acres of the Reid estate comprising the westerly portions of sections 6 and 7 of the Special Survey was subsequently inherited by his daughter Eliza Sarah Mahony. In 1873 auctioneer J C Wilkinson announced the forthcoming sale of 50 suburban blocks created by the subdivision of 'Mrs Mahony's paddock' in Gawler East.

Thomas Oliver Jones of Gawler, acquired the remaining easterly portions of sections 6 and 7 comprising 55 acres one rood and 39 perches on 22 September 1891. The land abutted the southern side of the North Para River, and comprised part of the original allocations to John Reid and Whitelaw in the 1839 Gawler Special Survey. Over the following years Jones sold off several small building allotments on the western boundary, together with a right of way to Lyndoch Road. The rest was leased to Richard St Mark Dawes for five years from April 1897.

Arriving in South Australia from Cornwall in 1849, Thomas Oliver Jones, JP, (1830-1909) settled in Gawler in 1853 and became a prominent citizen of the town, owner of a successful boot and shoe manufactory, and elected Town Councillor (1857) and Mayor (1867 and 1871). He purchased land at Gawler in 1853 and by 1878 was residing at 'Olive Hill Farm' where his wife Sarah died on 21 October. His home was one of the early substantial landholdings in the town. In 1906 a notice calling for tenders for 'that well-known property at Gawler, known as Olive Hill, consisting of a well-built house of 14 acres of rich land with stable, coachhouse and other outbuildings. The property also included two large cottages and underground water tank and 'many olive trees bearing fruit along the Lyndoch-road'.

Part sections 6 and 7, along with part section 444, Gawler East (adjoining Blanche Street), were transferred to Thomas Alexander Waters of Gawler, chaff merchant and grazier on 24 January 1907. At the same time part section 6, comprising about an acre of land with a frontage to the Government Road (later Lyndoch Road) was transferred to a separate title (still held by Thomas Oliver Jones). This allotment was transferred to Emily May James of Marden, spinster, in 1908. She married Henry Knight Dean, a Gawler baker, shortly afterwards and remained the owner of the property in her own right until 1931 when the title was transferred to Joseph Wood Creyghton of Gawler, fruiterer, and his wife Edith May (a daughter of early Gawler resident James Paternoster), who occupied it until their deaths in the 1956 and 1968 respectively. It was inherited by their two married daughters, Marjorie Jean Taylor and Ivy Mildred Window.

The late Victorian era villa was possibly constructed during T O Jones' ownership, prior to 1907. A newspaper advertisement was placed for a house meeting its description on 31 July 1891: 'To Let or For Sale at Olive Hill, Gawler, a new well-built house of nine rooms, with bathroom and pantry, large bay window facing south ... half an acre of land or more if wanted... Apply L O Jones Oliver Hill Gawler'. This suggests the possibility that the house was a speculative build.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 552/85; CT 613/29; CT 613/30; CT 756/69; CT 758/25; CT 758/26; CT 856/163; CT 4088/790
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981

Adelaide Observer, 17 May 1879, p1

Bunyip, 23 January 1891, p2

Express and Telegraph, 31 July 1891, p1: 27 September 1906, p3

Gawler History website accessed 3 March 2020:

https://www.gawlerhistory.com/Jones,Thomas_Oliver

https://gawlerhistory.com/Lyndoch_Road_24

https://www.gawlerhistory.com/Creyghton_Joe

https://www.flickr.com/photos/gawler_history/32553184191/

Billion Graves website accessed 3 March 2020: <https://billiongraves.com/grave/Joseph-Wood-Creyghton/27566921>



24 Lyndoch Road, 1929
[Source: [gawlerhistory.com](https://www.gawlerhistory.com)]

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

35 Lyndoch Road, Gawler East

LAND DESCRIPTION:

CT5473/287, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15646



Dwelling at 35 Lyndoch Road from north

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This late-Victorian asymmetric villa displays very high-quality stonework and detailing. The façade features a dressed bluestone, brought to course and tuck-pointed with red brick quoins and dressings, with bluestone side walls, also brought to course and tuck-pointed. The projecting bay is detailed with red-brick gable vent and hood mould to paired narrow windows, and is topped with a turned timber finial. The hip/gable roof is clad with overpainted corrugated galvanised iron and has been extended over a later rendered addition with corrugated metal. Windows are timber-framed and double-hung with arched heads and the door is timber-framed panelled timber with sidelights and fanlight. Two red brick chimneys with moulded caps are evident. The corrugated metal, concave verandah is supported by square timber posts with decorative cast-iron frieze and corner brackets. The elevated concrete verandah is partly enclosed by a Hume balustrade, and is accessed by splayed steps with rendered low walls and piers. A non-original picket fence defines the front boundary.

STATEMENT OF HERITAGE VALUE:

This substantial late-Victorian villa at 35 Lyndoch Road is an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1870s. Finely detailed, the dwelling displays aesthetic merit, design characteristics or construction techniques of significance to the local area, including the use of local building materials including stone, brick and cast iron, displayed in the distinctive 'Gawler' idiom

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's growing economic prosperity and increasing population during the 1890s.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, including the use of local building materials including stone, brick and cast iron, displayed in the distinctive 'Gawler' idiom.
-

BRIEF HISTORICAL BACKGROUND:

In 1876, an area of land between East Terrace and Crown Street was subdivided by George Warren to form the area now known as Gulf View. This area comprised the southern half of Section 6, which was part of the Clonlea estate, land originally acquired by John Reid in the 1839 Gawler Special Survey. A number of residences were subsequently built in this area, particularly between 1876-1920.

The allotment comprises a portion of Allotments 5 and 6 of the subdivision of the portion of Section 6 laid out as Gulf View, Gawler. The property was registered to David Thomas, boiler maker, in June 1896 and subsequently transferred to Frederick Lines, butcher, in April 1901 and thereafter to George Lines, butcher, in April 1905. In January 1918, it was purchased by Elizabeth Bennett (married woman) and transferred to May Isabella Stande, wife of Charles Stande, farmer, in September 1919. The property transferred to Martha Barsch, married woman, in July 1920.

The date of construction of the dwelling is unknown but likely to be in the 1890s.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 609/173

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

47 Lyndoch Road, Gawler East

LAND DESCRIPTION:

CT5457/381, Hundred of Barossa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15648



Dwelling at 47 Lyndoch Road from west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This substantial asymmetrical bungalow, constructed of coursed face stone with rendered dressings, occupies a prominent corner setting. The Dutch gable corrugated galvanised iron roof extends to cover a return verandah, which has bold timber posts with arched timber brackets, over square masonry half columns. The structure retains much of its original fabric, including gable infill detail, a combination of timber-framed casement and double-hung sash windows with leadlight, and original timber doors with half-glazing.

The original garage located to the rear is in matching style with gables of roughcast and timber batten detail replicating the dwelling. The house is set within a large garden with perimeter hedge and crimped wire fence, with later timber picket gate at the corner of the block. Alterations and additions are minor with solar panels on the roof and later additions to the rear.

STATEMENT OF HERITAGE VALUE:

This substantial bungalow displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1870s. The bungalow dwelling is a bold deviation from the prevalent Gawler architectural style with a fine and essentially externally intact bungalow which addresses the corner allotment. The use of local building materials assimilates it with the surrounding older building stock.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's growing economic prosperity and increasing population during the 1890s.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as a bold deviation from the prevalent Gawler architectural style with a fine and essentially externally intact bungalow which addresses the corner allotment. The use of local building materials assimilates it with the surrounding building stock.
 - (e) it is associated with a notable local personality or event, namely Walter Charles Ayling.
-

BRIEF HISTORICAL BACKGROUND:

The original Corporation of Gawler established in 1857 extended as far east as East Terrace; the land to the east was under governance of the Barossa West District Council. In 1876 the land situated between East Terrace and Crown Street was surveyed for subdivision by George Warren to form 'Gulf View' of 16 allotments and Bishop Street. The area comprised the southern half of Section 6, Hundred of Nuriootpa, part of the land originally granted to John Reid in the Gawler Special Survey of 1839 as well as a portion of Section 3075. Residential development appeared to have been established quickly from that date.

In 1925 Gustav Adolph Wittwer, of Willaston, Farmer, held title to the property located on Allotment 1 of Gulf View subdivision of Portion of Section 3075. By August 1927 the property had transferred to

Walter Charles Ayling, of Gawler Farmer who held it until his death in 1939. Thereafter it passed to his widow, Doris Anne Ayling and to local storekeeper, Russell Hogben in 1941.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, Certificate of Title, CT 1380/174
Warren, G., 'Plan of Gulf View, Gawler'

NAME: Dwelling and Stone Wall

PLACE NO.:

CURRENT USE:

Dwelling and Stone Wall

FORMER USE:

Dwelling and Stone Wall

LOCATION:

6-8 Lyndoch Road, Gawler East

LAND DESCRIPTION:

CT5339/9, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15649



Dwelling at 6-8 Lyndoch Road from south



Stone wall at 6-8 Lyndoch Road from south

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This large Federation-era asymmetrical villa addresses the south-west at the commencement of Lyndoch Road. It is constructed of overpainted dressed stone, with rendered mouldings with fielded margins. It has a hipped corrugated galvanised iron roof with Dutch gables, projecting corner gable, and a return bullnose verandah on square posts with carved timber brackets. Access to the timber verandah is via corner steps which feature splayed side walls of rendered masonry. The bold chimneys are rendered with quoins to match the dwelling, and corbelled caps. The façade features paired timber-framed double-hung sashes. The allotment also includes boundary walls of face rubble sandstone with rendered coping and a small stone and brick outbuilding.

STATEMENT OF HERITAGE VALUE:

This substantial bungalow displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Gawler as new subdivisions were created in response to the town's economic growing prosperity and increasing population during the 1890s. As a high-quality and prominent return verandah villa of the Federation-era with Edwardian overtones, constructed of local stone and brick and cast iron, the dwelling is harmonious with older nearby building stock. The extensive stone walling to the property boundaries on all sides enhances the setting.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's growing economic prosperity and increasing population during the 1890s.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as a large prominent return verandah villa of the Federation era with Edwardian overtones, constructed of local stone and brick and cast iron.
 - (e) it is associated with a notable local personality in William Penna, who grew and sold fruit and vegetables on the block for many years.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a consortium of wealthy investors including Henry Dundas Murray, John Reid & others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. The emergence of successful local industries, and the completion of the Gawler Railway connecting with Adelaide in 1857 led to further significant growth of the township, with a series of new subdivisions opening up to the north, south, east and west. During the mid to late nineteenth century, Gawler enjoyed a prosperous period as South Australia's second most important town.

John Reid, one of the principal investors in the Gawler Special Survey and Gawler's first white settler, established 'Clonlea' a sheep run and farm on his 630 acres on the North Para River. Unfortunately he

borrowed heavily against his property from William Paxton, and after he experienced substantial losses due to drought and disease in his flock Paxton foreclosed on the loan and took over most of the land. The remnant 40 acres of the Reid estate comprising the westerly portions of sections 6 and 7 of the Special Survey was subsequently inherited by his daughter Eliza Sarah Mahony. In 1873 auctioneer J C Wilkinson announced the forthcoming sale of 50 suburban blocks created by the subdivision of 'Mrs Mahony's Paddock' in Gawler East.

Allotments 249, 273 and 274, at the corner of Lyndoch Road and High Street (now Union Street) were part of the subdivision of Mrs Mahony's Paddock, on section 4 of the original Gawler Special Survey, and remained in her possession after she moved to North Adelaide with her two young daughters following her husband's (Dr David Mahony's) early death in 1858. In that year Allotment 249 was rented to Edward Clement, an auctioneer and chaff merchant.

By 1875 the allotment, described as vacant fenced land, valued at £7, had been transferred to William Penna, who in about 1886 also became the owner and occupier of the adjacent Allotment 250, containing a dwelling house. William Penna (1832-1904) had emigrated to South Australia from Cornwall in 1846. He worked at the Burra Mines before travelling to the Victorian goldfields, then California and New Zealand. He spent time in Victoria, Queensland (where he married Gwenllyan Powell), and finally NSW, before returning to South Australia.

William and Gwenllyan set up as market gardeners in Kersbrook before settling in Gawler in the early 1870s. William established a green-grocer's and fruiterer's business on the corner of High Street, which was later carried on by his sons William jnr and Thomas. He also had mining interests, and was later a director of the Lady Pearce Goldmining Company. The house and adjacent vacant block were occupied for a brief period around 1880 by John Fennell, former publican of the Wheatsheaf Inn on Lyndoch Road, but by 1882 both were again occupied by the Pennas. By 1885 William Penna had also purchased Allotments 273 and 274 from Mrs Mahony, on which he established an 'orangerie' and later a vineyard plot. William continued to grow fruit trees and vegetables in the large walled garden for the rest of his life, and was a regular prizewinner in the annual Agricultural and Horticultural Show. William Penna died in 1904, his wife having predeceased him by two years.

Prior to his death Allotment 249, on the corner of High Street and Lyndoch Road, had been subdivided in 1903, and the western portion with frontage to High Street was purchased for £100 by the Trustees of the Freemason's Lodge of Fidelity Number 5. The foundation stone was laid by Sir Samuel Waye on 5 December 1903 and the Masonic Hall was completed in May the following year. Allotment 273 was subdivided in 1914 and the portion of the land fronting Lyndoch Road, together with a small portion of Allotment 249 adjoining it on the western boundary' were transferred to George Norman, of Gawler, merchant. The property was subsequently transferred to Alexander Erskine Latter, of Glenelg, business manager in 1916; Alexander Frank Stewart, of Gawler, blacksmith in 1921; Zalmona Corey of Gawler, contractor in 1941; Mary Catherine Corey (his widow) in 1947; and Albert Ernest Sissman, of Roseworthy, farmer and Elsie Merna Sissman, his wife, in 1950.

In August 1921 a certificate of title was issued for Allotment 274, together with the balance of Allotment 273, to George Lines, proprietor of the Old Spot Hotel (1907-1910 and 1912-1919). This transaction also included a right of way to High Street via a private road across Allotment 249. It is possible that Lines occupied the property prior to this date, and built the Federation era stone residence that now occupies Allotment 274. Several weeks later the title was transferred to Emma Smith, wife of Arthur Smith, of Gawler, Surgeon Dentist. Emma Smith died on 25 September 1937, after which the title passed to other family members until transferred to Blanche Boucher of Gawler, married woman in 1945. In 1950 the title was transferred to Albert Ernest Sissman of Roseworthy, farmer.

In summary, adjacent Allotments 273 and 274, plus a small portion of Allotment 249, originally all part of Mahony's Paddock subdivided in 1873, comprised the walled vegetable gardens and orchard owned and occupied by William Penna from the early 1870s until 1903, after which the ownership diverged. The land was brought under the same ownership again between 1950 and 1969.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah; rendered masonry fence to Lyndoch Road and stone boundary walls.

REFERENCES:

CT 711/83; CT 720/132; CT 1015/122CT 1207/442; CT 4163/742
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
<http://gawlerhistory.com>
Gawler rates assessment books, East Ward, 1858-1890
SA Register, 22 August 1896, p.5
Bunyip, 28 November 1868, p.2; 3 April 1874, p.3; 28 January 1881, p.3; 8 March 1895, p.3; 30 Sept, 1898; 6 June 1902, p.2; 9 December 1904, p.2
SA Chronicle, 18 March 1893, p.9

NAME: Former Dwelling

PLACE NO.:

CURRENT USE:

Offices

FORMER USE:

Dwelling

LOCATION:

34 Main North Road, Willaston

LAND DESCRIPTION:

CT6105/482, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15662



Former dwelling at 34 Main North Road from south-east

NAME: Former Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, mid-Victorian cottage is double-fronted with a transverse gable roof and early lean-to to the rear. It is constructed of rubble sandstone, brought to course and tuck-pointed with overpainted brick quoins and dressings, and side parapet walls of random rubble sandstone with red brick capping. The roof is clad with corrugated metal and features a red face brick chimney with corbelled cap to the south-west gable end. The facade features central timber-framed door with fanlight, and timber-framed, double-hung, multipaned windows to either side. The straight verandah is clad with corrugated galvanised iron and is supported on square timber posts.

Additions include a steel-clad lean-to to the rear.

STATEMENT OF HERITAGE VALUE:

Likely constructed in the late 1890s for local labourer and farmer, Michael Lally, this Worker's cottage demonstrates a period of residential development that occurred in Willaston as a result of the growth in agricultural activity in surrounding areas and the establishment of industry and commerce within the Willaston township during that time. The Victorian Worker's cottage is an intact, early example of its typology in the area, typical to both Gawler and Willaston. It is significant as one of two identical residential dwellings at the prominent junction of Main Street and Redbanks Road.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates residential development in the area as a result of the success in local agricultural activity and establishment of local industry and commerce, validated in its early association with a local farmer/labourer.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact example of a typical Gawler-style Worker's cottage along the Main Street of Willaston on a prominent intersection.
-

BRIEF HISTORICAL BACKGROUND:

John Reid, one of the original purchases of the Special Survey, took up several of the larger allotments on both sides of the river. Reid arrived at Gawler with his family in South Australia in early 1839, and soon established his home station 'Clonlea' on the banks of the North Para River. Reid suffered a series of unfortunate losses and had mortgaged his property to William Paxton, a Hindley Street chemist who had made a fortune from the Burra copper mines. Paxton eventually foreclosed on the debt leaving Reid with the homestead and 40 acres of his original 630 acre landholding. In 1848 Paxton laid out a new township on Section 1 of Reid's former sheep run on the northern side of the North Para River, naming it Willaston after a place where he had lived in England. Thomas Greaves built the first Willaston Hotel near the bridge over the North Para River in 1849 and also established a camping ground for mule teams from the Burra Mines, alongside. Willaston retained its own separate character and developed its own shops and industries, and within a few years had grown to be the largest village after Gawler itself.

The population of the northern township of Willaston grew considerably (from 381 to 555) and the number of dwellings increased from 84 to 121 in the period between the 1901 and 1911 censuses and to 151 by 1928. The disposition of the population in and around Willaston was by 1928 more scattered, but within Willaston was also more concentrated as a number of allotments were further-subdivided.

Industry in Willaston remained centred around the brick yards of William Weaver (later William Gouger) and the nearby lime kilns operated by George Eysers (later Luxon and Dracker), William Rendell, A.C. Edson and Ayling and Dwyer and there was little new commercial activity; Coombe's general store continued to predominate and only two new shops and a blacksmiths shops were established between 1900 and 1928, all along Main Street.

The earliest Certificate of title indicates ownership of the property by Michael Lally, a local Willaston labourer/farmer in 1884, as a much larger land holding which included the whole allotments 18 and 19, including the adjacent dwelling at 36-38 Main Street, which is of identical form and detailing. The Worker's cottage was likely constructed sometime in the 1890s during the time of growth in local agricultural industry. It remained in the Lally family until it was transferred to John Michael Lewwin Kimpton, labourer, in 1911.

EXTENT OF LISTING:

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, Certificate of Title, CT455/186
LTO, Certificate of Title, CT872/64

NAME: Former Dwelling

PLACE NO.:

CURRENT USE:

Former Dwelling

FORMER USE:

Dwelling

LOCATION:

36-38 Main North Road, Willaston

LAND DESCRIPTION:

CT6099/83, Hundred of Mudla Wirra
CT5778/814, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15663, 15655



Dwelling at 36-38 Main North Road from south-east

NAME: Former Dwelling

PLACE NO.:

DESCRIPTION:

This small double-fronted, transverse gable cottage is built in mid-Victorian style of overpainted stone, brought to course, with overpainted brick quoins and dressings. Side walls are of overpainted random rubble with red face brick capping to the parapet walls. The roof is clad with corrugated galvanised iron, with a skillion addition to the rear. The central door is timber-framed with a fanlight and is flanked by timber-framed, double-hung windows to either side. The straight verandah is clad with corrugated galvanised iron and is supported on square timber posts with cast-iron feet. Face red brick chimney with corbelled cap is evident to the south-west gable end. A low gabion fence defines the front boundary.

Additions include early stone lean-to and later steel skillion to the rear.

STATEMENT OF HERITAGE VALUE:

Likely constructed in the late 1890s for local labourer and farmer, Michael Lally, the Worker's cottage demonstrates a period of residential development that occurred in Willaston as a result of the growth in agricultural activity in surrounding areas and the establishment of industry and commerce within the Willaston township during that time. The Victorian Worker's cottage is an intact, early example of its typology in the area, typical to both Gawler and Willaston. It is significant as a portion of the early 1858 subdivision of Willaston.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates residential development in the area as a result of the success in local agricultural activity and establishment of local industry and commerce, validated in its early association with a local farmer/labourer.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact example of a typical Gawler-style Worker's cottage in a prominent position to the Main Street of Willaston.
-

BRIEF HISTORICAL BACKGROUND:

John Reid, one of the original purchases of the Special Survey, took up several of the larger allotments on both sides of the river. Reid arrived at Gawler with his family in South Australia in early 1839, and soon established his home station 'Clonlea' on the banks of the North Para River. Reid suffered a series of unfortunate losses and had mortgaged his property to William Paxton, a Hindley Street chemist who had made a fortune from the Burra copper mines. Paxton eventually foreclosed on the debt leaving Reid with the homestead and 40 acres of his original 630 acre landholding. In 1848 Paxton laid out a new township on Section 1 of Reid's former sheep run on the northern side of the North Para River, naming it Willaston after a place where he had lived in England. Thomas Greaves built the first Willaston Hotel near the bridge over the North Para River in 1849 and also established a camping ground for mule teams from the Burra Mines, alongside. Willaston retained its own separate character and developed its own shops and industries, and within a few years had grown to be the largest village after Gawler itself.

The population of the northern township of Willaston grew considerably (from 381 to 555) and the number of dwellings increased from 84 to 121 in the period between the 1901 and 1911 censuses and to 151 by 1928. The disposition of the population in and around Willaston was by 1928 more scattered, but within Willaston was also more concentrated as a number of allotments were further-subdivided.

Industry in Willaston remained centred around the brick yards of William Weaver (later William Gouger) and the nearby lime kilns operated by George Eysers (later Luxon and Dracker), William Rendell, A.C. Edson and Ayling and Dwyer and there was little new commercial activity; Coombe's general store continued to predominate and only two new shops and a blacksmiths shops were established between 1900 and 1928, all along Main Street.

The earliest Certificate of title indicates ownership of the property by Michael Lally, a local Willaston labourer and farmer in 1884, as a much larger land holding which included the whole allotments 18 and 19, which include the adjacent dwelling of identical form and detailing. The Worker's cottage was likely constructed sometime in the 1890s during the time of growth in local agricultural industry. The dwelling was transferred to Timothy Lally as executor of the estate in the will and remained in the Lally family until 1952.

EXTENT OF LISTING:

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, Certificate of Title, CT455/186
LTO, Certificate of Title, CT2216/173

NAME: Attached Dwellings

PLACE NO.:

CURRENT USE:

Attached Dwellings

FORMER USE:

Attached Dwellings

LOCATION:

40-42 Main North Road, Willaston

LAND DESCRIPTION:

CT5566/87, Hundred of Mudla Wirra
CT5926/433, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 13

HERITAGE NUMBER:

15667, 15668



Dwelling at 40-42 Main North Road from south-east



Dwelling at 40-42 Main North Road from south-east

NAME: Attached Dwellings

PLACE NO.:

DESCRIPTION:

This pair of late-Victorian, transverse-gabled attached dwellings are constructed of overpainted stone rubble with overpainted brick quoins and dressings and capping to the parapet walls. The roof is clad with corrugated metal and features overpainted brick chimneys with corbelled caps. The top of the parapet wall to number 42 has been concealed with metal flashing. Each dwelling has a central timber-framed panelled door with fanlight (leadlight glazing to 42), flanked on either side by timber-framed, double-hung sash windows. The verandahs are non-original, clad with corrugated metal, and supported on metal trellis posts. The frontage is defined by non-original timber-look aluminium fence to number 40 and timber picket to number 42.

Additions include lean-to to the rear of number 40 and gable structure to the rear of number 42.

STATEMENT OF HERITAGE VALUE:

Likely constructed in the late 1890s for local labourer and farmer, Michael Lally, the attached pair of dwellings demonstrate the type of residential development that occurred in Willaston during a time of growth in agricultural activity in surrounding areas and the development of the Willaston township. It is significant as portion of the early 1858 subdivision of Willaston. The attached Worker's cottages are an intact, early example of their typology, typical to both Gawler and Willaston.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates residential development in the area as a result of the success in local agricultural activity at the time, validated in its early association with a local farmer/labourer.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact example of a typical Gawler-style pair of attached Worker's cottages along the Main Street of Willaston.
-

BRIEF HISTORICAL BACKGROUND:

John Reid, one of the original purchases of the Special Survey, took up several of the larger allotments on both sides of the river. Reid arrived at Gawler with his family in South Australia in early 1839, and soon established his home station 'Clonlea' on the banks of the North Para River. Reid suffered a series of unfortunate losses and had mortgaged his property to William Paxton, a Hindley Street chemist who had made a fortune from the Burra copper mines. Paxton eventually foreclosed on the debt leaving Reid with the homestead and 40 acres of his original 630 acre landholding. In 1848 Paxton laid out a new township on Section 1 of Reid's former sheep run on the northern side of the North Para River, naming it Willaston after a place where he had lived in England. Thomas Greaves built the first Willaston Hotel near the bridge over the North Para River in 1849 and also established a camping ground for mule teams from the Burra Mines, alongside. Willaston retained its own separate character and developed its own shops and industries, and within a few years had grown to be the largest village after Gawler itself.

The population of the northern township of Willaston grew considerably (from 381 to 555) and the number of dwellings increased from 84 to 121 in the period between the 1901 and 1911 censuses

and to 151 by 1928. The disposition of the population in and around Willaston was by 1928 more scattered, but within Willaston was also more concentrated as a number of allotments were further-subdivided.

Industry in Willaston remained centred around the brick yards of William Weaver (later William Gouger) and the nearby lime kilns operated by George Eyers (later Luxon and Dracker), William Rendell, A.C. Edson and Ayling and Dwyer and there was little new commercial activity; Coombe's general store continued to predominate and only two new shops and a blacksmiths shops were established between 1900 and 1928, all along Main Street.

The earliest Certificate of title indicates ownership of the property by Michael Lally, a local Willaston labourer in 1892, as a much larger land holding which included portions of allotments 47, 46, 45 and 44. Michael Lally was also described as a farmer in an article printed in the 'Bunyip' in 1888. The attached pair of Worker's cottages were likely constructed sometime in the 1890s during the time of growth in local agricultural industry. The allotment was subdivided in 1922 and again in 1925. The dwellings remained in the Lally family, a line of farmers, until at least 1953.

EXTENT OF LISTING:

External form, fabric and detail of the attached dwellings including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, Certificate of Title, CT559/141

'The Law Courts'. *Bunyip (Gawler, SA : 1863 - 1954)* 20 January 1888: p.4.

NAME: Willaston Bridge

PLACE NO.:

CURRENT USE:

Bridge

FORMER USE:

Bridge

LOCATION:

Main North Road, Willaston

LAND DESCRIPTION:

Non-identified parcel

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 2

HERITAGE NUMBER:



Willaston Bridge, looking north

NAME: Willaston Bridge**PLACE NO.:**

DESCRIPTION:

This is an iron girder (or 'beam') bridge spanning the North Gawler River on the Main North Road, having a waterway width of 55 metres. There are three spans of approximately 18 metres each supported on sandstone piers 1.5 metres thick, resting on concrete foundations which lie on the natural gravel bed. There are five wrought-iron plate girders laid side-by-side, 19 metres in length and 1.5 metres in depth, to each span. The underside of the girders on the central span are 1 metre above the level of the 1889 flood. The deck was originally composed of red gum, jarrah, and karri, covered with a coating of asphalt, later replaced by reinforced concrete, and is 7 metres wide. The masonry work from the earlier (1868) abutments is incorporated in the current north and south abutments, and there are pilasters and parapets of cut stone running back some distance from the end of the girders. The roadway is embanked on both sides and has wrought iron handrails with modern chain link fencing and guard rails.

STATEMENT OF HERITAGE VALUE:

The Willaston Bridge, constructed in 1890, is the fourth iteration of a bridge at this critical crossing point on North Para River. It is associated with the vital role of road transport communications to opening up the northern areas of South Australia for mining, pastoral and agricultural industries in the colonial period which had begun with the first bridge in 1842. Locally, the bridge crossing also facilitated the growth of the new townships of Willaston (1848) and Bertha (1850) and gave their residents and businesses an important connection with the main township of Gawler. As a simple, yet accomplished, girder bridge design displaying fine iron and stonework, the Willaston Bridge has high aesthetic merit. Including ironwork by notable local manufacturer, James Martin & Co., the bridge displays local construction techniques. Visible from a number of vantage points and of substantial length, the Willaston Bridge has displayed landmark qualities for over 130 years.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, in that it demonstrates the vital role of road transport communications in opening up the northern areas of South Australia for mining, pastoral and agricultural industries in the colonial period.
 - (c) it has played an important part in the lives of local residents by sustaining the connection of Gawler proper with the expanding suburban and agricultural areas to the north.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it is an elegant response to a wide bridge crossing using local stone and iron construction and represents the work of important local Engineering firm, James Martin & Co.
 - (f) it is a notable landmark in the area, being a distinctive and large structure which has served as one of the two main river crossing points through the town on the north-south route for well over a century.
-

BRIEF HISTORICAL BACKGROUND:

The site chosen by William Light for the township of Gawler in the 1839 Special Survey took advantage of the natural topography and proximity to a reliable water supply in the North and South

Para Rivers. The crossing points at the north and south entrances to the town contributed to its success as a natural stopping point for traffic on the way to the agricultural lands newly opened up in the north, and later for the copper mining areas of Burra and Kapunda. The first bridge, a 30 metre long wooden structure with stone abutments, was built over the North Para River in line with Murray Street in 1842. It was washed away in 1847. In 1848 another wooden bridge was built, where the present bridge now stands, providing access to the new township of Willaston established by William Paxton on the northern side of the river.

The location adjacent to the only crossing point on that part of the river gave Willaston's early commercial activities an economic boost. During the mineral boom long lines of ore-laden wagons passed through on their way south, as well as loads of wool bales from the Barossa and pastoral lands further north, and prior to the extension of the railway, all the stores needed to support the growing population in the north. The Willaston Hotel located next to the northern bridge approach offered a welcome refreshment stop for bullockies and other travellers on the road. The heavy traffic soon took its toll on the narrow timber structure, which needed to be strengthened in 1858. In 1868 the Central Road Board approved £3000 for a new and stronger bridge, but this too collapsed and was washed away in 1889, when the district experienced its worst ever flood. All four footbridges were also swept away, and for a while the only connection between Gawler and Willaston was via the old fords or a makeshift footbridge comprising an iron girder retrieved from the ruined bridge and laid across a narrow point of the river. A wire line was thrown across to transfer the mails when the river was too high to cross at all.

The plans for the present bridge were prepared in the office of the Inspector of Roads, supervised by Mr D Kay as Clerk of Works. Local Gawler engineering firm Martin & Co were the contractors for the iron work, and Messrs. Schneemilch and Thomas for the masonry work. It took nearly a year and a half to complete the present bridge, which was opened on 9 September 1890 by Sir John Downer. The final cost, estimated at £3,500, had blown out to double at £7,000. To make things worse, the width of the completed bridge (at a little under 7m) was considered too narrow to carry a wagonload of hay. There was also criticism of the layout of the approaches from the Gawler side, and the failure to make provision for future needs such as a tramway. However, it was generally agreed that the finished bridge was a 'noble structure that without doubt would withstand any flood'.

The Evening Journal published a detailed description of the bridge as follows:

The bridge is a very substantial structure of mason and ironwork, having a waterway of 180 ft. There are three spans of 60 ft. each on stone piers 5 ft. thick, resting on foundations of cement concrete, lying on the natural gravel bed. There are five wrought-iron plate girders, 63 ft. 6 in. in length and 5 ft. in depth to each span. The bottom of the girders on the central span is 3ft. above the level of last year's flood, and 7 ft. 3 in. above the bottom of the old girders. There is a fall of 6 in. from the centre of the bridge to the abutments, The flooring of the bridge is 4½ in. thick, and is composed of red gum, jarrah, and karri, and is covered with a coating of asphalt, 22 ft. wide and 8 in. thick in the centre. There is a footpath on the downstream side elevated a little above the roadway. The bridge is painted with anticorrosive paint of a deep chocolate colour, excepting the hand-rails and fascia, which are painted white, and thus serve to give it a light appearance. The mason work in the old abutments is utilized by being raised to a sufficient height, and there are pilasters and parapets of cut stone running back some distance from the end of the girders. The roadway is embanked on both sides, the approach on the Willaston side having a gradient of 1 in 20, and on the Gawler side 1 in 30 and 42 respectively. The rain water is carried away by cast-iron guttering on each side of the roadway. The weight of the girders is 117 tons, and the bridge is calculated to carry a weight equal to a pressure of 100 lb. to the square foot.

The bridge has remained in service for 130 years, and appears to be little altered in appearance since first built, apart from the removal of stone pillars and short section of masonry wall at either end and resurfacing of the deck. It has withstood several severe floods, including one in 1952 in which both the Willaston and North Gawler footbridges were wrenched from their supports and totally destroyed.

EXTENT OF LISTING:

Iron girders, stone piers and abutments, remnant timber substructure and wrought iron railings.

REFERENCES:

https://gawlerhistory.com/Willaston_Bridge
Bunyip, 29 November 1889, p.4.
Evening Journal, 20 September 1890, p.6.

NAME: Dwelling, 'Coolup'

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling, 'Coolup'

LOCATION:

12-14 Main Street, Willaston
[Main North Road]

LAND DESCRIPTION:

CT5742/604, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15672



Dwelling at 12-14 Main Street from east

NAME: Dwelling, 'Coolup'**PLACE NO.:**

DESCRIPTION:

This is a substantial Federation-era bungalow of quality detail. It is constructed of face dressed bluestone to the facade with sandstone rubble side walls and red brick dressings. The Dutch-gable roof is clad with corrugated metal and features louvred vent. Windows are timber-framed, double-hung sashes to either side of the central door which features leadlight glazing to sidelights and fanlight. The prominent chimneys are of red brick with moulded caps. The return bullnose verandah is clad with corrugated metal with gablet over the entrance and is supported on timber posts over brick piers and features carved brackets. The verandah is enclosed by a low brick wall with glazed brick capping. A non-original timber picket and a steel gate define the front boundary.

STATEMENT OF HERITAGE VALUE:

This dwelling likely built in the early 1900s is an intact example of a Federation-era dwelling located within the early 1858 subdivision of Willaston, demonstrating the early pattern of generous allotments. The property, once occupied by a local machinists' firm, demonstrates a time of growth in agricultural trade in the area and of the identity of the Main street of Willaston as a commercial centre during its early establishment. The dwelling is a high-quality and intact example of an uncommon typology. The high-level of craftsmanship, in its stone and brick construction, and timber detailing is reflective of its prominent location along the Main Street.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as an example of the early 1858 subdivision of Willaston and the original pattern of generous allotments. It also demonstrates the growth in agricultural and the establishment of businesses and industries to support this growth.
 - (c) it has played an important part in the lives of local residents as it was associated with a prominent early machinists' firm that played a major role in supplying farming implements and machinery for the growing local agricultural industry.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact and impressive example of a Federation-era dwelling in the area. It is of a high-quality construction of local stone with fine timber detailing.
 - (e) it is associated with a notable local personality or event as it is associated with the local early machinists' firm of Woods & Robertson, prominent within the Willaston area.
-

BRIEF HISTORICAL BACKGROUND:

John Reid, one of the original purchases of the Special Survey, took up several of the larger allotments on both sides of the river. Reid arrived at Gawler with his family in South Australia in early 1839, and soon established his home station 'Clonlea' on the banks of the North Para River. Reid suffered a series of unfortunate losses and had mortgaged his property to William Paxton, a Hindley Street chemist who had made a fortune from the Burra copper mines. Paxton eventually foreclosed on the debt leaving Reid with the homestead and 40 acres of his original 630 acre landholding. In 1848 Paxton laid out a new township on Section 1 of Reid's former sheep run on the northern side of

the North Para River, naming it Willaston after a place where he had lived in England. Thomas Greaves built the first Willaston Hotel near the bridge over the North Para River in 1849 and also established a camping ground for mule teams from the Burra Mines, alongside. Willaston retained its own separate character and developed its own shops and industries, and within a few years had grown to be the largest village after Gawler itself.

The population of the northern township of Willaston grew considerably (from 381 to 555) and the number of dwellings increased from 84 to 121 in the period between the 1901 and 1911 censuses and to 151 by 1928. The disposition of the population in and around Willaston was by 1928 more scattered, but within Willaston was also more concentrated as a number of allotments were further-subdivided.

Industry in Willaston remained centred around the brick yards of William Weaver (later William Gouger) and the nearby lime kilns operated by George Eysers (later Luxon and Dracker), William Rendell, A.C. Edson and Ayling and Dwyer and there was little new commercial activity; Coombe's general store continued to predominate and only two new shops and a blacksmiths shops were established between 1900 and 1928, all along Main Street.

The date of construction of the dwelling is unknown, however, in 1866 the property was split down the middle, each portion with a frontage to the Main Street, and owned by Andrew Archibald Robertson and James Woods, wheelwrights and machinists. These prominent early figures in Willaston were partners in the local firm Woods & Robertson, described as a large machinists' business. It is possible this property was the site of their workshop, described in an article in *The Register* to have been "in full swing, supplying machinery for the early settlers in the areas." They occupied this site until 1880, when both portions of the allotment were transferred to Henry William Mortimer of Gawler omnibus. A later Certificate of Title indicates a merge of the two titles in 1974.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, Certificate of Title, CT 89/171

LTO, Certificate of Title, CT 89/172

LTO, Certificate of Title, CT 4020/219

"Local and General Topics" *Bunyip (Gawler, SA : 1863 - 1954)* 17 May 1912: 2. Web. 11 Mar 2020 <<http://nla.gov.au/nla.news-article97561556>>.

"OBITUARY." *The Advertiser (Adelaide, SA : 1889 - 1931)* 25 July 1924: 16. Web. 11 Mar 2020 <<http://nla.gov.au/nla.news-article36564758>>.

"AN OLD-TIMER BEING CLOSED" *The Register (Adelaide, SA : 1901 - 1929)* 4 March 1920: 5. Web. 11 Mar 2020 <<http://nla.gov.au/nla.news-article62627055>>.

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

23 Main Street, Willaston
[Main North Road]

LAND DESCRIPTION:

CT6140/301, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15678



Dwelling at 23 Main Street from west

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This grand, double-fronted, Federation-era cottage is elevated from the street level on a generous landscaped allotment. It is constructed of coursed bluestone, with red brick quoins and dressings, with side walls of rubble sandstone, brought to course and tuck-pointed. The roof is hipped and clad with corrugated metal with skillion addition to rear and gabled pergolas to the north and east. Chimneys are red face brick with moulded caps. The cottage features a return verandah to both sides of the dwelling and a central gablet, clad with corrugated metal and supported on turned timber posts with cast-iron frieze and corner brackets. The façade has a central timber-framed door with fanlight, with timber-framed, double-hung windows to either side. The verandah is accessed by central splayed steps flanked by low rendered side walls.

A modern rendered masonry fence, with moulded red brick piers and capping with aluminium palisade, defines the street boundaries.

STATEMENT OF HERITAGE VALUE:

Likely constructed in the late 1800s to early 1900s, this dwelling is significant as a portion of the early 1858 subdivision of Willaston, demonstrating the early pattern of generous allotments through its substantial set back from the street. The high-quality workmanship of the dwelling, as well as the fine local stone and cast-iron detailing, are in excellent condition and are significant as example of a dwelling of this typology and scale in Willaston. Possibly built for members of the prominent Gwynne family, the dwelling is a significant in its association with the early settlement and community of Willaston. The quality in its craftsmanship, materiality and detailing, and its association with prominent figures, reflect the prominence of the setting along the Main Street of Willaston.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as development within the 1848 subdivision of the town of Willaston. It demonstrates a time of growth in population as a result of the establishment of local industries and businesses. It demonstrates the early subdivision pattern of generous allotments which were later subdivided as the population grew.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact and high-quality example of a prominent Federation-era villa in Willaston. The high quality of its materiality and workmanship reflect its prominent position on a corner allotment to the Main Street of Willaston.
 - (e) it is associated with a notable local personality or event through its early ownership within the Gwynne family, well-known local family in Willaston as some of the earliest settlers of the village.
-

BRIEF HISTORICAL BACKGROUND:

John Reid, one of the original purchases of the Special Survey, took up several of the larger allotments on both sides of the river. Reid arrived at Gawler with his family in South Australia in early 1839, and soon established his home station 'Clonlea' on the banks of the North Para River. Reid

suffered a series of unfortunate losses and had mortgaged his property to William Paxton, a Hindley Street chemist who had made a fortune from the Burra copper mines. Paxton eventually foreclosed on the debt leaving Reid with the homestead and 40 acres of his original 630 acre landholding. In 1848 Paxton laid out a new township on Section 1 of Reid's former sheep run on the northern side of the North Para River, naming it Willaston after a place where he had lived in England. Thomas Greaves built the first Willaston Hotel near the bridge over the North Para River in 1849 and also established a camping ground for mule teams from the Burra Mines, alongside. Willaston retained its own separate character and developed its own shops and industries, and within a few years had grown to be the largest village after Gawler itself.

The population of the northern township of Willaston grew considerably (from 381 to 555) and the number of dwellings increased from 84 to 121 in the period between the 1901 and 1911 censuses and to 151 by 1928. The disposition of the population in and around Willaston was by 1928 more scattered, but within Willaston was also more concentrated as a number of allotments were further-subdivided. Described in an obituary in the local *Bunyip* newspaper as the "Father of Willaston" for his contributions and participation within the community.

Industry in Willaston remained centered around the brick yards of William Weaver (later William Gouger) and the nearby lime kilns operated by George Eysers (later Luxon and Dracker), William Rendell, A.C. Edson and Ayling and Dwyer and there was little new commercial activity; Coombe's general store continued to predominate and only two new shops and a blacksmiths shops were established between 1900 and 1928, all along Main Street.

Although the date of its construction is unknown, the earliest Certificate of Title indicates ownership of the property by Mary Ann Gwynne wife of Evan Gwynne, an artisan in 1906, and its transfer in that same year to Johann Willhelm Kurtz, farmer of Roseworthy. At this time, the property included the whole of allotment 11, which extended to Drury Street.

The subdivision of the allotment dates to 1970.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, Certificate of Title, CT 748/149

"OBITUARY." *Bunyip* (Gawler, SA : 1863 - 1954) 3 May 1935: 10. Web.

"SERVICE TO WILLASTON" *News* (Adelaide, SA : 1923 - 1954) 9 July 1927: 4 (SPORTING EDITION).

NAME: Shops

PLACE NO.:

CURRENT USE:

Shops

FORMER USE:

Shops

LOCATION:

25-29 Main Street, Willaston
[Main North Road]

LAND DESCRIPTION:

CT6153/288, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15679



Shops at 25-29 Main Street from west

NAME: Shops**PLACE NO.:**

DESCRIPTION:

This series of four former shops forms a continuous parapet along Main North Road. These shops are constructed of overpainted brick and render, with rendered dressings, to the façade, and stone rubble to the side and rear walls. A partial, damaged, overpainted brick chimney is evident to the early lean-to structure to the rear. The roof forms are a mixture of gabled, hipped, and skillion constructions, all clad with corrugated metal. The non-original straight verandah features a steel frame, clad with corrugated metal is supported on square timber posts. Doors to the façade feature arched heads and have been infilled along with a shopfront. Uncovered windows are fixed panel and multipaned sashes.

STATEMENT OF HERITAGE VALUE:

This group of former shops displays historical, economic or social themes that are of importance to the local area, as an expression of the pattern of development in Willaston as new subdivisions were created in response to the town's economic growing prosperity and increasing population.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, as an example of the pattern of development as new subdivisions were created in response to Gawler's economic growing prosperity and increasing population during the 1870s.
 - (e) it is associated with Charles Thomas Scown, first owner of the Victoria (later Willaston) Hotel.
-

BRIEF HISTORICAL BACKGROUND:

The township of Willaston was founded in 1848 by William Paxton on land formerly granted to Henry Dundas Murray and another of the original syndicate of investors in the 1939 Gawler Special Survey. The first building in the town was the original Willaston Hotel constructed in c1849 immediately adjacent to the bridge crossing the North Para River. It was licensed between 1850 and 1920, and afterwards became a private residence. Willaston's second hotel, the first two-storey building in the town, was built for Charles Thomas Scown, cornfactor, in 1866, on Allotment 14 of section 1, Hundred of Mudla Wirra. It was known as the Victoria Hotel until 1958, when its name changed to the Willaston Hotel.

Thomas Scown was granted a publican's license and the Victoria Hotel was approved as a new pubic house in September 1866, and Charles Thomas Scown took over the license the following year. He was a long-standing resident of Gawler and an old colonist, having arrived in South Australia in 1837. He also owned a chaff mill and grain store in the town. He was an active member of the Wesleyan Methodist Church and superintendent of the Gawler Methodist School, a prominent member of the Gawler Institute, and had been a Town Councillor for the Mudla Wirra Council from 1856, and its Chairman in 1861. Charles Scown held the title to the property until 1869, when he announced the sale of the Victoria Hotel along with other property as he was relinquishing business 'in consequence of ill-health', and intended leaving the colony for California. A lavish farewell dinner was held in his honour, attended by 50 or 60 gentlemen of note, including Sir G S Kingston and several MPs and local dignitaries. Interestingly, he was arrested shortly afterwards on account of unpaid accounts owed to Fotheringham's Bros. Brewery. Brought before the Insolvency Court, he

was briefly imprisoned for debt, before moving with his family to Melbourne. The hotel was transferred to George Robertson, of Willaston, licensed victualler, but he only remained in possession for one year before the mortgagee Randolph Isham Stow foreclosed on his loan, and the property was sold to William Knox Simms, Adelaide brewer in 1871. The hotel was leased to successive publicans, before being absorbed into the newly formed South Australian Brewing, Malting and Wine and Spirits Company Ltd in 1888, of which William Knox Simms was a founding partner. In 1900 this became the South Australian Brewing Company Ltd, which retained the title to the property throughout the 20th century.

From an early date a blacksmith's shop and tinsmith premises occupied part of the land on the northern side of Allotment 14, and a row of four small shops were built at some stage prior to 1900 on the southern side near the corner of Paxton Street, with frontages to Main Street. There were also stone stables and yards at the rear, where auctions were sometimes conducted in the early years. The shop premises were sub-let and occupied by a variety of small businesses over the years, including bakers, butchers, greengrocers, secondhand dealers, a sign writer and saddlery and harness shop. From the 1930s to the 1960s the end shop immediately to the south of the hotel was used as the Willaston Football Club training rooms, and the intervening laneway was later enclosed to connect it to the hotel as a darts and pool room. The former shops have been further adapted in recent years as an extension of the hotel facilities.

EXTENT OF LISTING:

External form, fabric and detail of the shops including original façade and external walling, roof and chimney, joinery and verandah.

REFERENCES:

LTO, CT 134/208; CT 660/98; CT 1615/26
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
South Australian Register, 11 September 1866, p 3
The Adelaide Express, 11 September 1866, p 5
Express and Telegraph, 4 March 1870, p3
Kapunda Herald and Northern Intelligencer, 12 March 1869, p2
<https://gawlerhistory.com/Willaston Hotel 33 Main North Road Willaston>
<http://gawlerhistory.com>

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Commercial/retail

FORMER USE:

Dwelling

LOCATION:

7-9 Main Street, Willaston

LAND DESCRIPTION:

CT5951/655, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER:

15685



Former dwelling at 7 Main Street from west

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This single-storey double fronted residence is of high-quality mid-Victorian era construction. It is constructed of overpainted sandstone rubble, brought to course and ruled with overpainted brick quoins. The roof is hipped and clad with corrugated metal, featuring overpainted red brick chimneys with corbelled caps. The central entrance door is timber-framed with a fanlight and is flanked on either side by timber-framed, double-hung sash windows with brick arched heads. The concave verandah is clad with corrugated metal and is supported on cast-iron trellis posts, with cast-iron frieze and corner brackets, and enclosed by a cast-iron balustrade.

A gabled stone cottage to the rear of the allotment and remnant portions of an earlier stone and brick wall are also significant.

STATEMENT OF HERITAGE VALUE:

Constructed during the 1870s at the centre of the township, the dwelling at 7 Main Street, is associated with the substantial period of growth of Willaston at the time as a result of the strong commercial and industrial activity of the town itself, the opening of northern agricultural areas and increased traffic on the main thoroughfare. The residence is a fine and largely externally intact example of a mid-Victorian era cottage of enlarged proportions constructed of local stone, brick and cast iron. Of significance is the association with EH Coombe and his son Thomas.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, for its ability to demonstrate the growth in residential development of Willaston during the mid-to-late nineteenth century on the basis of the strengthening commercial and industrial status of the township.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and largely externally intact example of a mid-Victorian villa constructed of local stone, brick and cast iron.
 - (e) it is associated with a notable local personality or event, namely EH Coombe and Thomas Coombe.
-

BRIEF HISTORICAL BACKGROUND:

The township of Willaston was founded in 1848 by William Paxton on land granted to Henry Dundas Murray and another of the original syndicate of investors in the 1939 Gawler Special Survey. The subdivision comprised 17 acres of land on the northern side of the North Para River divided into 115 building allotments. The first building in the town was the original Willaston Hotel constructed in c.1849 immediately adjacent to the bridge crossing the North Para River on Main Road. Some of the earliest buildings in Willaston are located in Main Street, as the main thoroughfare to the northern mining and agricultural areas at the time.

Part Allotments 8 and 9, of Section 1, Hundred of Mudla Wirra, located diagonally opposite the original hotel and a little further north of the bridge were owned and occupied by Orlando Adcock

from the 1850s or 1860s. A flamboyant and controversial character, Adcock had been a blacksmith and farrier, horse breeder and farmer, racing identity and latterly licensee of the Willaston Hotel. He died in December 1872 leaving his estate in equal parts to his two young sons and a woman rumoured to be his mistress. His will was challenged in the Supreme Court, which directed the sale of all his real and personal property.

On 25 April 1873 the two adjacent allotments in Main Street (part allotments 8 and 9, (of which allotment 8 contained a dwelling house and other buildings), were advertised for auction, together with other freehold property, household furniture and effects, livestock and farm implements. It is unclear whether the sale went ahead, as the two allotments appear to have stayed in the family. Orlando Adcock's legal widow Ann, nee Henshall, for whom there was no provision in his will, died in 1883. Sarah Ann Smith and Henry Thomas Adcock acquired the title to both allotments as tenants in common in February 1884 and September 1885 respectively. Sarah Smith, wife of William Wilson Smith of Kensington, licensed victualler, was a daughter, and Henry Adcock was the second surviving son of Orlando and Ann. Henry was described as a Gawler blacksmith, apparently following his father's first profession. In 1889 both titles were transferred to John Matthews, gardener of Willaston. By about this time a dwelling had been built on part Allotment 9.

Matthews sold to Edwin Gartrell in 1896. Gartrell had conducted a butchering establishment in the vicinity since the 1860s and had a large shop opposite, with extensive yards stables and outhouses at the rear covering an acre of land. In February 1909 Allotments 8 and 9 were transferred to Thomas Coombe, Storekeeper of Willaston, and remained in his possession until his death in 1935. Like his father Ephraim Coombe, Thomas conducted a general store and post office from the former butcher's premises, and presumably lived in this dwelling adjacent to the shop. In 1938 part allotments 8 and 9 were sold to Julius Alfred Sachse.

In recent years the formerly residential properties at number 7 has been used for commercial activities, currently a fish and chip take-away restaurant and bookshop.

EXTENT OF LISTING:

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT441/92; CT485/71; CT2003/51; CT 2034/89
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
South Australian Government Gazette, 12 May 1853, p 320
Adelaide Observer, 26 August 1854, p2
Advertiser, 15 March 1871; 4 February 1907, p 12;
Express and Telegraph, 27 March 1871, p2;
Gawler Times, 14 February 1873, p2; 28 February 1873, p2; 2 May 1873, p2;
Kapunda Herald and Northern Intelligencer, 25 April 1873, p2
SA Chronicle and Weekly Mail, 13 May 1871, p9
Gawler History website:
<https://gawlerhistory.com/Butchers in Gawler and Willaston>
<http://gawlerhistory.com>

NAME: Shop

PLACE NO.:

CURRENT USE:

Shop

FORMER USE:

Shop

LOCATION:

111 Murray Street, Gawler

LAND DESCRIPTION:

CT5253/929, Hundred of Nurioopta

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15693



Parapeted shopfront at 111 Murray Street from south-west

NAME: Shop**PLACE NO.:**

DESCRIPTION:

This double-storey, parapeted, mid-Victorian shopfront was constructed in c.1885. The rendered façade includes original moulded parapet, and reconstructed concave verandah on timber supporting posts and non-original balcony with timber supported verandah to the second storey. The timber-framed glazed shopfront and door at street level have been reconstructed to match original detailing. The hipped roof is clad with corrugated metal and one overpainted brick chimney with corbelled capping is evident. A single-storey wing to the rear, of face sandstone and overpainted brick quoins, is also of note.

STATEMENT OF HERITAGE VALUE:

The shop at 111 Murray Street Gawler is associated with the phase of substantial commercial growth of Gawler township during the mid-nineteenth century based on Gawler's position as an important service town in parallel with its development as an industrial town which occurred as a result of substantial economic stimulus and growth. It demonstrates a combined retail and residential use with the combination of street-fronting shop and attached dwelling to the rear. Used as a retail premise for over 160 years, the shop has provided a service to the local community for an extended period. The combined shop and residence is a good and substantially intact example of a double story commercial premise constructed of local stone and brick.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates the mid-nineteenth century phase of retail development in Gawler as a service town in parallel with its development as an industrial town which occurred as a result of substantial economic stimulus and growth.
 - (c) it has played an important part in the lives of local residents as a commercial shop premise in continuous use providing retail services to the local community for over 160 years.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as substantially intact combined shop and residence constructed in local stone and brick.
-

BRIEF HISTORICAL BACKGROUND:

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839; the Deposited Plan No. 138 of 1863 confirms this plan. The original allocation of Allotment 196 on the eastern side of the street was to Thomas Stubbs. Murray Street was established as per Light's plan and was set out as a continuation of the main road from Adelaide, across the South Para River, Murray Street became the main commercial centre and focus of Gawler township.

Rate assessment books indicate that Lot 196 contained a number of rateable buildings from at least 1859; in 1860 there were eleven, of which one faced High Street and the others addressed Murray. The southernmost of these was rated as 'Shop 2 rooms & stable' to John Wran (owner Melbourne) occupied by Edward Tassel. The historic title for the property shows its transfer from Joseph Parker

to Owen Lynch on November 7th 1864. Joseph Parker came to South Australia in the early 1850s and opened a pharmacy business at Kooringa (Burra), which he sold before heading to Victoria during the gold rush. Parker then returned to South Australia and established a pharmacy in Gawler. An article in 'The Bunyip' dated September 3rd, 1864 states 'Mr, Parker, the Chemist, has erected a neat two storey building, the lower part of which forms a small but handsome shop, possibly in relation to this structure. Owen Lynch was a watchmaker and jeweller whose son, Michael Lynch, was a councillor and Mayor of Gawler between 1925-1926. A plan of Murray Street prepared in 1886 indicates the building form and general block layout as exists today and that 'Lynch – Jeweller' was the owner. The property remained in the Lynch family until around 1935.

Changes to the original structure including the removal of the verandah and timber shopfront, have occurred over time. For a time, the upper level façade was concealed by a sheet metal cladding, which was removed, and the façade restored to the design of architect Rob Williams in 1989. This also included the reconstruction of the verandah and new balcony.

EXTENT OF LISTING:

External form, fabric and detail of the shop including original façade and external walling, roof and chimneys, verandah; and rear stone wing.

REFERENCES

LTO, Certificate of Title, CT 58/103
LTO, Certificate of Title, CT 2304/167
Gawler Rate Assessment Books, East Ward
'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]
'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886
Bunyip, 3 September 1864 p5 'Improvements in Gawler'

NAME: Shops

PLACE NO.:

CURRENT USE: Shops

FORMER USE: Shops

LOCATION: 147-151 Murray Street, Gawler

LAND DESCRIPTION: CT5841/553, Hundred of Nuriootpa
CT5133/671, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS: Contributory, Policy Area 17

HERITAGE NUMBER: 15701



Corner shops at 147-151 Murray Street from west

NAME: Shops

PLACE NO.:

DESCRIPTION:

This single-storey, parapeted, mid-Victorian-era shopfront is located on a corner block and was constructed in the 1880s. The walls are of coursed stone construction, rendered on the Murray Street façade and overpainted on the Lyndoch Road façade, with rendered dressings and cornice mould. The shopfront has a simple timber-framed display window with recessed, half-glazed door to the corner and glass panel door to Murray Street. The reconstructed return straight verandah is of corrugated metal on timber supporting posts with cast iron frieze and corner brackets.

STATEMENT OF HERITAGE VALUE:

The shops at 147-151 Murray Street Gawler are associated with the phase of substantial commercial growth of Gawler township during the mid-nineteenth century based on Gawler's position as an important service town in parallel with its development as an industrial town which occurred as a result of substantial economic stimulus and growth. They demonstrate ongoing use of the site for over 160 years, possibly longer, and the present shops have provided a service to the local community for an extended period. The pair of shops represent a good and substantially intact example of single-story commercial premises constructed of local stone and brick.

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

- (a) it displays historical, economic or social themes that are of importance to the local area for their ability to demonstrate the mid-to-late nineteenth century phase of retail development in Gawler as a service town in parallel with its development as an industrial town which occurred as a result of substantial economic stimulus and growth.
 - (c) it has played an important part in the lives of local residents as commercial shop premises in continuous use providing retail services to the local community for over 160 years.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as substantially intact pair of shops constructed in local stone and brick.
-

BRIEF HISTORICAL BACKGROUND:

Allotment 195 was first allocated to Patrick Tod in 1839. At some stage Tod disposed of his title and it is noted on an undated plan indicating it had been purchased by 'Cotter', possibly Dr Thomas Young Cotter. As shown in historic rate books, up to five rateable buildings were located on the full allotment in 1859 and 1860. Henry Edward Bright was in ownership of the part allotment adjoining the Lyndoch Road corner for a significant number of years between 1861 until at least 1890 at which time it included an 'Iron Store'. By 1886 the store was occupied by Penna fruiterers, run by William and later John, for the same duration. This is confirmed on a historic plan of Murray Street, dated 1886, which indicates a single storey iron shop, 'J Penna, Fruiterer' aligned to the corner and 'FK Fowler, Builder, Cabinetmaker & Co.' adjacent to the south. Rate books concur they were owned by Bright.

Bright arrived in Adelaide in April 1850 as a child with his father, Henry Edward Bright Snr, and mother, Jane Prudence (née King). His father was a member of the South Australian Colonial Parliament, serving as a member for Stanley in the South Australian House of Assembly from March

1865 to February 1875, and for Wooroorra from February 1875 to April 1884. From July 1873 to June 1875, he was Commissioner of Public Works in the Government of Sir Arthur Blyth, and was elected to the Legislative Council of South Australia in May 1885, remaining a member until May 1891. Henry Edward Bright Junior himself served as Mayor of Gawler in 1879 and 1880.

It is likely that the title was transferred to Bright's sons following his death in 1904. The earliest certificate of title indicates a transfer of the ownership from Bright's sons, Thomas Robert Bright and William Stuart Bright, to Seth Hibbard, a fruiterer, in 1913.

The date of construction of the building is unknown, but its stone and rendered construction suggest it dates from the 1890s or early 1900s, replacing the original iron store. Photos from the 1880s show shops without a parapet and wide verandahs. Several images from the 1920s show the structure with the existing parapet, and a straight verandah with carved timber detailing, typical of early-Federation construction.

Openings in early images appear to coincide with openings in the existing structure, suggesting the possibility that the walls are original, and the parapet was added later.

EXTENT OF LISTING:

External form, fabric and detail of the shops including original façade and external walling and roof, joinery and verandah.

REFERENCES:

Gervaise & Associates with McDougall & Vines, *Murray Street Main Street Study*, Corporation of the Town of Gawler, July 1989.

LTO, Certificate of Title, CT 953/114

Gawler Rate Assessment Books, East Ward

'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]

Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886

Duval, 'Plan of Part Gawler Town', n.d.

NAME: Former Geue's Garage

PLACE NO.:

CURRENT USE:

Commercial

FORMER USE:

Garage

LOCATION:

153 Murray Street, Gawler

LAND DESCRIPTION:

CT5169/905, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15702



Corner workshop at 153 Murray Street from west

NAME: Former Geue's Garage**PLACE NO.:**

DESCRIPTION:

This parapeted shopfront is located on a corner allotment and was constructed in c.1908 as a garage. The façade is constructed of overpainted sandstone, with overpainted brick quoins and dressings. The parapet walls include a gable detail to the corner elevation and overpainted shaped-brick cornice mould. The steep, Dutch gable roof is of corrugated metal with skillion addition to rear. The original timber-framed shopfront addressing the corner has been overpainted, and non-original aluminium shopfront and door are evident on the Murray Street facade. Large openings to the Lyndoch Road façade have been infilled.

STATEMENT OF HERITAGE VALUE:

Constructed around 1920, the former motor garage at 153 Murray Street, Gawler is associated with the secondary phase of development of Gawler's original agriculture-based services and facilities with modern buildings to provide new service-based premises to address the shift in the economy. The building demonstrates an ongoing use of the site for over 160 years, possibly longer, for commercial function. The former garage building is a good and substantially intact example of a 1920s motor garage which is constructed of local stone and brick.

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

- (a) it displays historical, economic or social themes that are of importance to the local area for its ability to demonstrate the secondary phase of commercial development in Gawler as a service town following its development as a town which had previously focused on the agricultural and industrial economies.
 - (c) it has played an important part in the lives of local residents as commercial premises providing an essential service to the local community for over 160 years.
-

BRIEF HISTORICAL BACKGROUND:

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839; the Deposited Plan No. 138 of 1863 confirms this plan. The original allocation of Allotment 194 on the north eastern corner of the 'Horrocks Place' (now Lyndoch Road) intersection was to Stephen King. Murray Street was established as per Light's plan and was set out as a continuation of the main road from Adelaide, across the South Para River, Murray Street became the main commercial centre and focus of Gawler township. The road to Lyndoch served as a major arterial into the township, placing the allotment in a prominent position. At some early stage the allotment passed to 'Gilbert'.

In 1859, Lot 194 was owned by John Reid, the original Gawler Special Survey proprietor and contained a '4 roomed house' occupied by George Nott. By 1860 two rateable 4-roomed cottages were located on the site owned by John 'Reed' [sic], Melbourne and let to William Lewis and William Henry Gome. In 1868, the first Exchange Hotel licence was granted for a single-storey building to the north of the subject site, at this time owned by Theodor Kneese. That year four rateable buildings including a 'Wheat Store', a 'New Building unfinished', a 'Residence' and second 'Wheat Store' were included on the site; the latter is the site of the subject building and was owned by 'Mahoney's Trustees'.

The large corrugated galvanised iron-clad store was let by W Duffield & Co, and used as a wheat store from as early as 1868. As indicated in historic rate books, the shed was later occupied by the 'Milling Company' as grain and flour stores. Historic images show that the shed structure remained until at least 1906, when it was occupied by Theodore Ey, accountant and commission agent. Between 1908 and the early 1920s the shed was demolished, and the current building originally designed as a motor garage, known as 'Geue's Garage' was built. By c.1916, the garage business was operating as 'Steinke's Garage' run by Louis Bernard Steinke, a cycle manufacturer.

Constructed as a garage and workshop, it has since been occupied by several businesses and operated as a garage, workshop and store.

EXTENT OF LISTING:

External form, fabric and detail of the former garage including original façade and external walling and roof.

REFERENCES:

LTO, Certificate of Title, CT 1181/162
Gawler Rate Assessment Books, East Ward
'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]
Bechervaise & Associates in association with McDougall & Vines, *Murray Street Main Street Study*, p.76-77.
Phillips Pilkington, *Gawler's Industrial Buildings 1839-1939*.
Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886
Duval, 'Plan of Part Gawler Town', n.d.

NAME: Dwelling, 'Deland House'

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling, 'Deland House'

LOCATION:

161-163 Murray Street, Gawler

LAND DESCRIPTION:

CT6051/437, Hundred of Nuriootpa
CT6051/438, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15706



Dwelling, 'Deland House', at 161-163 Murray Street from west



Dwelling at 161-163 Murray Street from south



Dwelling at 161-163 Murray Street from north-west

NAME: Dwelling, 'Deland House'**PLACE NO.:**

DESCRIPTION:

This large, double-storey, triple-fronted quality Victorian villa is set well back from the street on a generous corner allotment. It is constructed of coursed rubble sandstone with a tuck-pointed finish, and red brick quoins and dressings. The roof is a hipped construction, with projecting gable and hipped bays to the front, and gables to the rear. The overpainted brick chimneys feature corbelled caps. The windows are timber-framed, double-hung sashes, with leadlight glazing and the door is timber-framed leadlight glazing to the fanlight and sidelights. The main entrance is elevated from ground level, accessed via timber steps to the north and south of the large timber porch. The straight verandah is clad with corrugated metal and supported on plain timber posts which support the porch structure. The porch is enclosed by a timber balustrade with decorative cast-iron lace infill panels.

Early stone and brick additions to the south and north (rear), frame a courtyard to the rear of the house and are also of note.

STATEMENT OF HERITAGE VALUE:

Constructed around 1902, the dwelling and connected rear wings are associated with the establishment of a large combined residence and medical practice during the early twentieth century by prominent local physician and surgeon, James Maher. This reflects the growth of the Gawler township as a service centre which was based on the flourishing agricultural, mining and commercial economy. Located at a prominent Murray Street address, the dwelling and rear wings present an extensive building constructed of local stone and brick in the picturesque Edwardian style, marking the gateway to Gawler's central township area from the north.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it is associated with the ongoing growth of Gawler East with high-quality residential development throughout the Federation era, in this case for provision of a prominent combined residence and medical surgery.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and substantially externally intact example of a large Federation-era Edwardian villa of local stone and brick.
 - (e) it is associated with a notable local personality or event, namely James Maher, prominent local physician and surgeon.
-

BRIEF HISTORICAL BACKGROUND:

Allotment 193 was first allocated as a lot held in trust for special use as a school. At this time an additional portion of land to the east, unnumbered and part of Section 4 appears not to be included in the rateable area. The vacant property was owned by the Free Church School in 1868; by 1875, the property was rated to the Presbyterian Church Trustees. While still under church trust, the property, now fenced, was occupied by William Miller from 1887 until at least 1890, when last recorded. The earliest Certificate of Title indicates transfer of the property, including the land to the east, part Section 4, to Pauline Maher, wife of James Patrick Maher, a surgeon and physician in

1902. At the time James Maher held a ten year lease (1895-1905) over a neighbouring property, the coach house, stables and attached cottage at 1 Warren Street. It is likely that the subject dwelling was constructed towards the end of this time. In 1913 the title transferred to Joseph Richard Tobin, Physician and Surgeon. Tobin was Maher's nephew who had been practising alongside him for around three years. It later passed to John Besley Gillen, Physician and Surgeon in 1929.

Doctor James Maher had arrived in Gawler in 1890, thereafter employed by the local branch of the Hibernian Australasian Catholic Benefit Society, a church-based support network, as their surgeon. Maher was also engaged as surgeon to the local societies of the Druids, Athenians, Oddfellows, Foresters and Rechabites and doctor to the poor for the Gawler, Mudla Wirra South and Munno Para East municipalities. He was a member of the local Hutchinson Hospital Board. On Maher's death in 1912, the papers reported:

'There was an unusually large congregation, testifying to the esteem in which the deceased was held by them...The funeral was one of the largest ever seen in the district. It was representative of all classes of the community and showed the high esteem in which the late doctor was held by, not only his own co-religionists, but by members of all denominations. All the medical men of the town, by their presence, testified to the great regard in which he was held by the medical profession.'

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah; and rear stone wings and outbuildings.

REFERENCES

Duval, 'Plan of Part Gawler Town', n.d.
LTO, Certificate of Title, CT 685/55, 1902
Gawler Rate Assessment Books, East Ward
'Gawler town, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]
Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886
'Obituary'. *Southern Cross* (Adelaide, SA : 1889 - 1954) 15 November 1912: p.10.

NAME: Shop & Residence

PLACE NO.:

CURRENT USE:

Shop

FORMER USE:

Shop & Residence

LOCATION:

65 Murray Street, Gawler

LAND DESCRIPTION:

CT5102/104, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15724



Shop and residence at 65 Murray street from west

NAME: Shop & Residence

PLACE NO.:

DESCRIPTION:

This two-storey Victorian-era parapeted shopfront was constructed c.1850, and features a rendered masonry façade with rendered cornice mould, and side and rear parapet gable walls of random rubble face sandstone with red brick quoins and dressings. The parapet to the façade includes detailed rendered moulding to cornice. The gable roof is clad with corrugated metal and features a large red brick chimney with corbelled capping. The facade at street level has been altered to include one large opening with roller shutter, while the first floor appears intact, with a single, central, timber-framed, double-hung window. The reconstructed concave verandah is clad with corrugated metal and supported on simple timber posts with cast-iron lace frieze and corner brackets.

STATEMENT OF HERITAGE VALUE:

Believed to be constructed prior to 1867, this shop is associated with the flourishing mid-nineteenth century commercial development of Gawler as a service town which was based on the burgeoning agricultural, mining and industrial development of Gawler and northern areas of South Australia. It demonstrates an early combined retail and residential building of simple mid-Victorian design without embellishment, constructed of local stone.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it is associated with the strong phase of commercial development of Gawler as a service town to the flourishing surrounding agricultural areas and broader pastoral development of South Australia which the town serviced.
-

BRIEF HISTORICAL BACKGROUND:

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839; the Deposited Plan No. 138 of 1863 confirms this plan. Murray Street was established as per Light's plan and was set out as a continuation of the main road from Adelaide, across the South Para River, Murray Street became the main commercial centre and focus of Gawler township. The original allocation of Allotment 201 of the subdivision of Section 24 was to William Field Porter, proprietor of the Gawler Special Survey. Thereafter, the portion of the allotment fronting Murray Street was purchased by the Gawler Oddfellows, while the narrow portion behind, fronting High Street was variously purchased by George Smith and Robert Milne.

Historic rate books indicate the existence of a number of rateable buildings on the allotment in 1859. These included cottages fronting Murray Street and High Street, as well as combined shops and residences fronting Murray Street and 'Union Cottage' fronting Murray Street. It is not clear whether any of these relate to the subject building and the exact date of construction of this building is unknown, however an 1867 lithograph indicates a two story shop which accords with the overall form. Robert Milne, a watchmaker, held interest in the property for a significant time from 1854 to 1882. During that time, the shop was occupied by Richard Snellgrove and later Robert Milne's wife Rebecca. In 1883 the title was transferred to Herbert Paine, an accountant, but continued to be occupied by Rebecca Milne, shown on an historic plan of Murray Street, dated 1886, as a 'fancy shop', as it was at its rate assessment in 1890. Photographs show the existing structure in its current

form from as early as 1897. The shop has since operated as offices, a butcher and most recently, a bakery.

EXTENT OF LISTING:

External form, fabric and detail of the former shop and residence including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

[gawlerhistory.com/Duke of Edinburgh receiving an address of welcome](http://gawlerhistory.com/Duke%20of%20Edinburgh%20receiving%20an%20address%20of%20welcome), Gawler, 1867
Duval, 'Plan of Part Gawler Town', n.d.
LTO, Certificate of Title, CT 549/72, 1891
Gawler Rate Assessment Books, East Ward
'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]
Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886
Bechervaise & Associates in association with McDougall & Vines, *Murray Street Main Street Study*, p.76-77.

NAME: Shops

PLACE NO.:

CURRENT USE: Shops

FORMER USE: Shops

LOCATION: 68-76 Murray Street, Gawler

LAND DESCRIPTION: CT5859/521, Hundred of Mudla Wirra
CT5859/49, Hundred of Mudla Wirra
CT5734/971, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS: Contributory, Policy Area 17

HERITAGE NUMBER: 15726



Shops at 68-76 Murray Street from east



Shops at 68-76 Murray Street from south



Shops at 68-76 Murray Street (rear) from west

NAME: Shops

PLACE NO.:

DESCRIPTION:

This mid-Victorian parapeted shopfront is located on a corner allotment, a portion of which was constructed c.1870s (74-76). The southern shops to 68-72 Murray Street were built later, some time before 1932, and the existing parapet extended to unify the frontage. The shops are constructed of overpainted brick to the façade and parapet, and random rubble sandstone with a tuck-pointed finish, and red brick dressings to the side wall. The parapet also includes corbelled and shaped-brick detail to capping. The series of hipped rooves are clad with corrugated metal with skillion additions to the rear. The original timber-framed shopfront to 74-76 is intact with timber-framed doors, detailed timber stall boards and cast-iron columns. Shops from 68-72 include non-original aluminium shopfronts. A non-original return awning extends along the run of shops and is supported by timber posts with cast iron corner brackets.

STATEMENT OF HERITAGE VALUE:

Possibly constructed by 1860, the group of shops is associated with the flourishing mid-nineteenth century commercial development of Gawler as a service town which was based on the burgeoning agricultural, mining and industrial development of Gawler and northern areas of South Australia. It demonstrates an early row of retail buildings of simple mid-Victorian design without embellishment, constructed of local stone.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it is associated with the strong phase of commercial development of Gawler as a service town to the flourishing surrounding agricultural areas and broader pastoral development of South Australia which the town serviced.
-

BRIEF HISTORICAL BACKGROUND:

The Gawler township was planned by Light, Finniss & Co and laid out by William Jacob in 1839; the Deposited Plan No. 138 of 1863 confirms this plan. Murray Street was established as per Light's plan and was set out as a continuation of the main road from Adelaide, across the South Para River, Murray Street became the main commercial centre and focus of Gawler township. The original allocation of Allotment 16 of the subdivision of Section 24 was to John Reid, proprietor of the Gawler Special Survey.

The date of construction of this row of shops is unknown, but the existence of multiple shops on this site is recorded in rate books from as early as 1858. From that date the block included at least five shops, with the southernmost one slightly wider and of a different form and a row of four shop tenancies, each described as 'shop and house' owned by Patrick Kelly, who also owned the series of shops on the opposite Tod Street corner. Patrick Kelly was married to Jane Sadler, daughter of Edward Sadler, blacksmith and Miss Collins. In order to prevent his wife from filing for a judicial separation, in 1871, Kelly agreed to settle the series of shops in Murray St upon his wife, in trust for life, which would provide her with a weekly income. A plan of the block prepared in 1886 indicates various tenants including E H Coombe, Confectioner, occupying the southernmost shop adjacent to the new National Bank.

The shops appeared largely unchanged until the original shopfronts were variously altered or removed and at some point, the original timber-framed verandah was replaced with a cantilevered canopy. The open carpark area to the rear of the shops was originally the site of the residential components, since demolished.

EXTENT OF LISTING:

External form, fabric and detail of the shop including original façade, parapet and external walling and roof.

REFERENCES:

Duval, 'Plan of Part Gawler Town', n.d.
LTO, Certificate of Title, CT 1265/125
Gawler Rate Assessment Books, East Ward
'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]
Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886
Bechervaise & Associates in association with McDougall & Vines, *Murray Street Main Street Study*, p.76-77.

NAME: Former Dwelling

PLACE NO.:

CURRENT USE:

Commercial

FORMER USE:

Dwelling

LOCATION:

8 Murray Street, Gawler

LAND DESCRIPTION:

CT5273/598, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 17

HERITAGE NUMBER:

15728



Former dwelling at 8 Murray Street from north-east



Former dwelling at 8 Murray Street from east

NAME: Former Dwelling

PLACE NO.:

DESCRIPTION:

The double-storey mid-late Victorian-era building is one of a small group of residential dwellings/buildings to the southern end of Murray street's commercial precinct. The building is constructed of overpainted stone rubble with overpainted brick dressings and has been partially rendered up to sill level. The hipped roof is clad with corrugated metal and includes an overpainted brick chimney with corbelled cap, and a skillion addition to the rear. The windows to the first floor and ground floor facade are all double-hung, multi-paned sashes, whilst the large window to Murray street appears to be a non-original fixed panel, multi-paned window. The door to the main façade is a non-original half glazed timber panel. The ogee verandah with mini orb infill end panel is clad with corrugated metal and supported on simple timber posts.

STATEMENT OF HERITAGE VALUE:

Likely constructed between 1858 and 1869, the former attached dwellings at 8 Murray Street, Gawler, are associated with the early phase of residential development of the township in the mid-nineteenth century when Gawler was flourishing on the basis of emerging industries and the rapid development of surrounding and northern agricultural districts. The concentration of small, row-style cottages and dwellings within one allotment demonstrates the effective use of land to provide low cost accommodation close to the town centre and employment. The double storey form is unusual for country South Australia where development pressures were generally lower.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as a pair of attached dwellings constructed at a time of substantial growth in Gawler on the basis of emerging industry and development of northern agricultural land.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an attached pair of mid-nineteenth century dwellings, particularly distinctive for their two-storey form which is uncommon elsewhere in country South Australia.
-

BRIEF HISTORICAL BACKGROUND:

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839; the Deposited Plan No. 138 of 1863 confirms this plan. Murray Street was established as per Light's plan and was set out as a continuation of the main road from Adelaide, across the South Para River, Murray Street became the main commercial centre and focus of Gawler township. While the bulk of commercial activity occurred to the north of the Adelaide Road intersection, Murray Street continued south towards the South Para River. At this end development tended to be more residential with the exception of some smaller workshops. The original allocation of Allotment 2 of the subdivision of Section 24 was to Henry Dundas Murray, proprietor of the Gawler Special Survey.

Dundas disposed of Lot 2; by 1858 it contained a number of residences, at least one of which had been occupied for 8 years. Owners included Robert Fotheringham (house), William Ogilvy (cottage), Thomas Penaluna (house) and H Russell (pine cottage). The ownership varied little until 1875 when Arthur Skurray, blacksmith, is listed as owning 'cottage, [work]shop and land' and W H Gatley owned the other three buildings, one of which appeared to be a larger 'residence'. An 1886 plan of Murray

Street which clearly shows the building outline and some detail suggests that the two-storey building was actually divided into two 'cottages' which explains the two separate entrance doors; at that stage the building did not include a verandah. The early construction date of the current building is confirmed in a distant historic photo, dated c.1869.

EXTENT OF LISTING:

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimney, verandah.

REFERENCES:

Gawler Rate Assessment Books, East Ward

'Gawlertown, plus details of original ownership of Gawler lots' [Edited from LTO GRO 138/1863]

LTO, Certificate of Title, CT 631,19, 1898

Pierce, 'Plan of Gawler South Australia, surveyed and drawn by T Pierce', 1886

NAME: Attached Dwellings

PLACE NO.:

CURRENT USE:

Attached Dwellings

FORMER USE:

Attached Dwellings

LOCATION:

9-11 Nineteenth Street, Gawler South

LAND DESCRIPTION:

CT5740/956, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 15

HERITAGE NUMBER:

15753



Attached dwellings at 9-11 Nineteenth Street from south

NAME: Attached Dwellings**PLACE NO.:**

DESCRIPTION:

This attached pair of substantial late-Victorian single-storey villas demonstrates a distinctive Gawler architectural style and form. The tuck-pointed dressed bluestone construction with red brick quoins and dressings displays characteristic detail. The symmetrical façade is divided by a central stone wall with rendered coping, which separates the front gardens of the two dwellings and divides the front verandah in two. The double gable and hipped roof, along with the central verandah, has been clad with metal roof tiles at a later date. There are multiple brick chimneys with corbelled caps. Each gabled projecting front bay includes a canted bay window which is roofed with corrugated galvanised iron; each gable end includes a characteristic slotted vent with decorative brick detail. The verandah retains its deep cast-iron lace valance and bracket decoration. Timber-framed French doors open onto the verandah at the front of each dwelling, which have separate side entrances. The bays feature narrow timber-framed double-hung sash windows (three per bay). Elsewhere, windows contain timber-framed double-hung sashes and some are screened by timber-framed awning canopies. A non-original rendered and painted plinth has been applied to the base of the building.

The street boundary is defined by an elaborate palisade fence with brick plinth and piers (overpainted) and cast-iron panels; the gates are modern aluminium spear-topped palisade (No.11) and Cyclone wire (No.9). The arched masonry fence extends along the eastern boundary. Alterations include a large steel framed and clad shed along the northern boundary.

STATEMENT OF HERITAGE VALUE:

The pair of attached houses at 9-11 Nineteenth Street, Gawler South, likely to have been constructed during the 1890s as a speculative investment, demonstrate the ideal location near the railway station and close to several large industrial establishments. Purchase of the property by the important engineering company May Bros Ltd in 1915 suggests it may have been intended to accommodate the firm's employees at that time. The imposing pair are a fine and largely intact example of the attached dwelling mode, constructed of quality local stone, brick and cast iron with the distinctive 'Gawler style' detail. The composition is made complete by the imposing stone, brick and cast iron palisade front fence.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, particularly the ability to demonstrate the prevailing pattern of late nineteenth century suburban development of Gawler South in parallel with nearby industrial development and the influence of a railway terminus on a regional town.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine example of the paired attached dwellings constructed of local stone, brick and cast iron in the distinctive 'Gawler style' which were prevalent during this era.
 - (e) it is associated with a notable local personality or event, namely May Bros Limited.
-

BRIEF HISTORICAL BACKGROUND:

The township of Bassett was laid out in 1857 by surveyor George Warren on land owned by William Bassett jnr. It comprised part of section 8, of 76 acres, originally granted to James Fotheringham as part of the Gawler Special Survey. The subdivision closely followed the completion of the main railway line to Gawler in October 1857, which passed through the property, and adjoined the new railway terminus. The initial sale of blocks was held on the grounds on 2 November 1857, with a special train put on to convey prospective buyers from Adelaide and a champagne lunch provided in the marquee.

With the new railway terminus located in Bassett Town, to the south of the main township, Adelaide Road was anticipated as the principle link between the two. Originally named 'Murray Street' on the registered plan, the section of road connecting the new railway terminus and the Adelaide Road became 'Nineteenth Street' when most of the streets in Gawler South were renamed in 1928.

Certificate of Title for Allotment Number 16 of Section 8 in the Hundred of Mudla Wirra was issued to William Churchman on 14 December 1885. The title for Allotment 17 immediately to its east was issued to William Henry Gome, accountant of near Gawler, on 6 May 1886. On 26 July 1890 the title of Allotment 16 was also transferred to William Henry Gome, then in 1901 [or 1907] both were transferred to Henry Charles Swan of Semaphore, SM, and Isaac Rowe Killicoat of Adelaide, land agent. Henry Swan died in 1908, and Killicoat transferred both allotments to Frederick Eysers of Gawler, a wheelwright employed by May Bros & Co Ltd, in 1914. The property was next transferred in 1915 to May Bros & Co Ltd, whose registered office was at the time in Blanche Street Gawler, just a block away. Title was transferred from May Bros to May Bros and J K Jones Ltd in 1921.

Allotment 16 was re-subdivided and that portion of Allotment 16, together with the whole of Allotment 17 were transferred from the Commercial Bank of Australia, as mortgagee, to Maggie Jacob, married woman of Gawler on 12 December 1928. It remained in Jacobs family ownership until 1970.

The pair of attached houses on the allotment is likely to have been constructed as a speculative investment by William Henry Gome between 1890 and 1900. [Then] Murray Street was ideally located near the railway station and close to several large industrial establishments including May Bros, James Martin & Co Ltd., Roediger's and Dawson's Mill. From 1879 a horse-drawn tramway passed along Murray Street (now Nineteenth Street), so would have added extra convenience to the location for those working in Gawler or travelling by train to Adelaide, making it very attractive to prospective renters. Purchase of the property by the important engineering company May Bros Ltd in 1915 suggests it may have been intended to accommodate the firm's employees at that time.

EXTENT OF LISTING:

External form, fabric and detail of the attached dwellings including original façade and external walling, roof and chimneys, joinery and verandah; all masonry and cast iron fencing.

REFERENCES:

LTO, CT 470/98; CT 499/81; CT1530/22
George Warren, Surveyor, Gawler 'Plan of the Township of Bassett', 1858
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Gawler History website: <https://www.gawlerhistory.com>

NAME: Attached Dwellings

PLACE NO.:

CURRENT USE:

Attached Dwellings

FORMER USE:

Attached Dwelling

LOCATION:

15 Ninth Street, Gawler South

LAND DESCRIPTION:

CT5900/584, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 15

HERITAGE NUMBER:

15977



Attached Dwelling at 15 Ninth Street from east



Attached Dwelling (rear) at 15 Ninth Street from north-west

NAME: Attached Dwellings**PLACE NO.:**

DESCRIPTION:

In external appearance, this building presents a single-storey, double-fronted, symmetrical villa with projecting bays to the north and south, however it contains two dwellings. It is constructed of sandstone rubble, overpainted on the east elevation, with red brick quoins and dressings. The dwellings display fine quality Victorian detailing including dentil to the frieze and chimneys. The hipped roof is clad with corrugated metal, with skillion forms concealed by parapet wall to the projecting bays. The windows are timber-framed, double-hung sashes concealed by hoarding, and entrance doors to either projecting bay are panelled timber with arched heads. A very large chimney located at the centre of the dwelling and smaller chimney to the rear are of face red brick with dentilled caps. The return ogee verandah is supported on timber posts with cast-iron shoes on a cement floor (over stone and brick).

STATEMENT OF HERITAGE VALUE:

Constructed around 1868, the attached dwellings at 15 Ninth Street, Gawler South, are associated with the early residential development of the suburban township at a time where sustained growth of nearby industrial business was heightened. Likely constructed as a speculative investment, they also demonstrate the need for affordable accommodation for workers at the time. The typical 'Gawler styled' pair found elsewhere is eschewed in this case in preference for a distinctive composition which gives an overall appearance of a large villa. Of construction using local stone and brick the dwellings include a number of fine details and composition suggesting the involvement of one of two notable local builders, William Stephen Taylor or Henry George Woodman.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, being an early residential development of the Gawler South subdivision, likely for speculative investment or local worker's accommodation.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a finely composed and substantially externally intact example of paired attached dwellings constructed of local stone and brick.
 - (e) it is associated with a notable local personality or event, namely notable local builders William Stephen Taylor (Taylor and Forgie) and Henry George Woodman.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. Gawler had by then already become an established commercial centre with its own local industry and trades, serving both the farming districts and its own growing population. Completion of the railway connection from Adelaide to Gawler in 1857, and the location of the railway terminus at some distance south of Gawler Town and the commercial precinct along Murray Street, created an opportunity for landowners south of the South Para River. The new township of Gawler Town South was laid out in 1858 on Section 3 of the Gawler Special Survey, comprising 379 acres originally allocated to Edward Moore in 1839. One hundred and fifty allotments were offered for sale at a public auction on 22 March 1858 held by

Green and Wadham, land agents, on behalf of the proprietors of allotments A B & C Smith and Cullen. The availability of cheaper land convenient to the station and to the numerous local industries, which were by then becoming established on the south side of the river, was attractive to investors, and many of the initial land purchases were speculative, anticipating the subsequent growth in industrial activity and resident population.

Ninth Street is one of a handful of short streets running off Water Street in a small section of the subdivision enclosed by a loop of the river on three sides, known as Goose Island. The area was prone to flooding and, with the exception of larger allotments on raised ground, was not densely occupied for many years. It was characterised by small (1/4 acre) blocks where residents kept market gardens, chickens and other livestock.

Title to two adjacent allotments, numbered 7 and 8 of Blocks 18,19, 20 and 21 of section 3, laid out as the Township of Gawler South in the Hundred of Mudla Wirra was transferred from William Stephen Taylor to Henry George Woodman of Gawler, builder, on 8 September 1868. These blocks of about ¼ acre each ran between Ninth and Bridge Street (now Tenth Street). Woodman transferred the land to William Henry Loveridge, of Gawler, draper, two years later. The title was transferred to the Bank of South Australia Ltd in 1889, and subsequently to the Union Bank of Australia Ltd in 1894, who transferred it to Sidney Frederick Fotheringham of Gawler, Brewer, in 1886. SF Fotheringham was the eldest son of Thomas Fotheringham, well known brewery proprietor. The company also owned a cordial and aerated waters factory located in a former flax mill in nearby Water Street, suggesting the property may have been purchased for worker's accommodation.

In 1909 the title (still including two complete allotments) transferred to Henry John Coles of Gawler, draper who sold to Alice Alexander Winton, wife of John Winton of Gawler South, wood merchant, in 1911, and thence to Alexander Morgan, of Angaston, labourer (1920); Herman Ludwig Twartz of Gawler, farmer (1922); Lena Sophie Taylor, of Gawler, widow (1934); and Eva Emily May Ratcliff, of Gawler, widow (1936); In 1949 Mrs Ratcliff subdivided the two allotments, and a new certificate of title was issued to her for the northern portions of Allotments 7 and 8, containing the present residence.

The substantial stone residence occupying the north-eastern corner of part allotment 8 appears to be of an early construction date. It was possibly built by Henry George Woodman (a builder by trade), at some time between 1868 and 1870 when the property was sold to William Henry Loveridge. Its unusual form of attached symmetrical dwellings resulting in a villa scale with projecting porticos at either side and suggests it was used for dual occupancy. The style and scale of the individual portions is typical of worker's cottages, intended as rental properties for employees of local industries or businesses.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT 119/114; CT 1627/159; CT2029/132
George Warren, surveyor, 'Plan of the Gawler Town and its Suburban Townships', 1863
Green and Wadham, land agents, 'Plan of Gawler Town South, being Section No 3 of the Gawler Special Survey, 1858
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Gawler History website accessed 6 March 2020: <https://www.gawler.nowandthen.net.au>

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

8 Ninth Street, Gawler South

LAND DESCRIPTION:

CT5220/137, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 15

HERITAGE NUMBER:

15760



Dwelling at 8 Ninth Street from south



Dwelling at 8 Ninth Street from west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This diminutive single-storey, double-fronted parapeted Victorian cottage of overpainted stone featuring rendered quoins, dressings and cornice mould. The hipped roof is concealed by the parapet walls, and includes a skillion addition to the rear. The windows are timber-framed, double-hung sashes to either side of a central half-glazed timber door. Chimneys are rendered, with moulded caps, to either side wall. A non-original straight verandah to the façade is supported on square timber posts.

A non-original picket fence defines the front boundary.

STATEMENT OF HERITAGE VALUE:

Constructed during the early 1870s or prior, the cottage at 8 Ninth Street, Gawler South demonstrates the influx of small worker's cottage accommodation which prevailed in this portion of Gawler South which lay adjacent to the concentration of industry on Goose Island. The diminutive scale, parapeted roof form and use of local stone and brick construction lends a distinctive Gawler appearance. Of note is the association with John Coxall, a miller by trade and later publican of some of Gawler's successful hotel businesses.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as an example of a diminutively scaled worker's cottage of the mid-Victorian era which demonstrates the period of enormous industrial and commercial growth experienced in Gawler at the time.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good and largely externally intact example of a characteristic worker's cottage of local stone and brick construction.
 - (e) it is associated with a notable local personality or event, namely John Coxall, flour miller and local publican.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Gawler had by then already become an established commercial centre with its own local industry and trades, serving both the farming districts and its own growing population.

Completion of the railway connection from Adelaide to Gawler in 1857, and the location of the railway terminus at some distance south of Gawler Town and the commercial precinct along Murray Street, created an opportunity for landowners south of the South Para River. The new township of Gawler Town South was laid out in 1858 on Section 3 of the Gawler Special Survey, comprising 379 acres originally allocated to Edward Moore in 1839. One hundred and fifty allotments were offered for sale at a public auction on 22 March 1858 held by Green and Wadham, land agents, on behalf of

the proprietors of allotments A B & C Smith and Cullen. The availability of cheaper land convenient to the station and to the numerous local industries, which were by then becoming established on the south side of the river, was attractive to investors, and many of the initial land purchases were speculative, anticipating the subsequent growth in industrial activity and resident population.

The allotment was located in Ninth Street, one of a handful of streets running off Water Street in a small section of the subdivision enclosed by a loop of the river on three sides and known as Goose Island. The area was prone to flooding and was not densely occupied for many years. It was characterised by small (1/4 acre) blocks where residents kept market gardens, chickens and other livestock.

Certificate of Title to Allotment 12 of Blocks 18,19, 20 and 21 of section 3, laid out as the Township of Gawler South in the Hundred of Mudla Wirra was issued to John Coxell of Gawler South, publican, on 7 June 1870. John Coxell (1830-1890) was a stone dresser and miller by trade, who emigrated from Lincolnshire in England in early 1853. He worked as a flour miller some years before becoming publican of She Oak Log in Gawler around 1866, then the Mill Inn, Gawler in 1868, and the Globe Inn (now Kingsford Hotel) Gawler in 1875.

In 1874 the title was transferred to Elizabeth Tindal, a widow, who some years later married Henry Wakefield. This was her third marriage, the first being to John Bee Baldock with whom she had seven children. Baldock died in 1860, and in 1872 Elizabeth married James Tindal, who died in 1874. Elizabeth whose maiden name was Rogers had previously worked as a domestic servant. Henry, a Gawler hairdresser and fancy goods merchant with premises in Murray Street died in 1881, and Elizabeth, who by then was living in Clare, in 1899.

The property was mortgaged and in 1901 a foreclosure order was issued in favour of the mortgagees. The property was subsequently transferred to Robert Henry Barnet of Gawler, managing editor of the *Bunyip* and son of its founder, in 1904. On his death in 1917 the property went to Robert Routledge Barnet.

The small cottage on Allotment 12 is of an early construction date, suggesting that it may have been built during John Coxell's period of ownership prior to 1874. The style and scale of the building is typical of worker's cottages, intended as rental properties for employees of local industries or businesses.

EXTENT OF LISTING:

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT 144/219; CT 2590/29

Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981

George Warren, surveyor, 'Plan of the Gawlertown and its Suburban Townships', 1863

Green and Wadham, land agents, 'Plan of Gawler Town South, being Section No 3 of the Gawler Special Survey, 1858

Bunyip, 5 Dec 1868; 19 Nov 1875; 29 Dec 1876 p3; 16 November 1877, p2

<https://www.wikitree.com/wiki/Coxell-18>

Gawler History website: [https://gawlerhistory.com/Hotels %26 Inns in Gawler since 1839 ancestry.com.au](https://gawlerhistory.com/Hotels_%26_Inns_in_Gawler_since_1839_ancestry.com.au)

NAME: Attached Dwellings

PLACE NO.:

CURRENT USE:

Attached Dwellings

FORMER USE:

Attached Dwellings

LOCATION:

3-5 Paterson Terrace, Gawler

LAND DESCRIPTION:

CT5509/465, CT5545/763, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 16

HERITAGE NUMBER:

15769



Dwelling at 3-5 Paterson Terrace from south-west

NAME: Attached Dwellings

PLACE NO.:

DESCRIPTION:

This single-storey pair of attached dwellings is constructed of roughcast render with smooth rendered dressings. The Dutch-gable roof is clad with corrugated galvanised iron with louvred vent to gable. Doors to either end of the facade are panelled timber, and windows are timber-framed-double hung sashes. Simple central chimneys to front and rear are constructed of red face brick. The straight verandah is clad with corrugated galvanised iron and supported on pyramidal columns which form part of the front wall. The roughcast rendered wall encloses the verandah and defines the front boundary.

STATEMENT OF HERITAGE VALUE:

This attached pair of dwellings, likely built in the interwar period, is associated with the gradual pattern of infill development within and around the original Gawler township survey. The cottages may have been constructed as a speculative investment as witnessed by the succession of local workers in ownership in the years following. This pair of attached dwellings is an intact, notable example of an uncommon composite typology. The cottages display elements of an early bungalow style with decorative flourishes generally unseen in Gawler.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as an example of the type of residential development which occurred during the late 1900s to accommodate local workers of growing industries. It demonstrates the early intention of the survey of Gawler Town to include small residential development.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and externally intact example of an uncommon typology, displaying features of an attached pair of interwar-era bungalow styled cottages.
-

BRIEF HISTORICAL BACKGROUND:

The Town of Gawler was first surveyed and planned by Light, Finnis & Co in 1839 as part of the Gawler Special Survey sponsored by a syndicate of wealthy investors including Henry Dundas Murray, John Reid and others. The original town plan devised by Light and laid out by William Jacob comprised 240 acres, made up of 100 acres of allotments (as 200 half-acre allotments) and 140 acres of streets, parklands, city squares, churches, cemeteries and other public places. Each of the original Special Survey investors was allocated township blocks along with their country acres, proportionate to the extent of their investment. Cameron Street formed part of the original 1839 subdivision of Gawler Town which demonstrates the early intent to be residential allotments. Paterson Terrace, located on the fringe of the Church Hill area, formed part of the original 1839 subdivision of Gawler Town which demonstrates the early intent to be residential allotments.

Situated on a portion of allotment 29 of Section 24, laid out as Gawler, it is unknown when the dwelling was constructed, however, the earliest Certificate of Title indicates ownership by Thomas Morphet, a local dairyman, in 1923, transferred soon after to Albertine Auguste Koch in 1924.

EXTENT OF LISTING:

External form, fabric and detail of the attached dwellings including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, Certificate of Title, CT1309/75

NAME: Dwelling

PLACE NO.:

CURRENT USE: Dwelling

FORMER USE: Dwelling

LOCATION: 49 Paxton Street, Willaston

LAND DESCRIPTION: CT6050/220, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS: Contributory, Policy Area 1 / MUH(C)

HERITAGE NUMBER: 15770



Dwelling at 49 Paxton Street from north-west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, double-fronted worker's cottage is elevated from street level. The transverse gable cottage is constructed of sandstone with red brick quoins and random rubble sandstone parapet side walls. The gable roof is clad with corrugated metal. The central door is timber panelled and windows to either side are timber-framed, double-hung, while side walls feature casement windows, all with multipaned sashes. A red brick chimney with corbelled cap crowns the parapeted gable to the east. The non-original straight verandah is clad with corrugated metal and supported on square timber posts over a timber deck, enclosed by a timber balustrade.

STATEMENT OF HERITAGE VALUE:

Likely constructed during the late 1860s or early 1870s, the small cottage at 49 Paxton Street, Willaston, is associated with the ongoing growth of worker's accommodation and residential development in Willaston during the mid-nineteenth century as the township's commercial and industrial activity heightened. Constructed of local stone and brick in a transverse gabled form, the cottage typifies the distinctive local response to such accommodation.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as an example of a diminutively scaled worker's cottage of the mid-Victorian era which demonstrates the period of particular industrial and commercial growth experienced in Willaston at the time.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good and largely externally intact example of a characteristic worker's cottage of local stone and brick construction.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. Willaston was the first of these new suburban townships and was founded in 1848 by wealthy Adelaide chemist William Paxton on land granted to Henry Dundas Murray and John Reid of the original syndicate of investors in the 1939 Gawler Special Survey. The subdivision comprised 17 acres of land on the northern side of the North Para River divided into 115 building allotments. The first building in the town was the original Willaston Hotel constructed in c.1849 immediately adjacent to the bridge crossing the North Para River on Main Road. Some of the earliest buildings in Willaston are located in Main Street, as the main thoroughfare to the northern mining and agricultural areas at the time.

On 25 June 1849 the South Australian Mining Gazette carried an advertisement for the sale of 'The Township of Willaston – in acres, half acres or more to suit purchasers... offered for at 4, 8, and 12 months date.

Allotment 12 is shown on the 1850 township plan of Willaston located at the south western corner of Main and Paxton Streets at the centre of the new subdivision, and convenient to the newly built bridge connecting Willaston to Gawler. The allotment was subsequently subdivided into smaller

building blocks, including this portion containing only fifteen perches (less than ¼ acre), together with right of way via a private road on its western boundary.

On 4 May 1900 William George Simons of Willaston, mason, held the certificate of title for a portion of Allotment 12, section 1. It is likely that the Simons family had been in occupation of this land for many years previous to this, as a public notice was placed by an R R Simons in 1858 warning that animals straying onto allotment 12 would be destroyed. William George Simons was born in Willaston in 1848, and his father's name was Richard Rougin Simons.

On William Simons' death in 1924, the property was transferred to his widow, Mary Ann Simons, who kept it until her death in 1939, when it passed to her son Herbert William Simons, of North Plympton, who was also a stonemason. In 1943 it was transferred to Nicholas Joseph O'Brien, of Youngala, a retired farmer. In 1949 the title was transferred to Eric Lloyd Geue, cellar hand of Willaston and Elsie Florence Geue his wife.

It is not known when the stone cottage now occupying the site was built, but it is likely to have been between 1860 and 1870. The style and scale of the cottage is typical of workers' cottages built in the mid nineteenth century, when Willaston boasted a number of thriving industrial enterprises, including the Willaston Lime and Brick Co, James Woods' machine shops, a large butchers and smallgoods operation of Edwin Gartrell / Hodgson and Clement, the general store and confectionery of E Coombe & Son, a saw mill, several wheat stores and numerous blacksmiths and small manufacturing establishments. In the 1890s a new industry in Willaston was created supplying limestone flux for the Port Adelaide Smelting Company. Availability of affordable housing within financial reach of working people to rent or buy, and proximity to work and transport provided a stimulus to population growth in Willaston, which had become the largest of Gawler's suburbs by the end of the nineteenth century.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO CT 660/3
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Adelaide Observer, 4 Sept 1858, p8
Adelaide Times, 26 February 1849, p1
Bunyip, 30 May 1879, p4; 20 June 1879, p3;
South Australian Gazette and Mining Journal, 25 January 1849, p1
ancestry.com.au
Plan of Willaston [1850]

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

32 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5626/189, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15784



Dwelling at 32 Redbanks Road from east

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This is a large low Californian Bungalow with Arts and Crafts style detailing set on a corner allotment. It is constructed of dressed, smooth rock face sandstone with tapestry brick dressings and concrete lintels. The wide gabled roof forms have a low pitch, with the main gable over the verandah addressing the corner. The gables are strapped and roughcast above a dentilled brick band. The windows are timber-framed, double-hung, with leaded top sashes in tripartite groups. A large arched entrance with brick surrounds houses a timber-framed door with sidelights and fanlight. The return verandah is supported on heavy timber columns on stone piers and is enclosed by rendered balusters. A later woven wire fence addresses both street boundaries, with a timber picket gate and lych gate which addresses the corner.

STATEMENT OF HERITAGE VALUE:

Likely built in the late 1920s for Roy Urlwin, carpenter and joiner, and his wife, Elizabeth Laura Urlwin, this villa is high-quality example of an interwar-era bungalow featuring fine timber detailing and joinery. It is significant as development to the portion of land laid out as Waltham in 1878. The generous setting and high aesthetic, addressing the corner, are indicative of the original generous subdivision pattern and the prominence of the corner location on Redbanks Road. The interwar-era bungalow is an intact and excellent example of an uncommon typology, displaying a high level of workmanship in the finely detailed stonework, timber detailing and cast-iron lacework.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as part of the 1878 subdivision of Waltham comprising generous allotments.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a high-quality example of an uncommon typology within the area. It displays fine timber detailing and joinery and is an aesthetically impressive dwelling reflective of its prominent position on a corner allotment to Redbanks Road.
 - (e) it is associated with a notable local personality or event as it was likely built for local carpenter and joiner Roy Urlwin, reflected in the quality timber detailing and joinery to the dwelling.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

Section 692 in the Hundred of Mudla Wirra, County of Gawler, one of said country sections, was first granted in 1853 to Eli Holmes, Publican, and Thomas Lacey, Mining Captain, both of Gawler, and subsequently partitioned with part to Alfred Atkinson, gentleman of Adelaide.

Herman Bernard Scholz, owned a much larger portion of land, including the subject allotment, comprising thirty-one acres between Redbanks Road and Bywaters Avenue. This large holding was subdivided in the early 1900s and successively sold off, with the subject allotment subdivided as its own allotment in 1920. This was transferred soon after in 1924 to Frederick Hutchinson, labourer, and again in 1926 to Elizabeth Laura Urlwin, wife of Roy Urlwin, carpenter and patternmaker. It is likely that the current dwelling was built at this time.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

Bunyip, 12 December 1868, p4
Gawler Standard, 4 Jan 1879 p2
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
LTO, Certificate of Title, CT1163/171
LTO, Certificate of Title, CT772/113
Place Names of South Australia (accessed 27 February 2020)
<https://published.collections.slsa.sa.gov.au/placenamesofsouthaustralia/W.pdf>
Register, 21 December 1866, p4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

33 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5490/65, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15785



Dwelling at 33 Redbanks Road from south-west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This large single-storey, double-fronted cottage is elevated from street level and displays features typical of the late-Victorian era. It is constructed of face sandstone, brought to course and tuck-pointed, with red face brick quoins and dressings, and rubble sandstone to side walls. The hipped roof is clad with corrugated colorbond sheeting and features overpainted corbelled brick chimneys. A central timber-framed panelled timber door with sidelights and fanlight is flanked on either side by timber-framed, double-hung sash windows. A concave verandah is supported on square timber posts with moulded caps with cast iron shoes, as well as lace frieze and corner brackets. The elevated verandah is accessed by central rendered steps with splayed walls to either side. A masonry fence of rubble sandstone, tuck pointed, with red shaped-brick piers and rendered arched coping, defines the front boundary. A central, non-original, cast-iron gate provides pedestrian access.

STATEMENT OF HERITAGE VALUE:

Likely built some time in the 1880s, this cottage is a quality example of its typology, common along this particular stretch of Redbanks Road, which was part of the 1878 subdivision of Waltham. The cottage is intact and demonstrates high-quality workmanship in the fine timber and cast-iron detailing, and superior stonework to both the dwelling and the boundary wall.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as portion of the 1878 subdivision of Waltham.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact example of a typology which is common to this portion of Redbanks Road.
 - (e) it is associated with a notable local personality or event, namely William Flett Loutit.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910.

The Township of Waltham was the initiative of Henry Edward Bright MP owner of section 134 Hundred of Mudla Wilrra. The 79-acre section located to the north-west of Willaston had been advertised for sale in December 1868 by its previous owner George Neil, who had applied to have it brought under the Real Property Act two years earlier. On 12 December 1868 an advertisement appeared in the Bunyip for the sale of Mr George Neil's property section 134 Hundred of Mudla Wirra, located immediately to the north of Willaston and containing 79 acres. He had applied two years earlier to have this section brought under the Real Property Act. The property was purchased by

Henry Edward Bright (1819-1904), who had emigrated with his young family from Essex in 1849. The family settled at Gawler and his first employment had been driving bullock teams between Gawler and Burra. Within 20 years he had risen to becoming a member of Parliament, representing the district of Stanley in the House of Assembly from 1865 to 1875, and the district of Woorroora from 1875 to 1884. From 1873 to 1875 he was Commissioner of Public Works in the Government of Arthur Blyth and in 1885 was elected to the Legislative of which he was a member until 1891.

In 1878 Bright subdivided part of section 134 into 43 allotments, laid out as the Township of Waltham. The name was adopted from a town in Essex and is believed to derive from either the Anglo -Saxon wealtham - 'enclosure in the weald' [wood], or weald-ham - 'a forest homestead or enclosure'. Allotments were offered at an auction conducted by J C Wilkinson on 27 January 1879, at Frankel's Exchange Hotel in Gawler. The advertisement read in part as follows: 'This Land is beautifully situated, and for Salubrity of Position, Grandeur of View, and General Excellence, is not to be equalled in the Neighbourhood of Gawler'.

H E Bright died in 1904 and his second son, Thomas R Bright, as his executor, created Waltham Abbey, in 1907, as an extension to Waltham. In the early twentieth century there were several dairies associated with the area. These subdivisions are now both included in Gawler and the names have disappeared.

Adjoining allotments 14 and 29, each comprising about ¼ acre, of portion of section 134 in the Hundred of Mudla Wirra, County of Gawler, were transferred to William Flett Loutit, bank manager of Gawler on 18 November 1879. In 1897 he transferred them to Arthur Henry Gartrell son of Edwin James Gartrell, proprietor of the successful Willaston butchers and smallgoods business, and also a butcher. The next owner was Horace Frank Ayling, mason of Willaston, in 1909. It was next transferred to Henry Everett and his wife Ellen, farmers from Templers in 1911, then after Everett's death to Arthur Oscar Krieg, a baker in Willaston, and his wife Ivy Maud in 1933. The two allotments were transferred to separate titles in 1980.

The stone cottage located on allotment 14 is likely to date from the early period of William Flett Loutit's ownership, circa 1880s. W F Loutit (1844-1911) emigrated to South Australia with his family from Kirkwall in the Orkney Islands (Scotland) in 1850, and was a brother of Thomas Loutit, engineer and sometime Mayor of Gawler. William initially worked as an accountant in Gawler, later joining the National Bank. He was appointed as accountant at Mount Gambier, then manager of the Auburn, Gawler and from 1880 the Naracoorte branches of the bank. His period of residence in Gawler was probably curtailed by his appointment to the position at Naracoorte, and the house was probably rented in his absence.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah; and stone and brick fence.

REFERENCES:

LTO, CT 320/245; CT 4159/796
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Place Names of South Australia (accessed 27 February 2020)
<https://published.collections.slsa.sa.gov.au/placenamesofsouthaustralia/W.pdf>
Bunyip, 12 December 1868, p.4
Chronicle, 2 September 1911 p.45, 'Obituary'
Gawler Standard, 4 Jan 1879 p.2

Register, 21 December 1866, p.4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

37 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5355/965, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15786



Dwelling at 37 Redbanks Road from south-west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This single-storey, double-transverse gable symmetrical mid-Victorian cottage is constructed of rubble sandstone, brought to course and tuckpointed to the façade, rendered to the side walls and above verandah. The M-shaped roof is clad with corrugated galvanised iron with moulded coping to the gable parapet walls and a plain brick chimney to the rear. The façade features a central brick arch headed door with timber-framed, panelled timber door with fanlight and timber-framed, double-hung sash windows to either side. The concave verandah is clad with corrugated metal and supported on square timber posts with cast-iron lace frieze and corner brackets. The slightly elevated concrete verandah is accessed by central splayed steps with rendered side walls and simple piers. A sandstone rubble fence with arched, rendered coping and face brick piers defines the street frontage, with a central woven wire gate. A rubble sandstone outbuilding, with red face brick quoins and oriel, to the Jane Street boundary is also of note.

Additions include an earlier lean-to to match original detailing, as well as later lean-to and pergola to the rear.

STATEMENT OF HERITAGE VALUE:

Likely constructed sometime in the 1880s for William Ayling and his wife Emma, this cottage demonstrates the type of residential development which occurred in the 1878 subdivision of Waltham. It is a rare and intact example of an early dwelling in this area. It is typical in form and scale of a Gawler Worker's cottage, and features superior workmanship in the construction and detailing of the brick and stone.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates the type of residential development that occurred in the 1878 subdivision of Waltham.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an early example of a typical Worker's cottage with quality brick and stone construction.
 - (e) it is associated with a notable local personality or event, namely William Ayling, who was native to the area, born in Willaston in 1858.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

The Township of Waltham was the initiative of Henry Edward Bright MP owner of section 134 Hundred of Mudla Wirra. The 79 acre section located to the north-west of Willaston had been advertised for sale in December 1868 by its previous owner George Neil, who had applied to have it brought under the Real Property Act two years earlier. On 12 December 1868 an advertisement appeared in the Bunyip for the sale of Mr George Neil's property section 134 Hundred of Mudla Wirra, located immediately to the north of Willaston and containing 79 acres. He had applied two years earlier to have this section brought under the Real Property Act. The property was purchased by Henry Edward Bright (1819-1904), who had emigrated with his young family from Essex in 1849. The family settled at Gawler and his first employment had been driving bullock teams between Gawler and Burra. Within 20 years he had risen to becoming a member of Parliament, representing the district of Stanley in the House of Assembly from 1865 to 1875, and the district of Woorroora from 1875 to 1884. From 1873 to 1875 he was Commissioner of Public Works in the Government of Arthur Blyth and in 1885 was elected to the Legislative of which he was a member until 1891.

In 1878 Bright subdivided part of section 134 into 43 allotments, laid out as the Township of Waltham. The name was adopted from a town in Essex and is believed to derive from either the Anglo -Saxon wealtham - 'enclosure in the weald' [wood], or weald-ham - 'a forest homestead or enclosure'. Allotments were offered at an auction conducted by J C Wilkinson on 27 January 1879, at Frankel's Exchange Hotel in Gawler. The advertisement read in part as follows: 'This Land is beautifully situated, and for Salubrity of Position, Grandeur of View, and General Excellence, is not to be equalled in the Neighbourhood of Gawler'.

H E Bright died in 1904 and his second son, Thomas R Bright, as his executor, created Waltham Abbey, in 1907, as an extension to Waltham. In the early twentieth century there were several dairies associated with the area. These subdivisions are now both included in Gawler and the names have disappeared.

A Certificate of Title to Allotments 12 and 13, portion of section 134 in the Hundred of Mudla Wirra, County of Gawler, was issued to Henry William Ayling on 24 October 1879. He was a native of the district, having been born in Willaston in 1858. He married Emma Margaret Causby in 1880. His father William Ayling was a stonemason in Willaston and Henry followed in his trade. The stone and brick cottage built on Allotment 12 is of an early construction date and may have been built by Henry as his matrimonial home. It seems that he and Emma moved away in 1896. At the time of the death of their son, also named Henry William (aged 21) in 1907, and their daughter Elsie's wedding in 1909, their residence is given as 'Bridge View', Willaston. In 1909 it was reported that H W Ayling had purchased A H Gartrell's house of six rooms at Waltham for £455, but by the time Emma died in 1919 they were living at Hindmarsh. Henry died at Wallaroo in 1935 was buried in Willaston.

The property was transferred to George Wright Telfer of Willaston, a farmer in 1896, then six months later to Johan Heinrich Schneider of Reeves Plains, also a farmer, who leased it for ten years to John Henry Williams. Johan Heinrich Schneider died in 1902, and the title passed to Johan Marin Schneider of North Adelaide, gentleman, and Johan Heinrich Schneider of Reeves Plains, farmer as executors. In 1906 the title was transferred to John Henry Williams of Gawler, grocer, and after his death in 1913 to his widow Louisa Jane Williams. She sold it to Eva Alice Atyeo, of Gawler, married woman in 1935. In 1965 title was transferred to Gerald Laurence Carmody, assistant town clerk of Willaston and his wife Lynette Rae Carmody. The two allotments were transferred to separate titles in 1969, with Allotment 12, on the corner of Jane Street and Redbanks Road and containing the dwelling being retained in the ownership of Gerald Laurence Carmody.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah; and masonry fence and outbuilding.

REFERENCES:

Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
State Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Place Names of South Australia (accessed 27 February 2020)
<https://published.collections.slsa.sa.gov.au/placenamesofsouthaustralia/W.pdf>
Advertiser, 26 April 1907, p.2
Bunyip, 12 December 1868, p.4
Critic, 8 September 1909, p.35
Gawler Standard, 4 Jan 1879 p.2
Register, 21 December 1866, p4; 16 July 1909, p.4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

40 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5824/638, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15788



Dwelling at 40 Redbanks Road from north-east

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This asymmetrical Federation-style villa with projecting corner gable is set back from the road with a generous garden setting. It is constructed of coursed sandstone with tuck-pointed finish, and red brick quoins and detailing. The Dutch gable roof, and projecting corner and south facing gables, are clad with corrugated metal, and feature strapped pressed metal panels to gables. The roof has been extended to the rear over a later addition. Chimneys are of red face brick with corbelled caps. The villa features timber-framed casement windows with leadlight glazing and a timber-framed timber panel door. The bullnose return verandah is clad with corrugated metal and supported on timber posts with cast iron feet and decorated with carved timber brackets and timber frieze. The front boundary is defined by a later sheet metal fence.

STATEMENT OF HERITAGE VALUE:

Likely built in the early 1900s for Carl Freiderich Hermann Scholz and his wife, this substantial villa is an intact and quality example of Federation-era development, common along this portion of Redbanks Road which followed the subdivision of the once sizeable land holding. The superior timber, stone and brick detailing to the villa, as well as its generous setting, reflect its prominent location, with a large frontage to Redbanks Road.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as early twentieth century residential development which occurred within Section 692 in the Hundred of Mudla Wirra following its subdivision.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact and quality example of Federation style construction and detailing common to this portion of Redbanks Road.
 - (e) it is associated with a notable local personality or event, namely Carl Friedrich Hermann Scholz of Willaston, shoemaker.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

Section 692 in the Hundred of Mudla Wirra, County of Gawler, was first granted in 1853 to Eli Holmes, Publican, and Thomas Lacey, Mining Captain, both of Gawler, and subsequently partitioned with part to Alfred Atkinson, gentleman of Adelaide. Though not originally included in the nearby

formal subdivision of Section 134 by that name, this locality on the south west side of Redbanks Road came to be known in the early 20th century as Waltham; the township name is no longer used.

In 1907 a Certificate of Title covering a portion of section 692 was issued to Carl Friedrich Hermann Scholz of Willaston, shoemaker, and Johanna Augusta Scholz, his wife. This land comprised a little less than 32 acres and was bounded by the government road on three sides. Over the next twenty years one to two acre building blocks were progressively sold off with frontages to the northern road, which would later become Redbanks Road.

Portion of section 692, Hundred of Mudla Wilrra, County of Gawler, was transferred to Susan Leeder of Willaston, widow, on 20 December 1920. The land parcel comprised just under two acres with a frontage to Redbanks Road. Construction of the Federation era dwelling currently occupying the land may have preceded this date. It has not been possible to confirm this assumption, though the slight skewing of the structure's alignment in relation to the property boundaries tends to lend weight.

Susan Leeder, nee Maxwell (1870-1939) was the widow of William Ernest Ambrose Leeder, a farmer, who died as the result of an accident at Manoora in 1913 aged 42 years. He had been driving a wagon loaded with wood when the horses bolted, throwing him under the wheel. Susan was left a young widow with four children. Her husband's estate amounted to £12,500. She was a daughter of James Laidlaw Maxwell and Mary Ann Maxwell.

After her death in 1939 the property was transferred to Alfred William Morey Ward of Willaston, fruiterer (in 1941), and on his death in 1943 to Alfred Walter Ward, of Corney Point, school teacher, and Leonard Morey Ward, of Willaston, merchant, as executors. The next transfers were to Stella Hancock of Redbanks Road, Willaston, home duties (in 1969); Raphael Vincent Fitzsimmons Campbell of 40 Redbanks Road Willaston, retired, and Daphne Getha Kathleen Campbell, his wife (in 1970).

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT1163/17; CT1150/195; CT2039/129; CT791/179; CT772/113; CT2781/101; CT330/43; CT1185/81
State Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Bunyip, 12 December 1868, p.4
Gawler Standard, 4 Jan 1879 p.2
Kapunda Herald, 25 July 1913, p.3
Register, 21 December 1866, p.4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

46 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5160/164, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15792



Dwelling at 46 Redbanks Road from north-east

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This asymmetrical Federation-era villa is set back from the street with a generous garden setting and circular driveway. It is constructed of dressed sandstone, coursed and tuck-pointed with overpainted brick quoins and dressings. The Dutch roof has been reclad with corrugated zincalume sheeting. The return verandah is a continuation of the main roof structure and is supported on heavy turned posts with cast-iron brackets. Chimneys are overpainted brick with corbelled caps. Tall paired windows are timber-framed, double-hung sashes and the door is a timber-framed, half glazed panel. The front boundary features a non-original picket fence.

Alterations include rear additions and infill addition beneath the north verandah.

STATEMENT OF HERITAGE VALUE:

Likely built in the late nineteenth century, this villa is significant as evidence of development additional to the original portion of land laid out as Waltham in 1878 on the opposite side of Redbanks Road. The Federation-era dwelling displays a high level of workmanship in the finely detailed stonework, timber detailing and timber fretwork typical of that era. It is an intact example of an asymmetrical Federation era dwelling distinctive in design. Its large setback from the street and generous setting reflect its prominence and the generous subdivision pattern of the area.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as part of the 1878 subdivision of Waltham comprising generous allotments.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact example of a Federation era dwelling constructed of quality stone and brick construction in Willaston.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

Section 692 in the Hundred of Mudla Wirra, County of Gawler, was first granted in 1853 to Eli Holmes, Publican, and Thomas Lacey, Mining Captain, both of Gawler, and subsequently partitioned with part to Alfred Atkinson, gentleman of Adelaide. Though not included in the nearby formal subdivision of section 134 by that name this locality in the vicinity of Redbanks Road came to be known in the early 20th century as Waltham. The township of that name has since been included in the greater Gawler area and the name is no longer used.

In 1907 a Certificate of Title covering a portion of section 692 was issued to Carl Friedrich Hermann Scholz of Willaston, shoemaker, and Johanna Augusta Scholz, his wife. This land comprised a little less than 32 acres and was bounded by the government road on three sides. Over the next twenty years one to two acre building blocks were progressively sold off with frontages to the northern road, which would later become Redbanks Road.

The date of construction of the dwelling is unknown, however it appears to date from the late nineteenth or early twentieth century. The earliest Certificate of Title indicates that this portion of section 692 had a transfer of ownership to Roy Urlwin, patternmaker and carpenter, in 1914. Roy Urlwin and his wife Elizabeth Laura also owned a residence at 32 Redbanks Road later in 1923.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
State Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Bunyip, 12 December 1868, p.4
Gawler Standard, 4 Jan 1879 p.2
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
LTO, Certificate of Title, CT 992/31
Place Names of South Australia
<https://published.collections.slsa.sa.gov.au/placenamesofsouthaustralia/W.pdf>
Register, 21 December 1866, p.4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

50 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5786/138, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15794



Dwelling at 50 Redbanks Road from north-east

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This generously scaled asymmetrical Federation-style villa with projecting bay is set back from the street in a generous setting. It is constructed of dressed sandstone, brought to course and tuck-pointed to the façade, with red brick quoins and dressings, including a red brick string course above the verandah. The transverse Dutch gable roof, with projecting gable bays to the façade and south, is clad with overpainted corrugated metal and finished with decorative acroteria. Gables are detailed with timber battens, bargeboards and horned finials. Four overpainted brick chimneys with corbelled caps are evident. Windows are timber-framed, double-hung sashes and the door is timber-framed with sidelights and fanlight. The bullnose return verandah with corner gablet is clad with overpainted corrugated metal and supported on turned timber posts decorated with cast-iron frieze and corner brackets.

A later brick and aluminium palisade fence defines the front boundary.

STATEMENT OF HERITAGE VALUE:

Likely constructed around 1910, the large villa at 50 Redbanks Road, Willaston, demonstrates the ongoing demand for generous residential allotments north of the North Para River, beyond the initial subdivisions of Willaston and Waltham at a time of renewed industrial and commercial activity in Willaston. The generously-scaled dwelling is a fine and largely externally intact example of an asymmetrical villa of the Federation-era displaying local stone and brickwork.

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

- (a) it displays historical, economic or social themes that are of importance to the local area, particularly the ongoing demand for large quality residential allotments further to Willaston and Waltham's original extent of subdivision.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and substantially externally intact example of a generously scaled Federation-era villa of local stone and brick construction.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

Section 692 in the Hundred of Mudla Wirra, County of Gawler, was first granted in 1853 to Eli Holmes, Publican, and Thomas Lacey, Mining Captain, both of Gawler, and subsequently partitioned with part to Alfred Atkinson, gentleman of Adelaide. Though not originally included in the nearby formal

subdivision of section 134 of Waltham this locality in the vicinity of Redbanks Road came to be known in the early 20th century as Waltham. The township name is no longer used.

In 1907 a Certificate of Title covering a portion of section 692 was issued to Carl Friedrich Hermann Scholz of Willaston, shoemaker, and Johanna Augusta Scholz, his wife. This land comprised a little less than 32 acres and was bounded by the government road on three sides. Over the next twenty years one to two acre building blocks were progressively sold off with frontages to the northern road, which would later become Redbanks Road.

A portion of section 692, Hundred of Mudla Wirra, County of Gawler was transferred from Carl Freidrich Hermann Scholz of Willaston, shoemaker, to Alexander Frank Stewart, of Gawler, blacksmith, in September 1908. The land comprised just under two acres with a frontage to the Government Road (later Redbanks Road). Alexander Frank Stewart (1849-1922) was born in Sydney, and in 1872 came to Gawler where he became the proprietor of the Old Bushman Shoeing Forge until 1903, when he moved to Jones' premises in Murray Street.

In 1910 the title was transferred to Mary Wake, of Willaston, married woman. Twenty years later in 1928 she transferred it to her husband Laban Russ Wake, of Willaston, retired farmer. Both Mary and Laban Wake died within weeks of each other in early 1934 and the executors of the estate transferred the title to Evelyn Grace Dawkins, of Willaston, married woman in 1935. to Douglas Leon Bennett of 12 Marsh Avenue Gawler West, milk vendor. A recent housing development now surrounds the Federation era villa, which was built by Mary and Laban Wake for their own home after retiring from farming. Evelyn Dawkins was their daughter.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah.

REFERENCES:

LTO, CT 772/113; CT 791/178; CT 4375/832
State Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Bunyip 15 December 1922, p2 ; 23 March 1934 p7 'Obituary'
Critic, 23 October 1907, page 11

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

51 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5363/690, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15795



Dwelling at 51 Redbanks Road from south-west

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This transverse gable worker's cottage, is constructed of sandstone rubble, brought to course, with overpainted brick quoins and dressings. An early projecting bay has been added to the façade constructed of bluestone rubble with overpainted brick quoins and red face brick gable vent and arched head to window. The walls appear to have been rendered up to sill level. The transverse gable, rear skillion and gable to the projecting bay are clad with corrugated metal, and include two face red brick chimneys with one moulded and one corbelled cap. The portion of the dwelling that constituted the original cottage, featured a symmetrical façade, with central timber-framed panelled timber door and is flanked on either side by timber-framed, casement windows. Windows to the projecting gable addition are timber-framed, double-hung sashes. The straight verandah features a corner gablet and is clad with corrugated metal, supported on turned timber posts with cast-iron feet. A later red brick fence on a rubble plinth defines the front boundary.

STATEMENT OF HERITAGE VALUE:

This property is associated with prominent Gawler family, the McCanns, owned in 1893 by Mary Ann Aljuere McCann, wife of John Patrick McCann, whose father purchased land on Redbanks Road, for the purpose of farming, when it was first offered for sale. Likely constructed sometime in the late 1800s, the original Victorian cottage includes a later projecting bay addition, clearly demonstrating the common practice in Gawler whereby an early projecting bay was added to an original cottage. The dwelling may be associated with local baker Walter John Tape, who built and owned a bakehouse along Redbanks Road in the early 1900s.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as an allotment as part of the Waltham subdivision, now Willaston. It demonstrates a common practice in Gawler in the later addition of a projecting bay to the original cottage, which occurred in the late 1800s to early 1900s, as resources allowed.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an example of a typical Worker's cottage, with a typical Gawler style projecting gable addition.
 - e) it is associated with a notable local personality or event as it was first owned by well-known family, the McCann's, who owned land on Redbanks Road when it was first offered for sale. It was also later associated with Walter John Tape, who built and owned a bakehouse along Redbanks Road.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of

the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

The Township of Waltham was the initiative of Henry Edward Bright MP owner of section 134 Hundred of Mudla Wirra. The 79 acre section located to the north of Willaston had been advertised for sale in December 1868 by its previous owner George Neil, who had applied to have it brought under the Real Property Act two years earlier. On 12 December 1868 an advertisement appeared in the *Bunyip* for the sale of Mr George Neil's property section 134 Hundred of Mudla Wirra, located immediately to the north of Willaston and containing 79 acres. He had applied two years earlier to have this section brought under the Real Property Act. The property was then purchased by Henry Edward Bright.

In 1878 Bright subdivided part of section 134 into 43 allotments, laid out as the Township of Waltham. The name was adopted from a town in Essex. Allotments were offered at an auction conducted by J C Wilkinson on 27 January 1879, at Frankel's Exchange Hotel in Gawler. The advertisement read in part as follows: 'This Land is beautifully situated, and for Salubrity of Position, Grandeur of View, and General Excellence, is not to be equalled in the Neighbourhood of Gawler'.

H E Bright died in 1904 and his second son, Thomas R Bright, as his executor, created Waltham Abbey, in 1907, as an extension to Waltham. In the early twentieth century there were several dairies associated with the area. These subdivisions are now both included in Gawler and the names have disappeared.

Allotment 5 of the subdivision of section 134, laid out as Waltham, is a portion of an originally larger land holding which included allotments 39, 40 and 41 to Edward Street. The date of construction of the dwelling is unknown, however, the earliest Certificate of Title indicates the purchase of the property by Mary Ann Aljuere McCann, wife of John Patrick McCann, a well-known figure in Gawler, in 1893 which remained in her ownership until it was transferred to Walter John Tape, a baker, in 1923. Tape is said to have owned a bakehouse along Redbanks Road, built in the early 1900s.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

"A GREATER GAWLER." *Bunyip (Gawler, SA : 1863 - 1954)* 21 November 1913: 6. Web. 10 Mar 2020 <<http://nla.gov.au/nla.news-article97565185>>.

"An Unbroken Family." *Bunyip (Gawler, SA : 1863 - 1954)* 11 October 1935: 9. Web. 10 Mar 2020 <<http://nla.gov.au/nla.news-article96658209>>.

Bunyip, 12 December 1868, p4

Gawler Standard, 4 Jan 1879 p2

Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981

LTO, Certificate of Title, CT576/62

Place Names of South Australia (accessed 27 February 2020)

<https://published.collections.slsa.sa.gov.au/placenamesofsouthaustralia/W.pdf>

Register, 21 December 1866, p4

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

56 Redbanks Road, Willaston

LAND DESCRIPTION:

CT5082/591, Hundred of Mudla Wirra

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 12

HERITAGE NUMBER:

15797



Dwelling and stone outbuilding at 56 Redbanks Road from north-west

NAME: Dwelling**PLACE NO.:**

DESCRIPTION:

This grandly proportioned double-fronted Federation-era villa of tall proportions is set on a substantial 'country' allotment at the entrance of the Redbanks Road precinct. It is constructed of dressed sandstone and red face brick dressings, with an overpainted corrugated metal hip roof, and prominent red brick chimneys with moulded-brick caps. Windows are timber-framed, double-hung and door is panelled with timber frame, sidelights and fanlight. The bullnose return verandah is clad with corrugated metal and supported on turned timber posts. Stable structure to Haines Road, and privy to the rear of the property, both of rubble sandstone with red brick quoins and dressings, are also of note. A non-original brush fence with woven wire gate define the Redbanks Road frontage, with large palisade gates to Haines Road.

STATEMENT OF HERITAGE VALUE:

Likely built in the early 1900s for Percy Campbell Dawkins of the well-known Dawkins family of Gawler, responsible for Dawkins & Co Ironmongers and Timber Merchants, demonstrates the ongoing demand for generous residential allotments north of the North Para River, beyond the initial subdivisions of Willaston and Waltham at a time of renewed industrial and commercial activity in Willaston. Its high-quality of construction and detailing, as well as its substantial proportions and generous setting, reflect the prominence of its setting on a corner allotment to Redbanks Road.

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

- (a) it displays historical, economic or social themes that are of importance to the local area as it demonstrates the generous allotments that occurred from the subdivision of section 692 in the Hundred of Mudla Wirra. It also demonstrates the type of residential development which occurred as a result of the growth of industry and commerce in Willaston.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as an intact and quality example of a substantial Federation-era residence to a prominent corner allotment at the junction of Redbanks Road and other main roadways.
 - (e) it is associated with a notable local personality or event, namely Percy Campbell Dawkins, son of William and Eliza Dawkins. His father William was the proprietor of Dawkins & Co Ironmongers and Timber Merchants in Gawler Street, as well as a town councillor and mayor of Gawler in 1908 & 1909.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. By the turn of the twentieth century the town boundaries had extended into adjoining farming lands and larger allotments were gradually being subdivided and developed.

Section 692 in the Hundred of Mudla Wirra, County of Gawler, was first granted in 1853 to Eli Holmes, Publican, and Thomas Lacey, Mining Captain, both of Gawler, and subsequently partitioned with part to Alfred Atkinson, gentleman of Adelaide. Though not included in the nearby formal subdivision of section 134 named Waltham this locality in the vicinity of Redbanks Road came to be known in the early 20th century as Waltham. The township name is no longer used.

The four-acre allotment comprising a portion of section 692 in the Hundred of Mudla Wirra, County of Gawler and located at the corner of Redbanks and Parker (now Haines) Roads was transferred to Percy Campbell Dawkins of Gawler, ironmonger, on 20 October 1907. A few days earlier at Redhill, Percy had married Evelyn Grace Wake (1883-1974) a daughter of Mr Laban Russ Wake of 'Gum Park'. The following year, in April 1908 Percy transferred the title in the property to his wife's name. It would remain in her ownership until 1943, when it was transferred to Hedley George Schoff of Willaston, a dentist.

In 1910 Evelyn's parents Laban and Mary Wake purchased a nearby property at 50 Redbanks Road on which they built a large villa as their retirement home, having sold their 4,000 acre grazing property 'Gum Park' at Redhill in 1908. They lived at Redbanks Road until their deaths in 1934, after which the property was transferred to Evelyn.

Percy Campbell Dawkins (1881- 1966) was born in Gawler son of William and Eliza Dawkins and worked initially in the family business. His father William was the proprietor of Dawkins & Co Ironmongers and Timber Merchants in Gawler Street, and served several terms as a town councillor and mayor in 1908 & 1909. In later life Percy became a farmer and grazier. Evelyn and Percy raised a family of four children. Evelyn died in 1974, her husband having predeceased her in 1966. Both are buried in Willaston cemetery. The large stone villa and outbuildings which occupy the expansive grounds pre-date Dawkins' acquisition by at least several decades.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, joinery and verandah; stone and brick outbuildings.

REFERENCES:

LTO, CT 722/114; CT 4242/990
State Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Critic, Wednesday 26 September 1906, p 5
Critic, Wednesday 23 October 1907, p 11
ancestry.com.au

NAME: Dwelling

PLACE NO.:

CURRENT USE:

Dwelling

FORMER USE:

Dwelling

LOCATION:

8 Rudall Street, Gawler East

LAND DESCRIPTION:

CT5149/572, Hundred of Nuriootpa

OWNER:

HERITAGE STATUS:

Contributory, Policy Area 14

HERITAGE NUMBER:

15804



Dwelling at 8 Rudall Street from south

NAME: Dwelling

PLACE NO.:

DESCRIPTION:

This grand single-storey, double-fronted mid-Victorian villa was the family residence of prominent public figure S.B Rudall. It is constructed of bluestone, brought to course and tuck-pointed, with rendered dressings and string course above verandah. The roof is hipped and clad with corrugated metal and has been extended over an extension of the facade to the east and includes hipped addition to a projecting bay addition to the west. Windows are timber-framed and double-hung with non-original timber screens, and the door is timber framed and panelled with single sidelight and fanlight. The concave return verandah is supported on square timber posts with moulded capping, and cast-iron frieze and corner brackets. A non-original low masonry wall with cast-iron lace frieze encloses the verandah.

Alterations and additions include an early extension of the façade to the east, projecting bay to the west and landscaping.

STATEMENT OF HERITAGE VALUE:

Likely constructed during the late 1880s for notable local lawyer, businessman and Gawler Corporation Clerk, the substantial villa at 8 Rudall Street, Gawler East, dates from Gawler's boom period and demonstrates the uptake and development of the 'Nob Hill' area with premium residences for the town's successful businessmen and their families. The early additions to the original residence, enlarging it substantially may further demonstrate Rudall's success and prosperity. The fine late-Victorian era villa has generous proportions and is constructed of local stone, brick and cast iron.

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

- (a) it displays historical, economic or social themes that are of importance to the local area particularly the take up and development of Gawler East allotments throughout the 'Nob Hill' area with large, high-quality residences during the peak of Gawler's commercial and industrial prosperity.
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and largely externally intact example of a commanding villa of local stone and brick construction with cast iron embellishment.
 - (e) it is associated with a notable local personality or event, namely Samuel Bruce Rudall, notable legal professional and prominent community member.
-

BRIEF HISTORICAL BACKGROUND:

The original plan of Gawler Town prepared by Light, Finniss and Co in 1839 was extended as additional townships were added over the next two decades. These townships included: Willaston in 1848; Gawler East in 1849; Bertha in 1850; Evanston in 1853; Gawler North, Gawler West and Bassett Town in 1857; and Gawler South in 1858. Later smaller subdivisions included the Edith/Blanche Street area of Gawler East in 1873, Gulf View in 1876, and Waltham in 1878. A later stage of development saw the creation of Olive Hill in 1891 and Berrett Town in 1910. Many of the

purchasers were investors and speculators, prepared to wait for the value of the land to increase as the population grew, then creating new subdivisions.

In June 1865 Green and Wadham held a sale of part of William Paxton's section 4, comprising about 100 acres altogether, mostly in one to three acres lots some adjoining each other. Every lot was purchased, yielding between £5000 and £6000. There was considerable interest. 'Such a demand for suburban land speaks well for the growing interest and comfort of the Gawler inhabitants, who will now be able to have residences not a great way from their places of business' (*SA Advertiser* 6 June 1865 p2)

One of the purchasers of these allotments may have been William Faulkner Wincey (1837-1894), a partner in Pearce Wincey & Co, timber merchants and twice mayor of Gawler. On 19 June 1866 notices appeared in the *Adelaide Express* and the *Advertiser* warning that all goats, pigs, dogs, poultry and rabbits etc trespassing on lots 406, 392 or part allotments 407 and 393 would be destroyed (signed by William F Wincey, Gawler).

The Gawler Rates Assessment records of 1886 show S B Rudall as owner of Allotments 390, 391, 392, 393, 406, 408, and 409, with frontages to Duffield and Turner Street, and that this was all vacant land. From 1890 Rudall is shown as occupying 392 & 393 (Duffield Street) comprising Residence and Land valued at £30 from 1890, with the other allotments remaining vacant fenced land. It is therefore reasonable to assume that the residence was completed around the late 1880s.

Samuel Bruce Rudall, MP, (1860-1945) was the eldest son of John Rudall, who was the first Town Clerk for Gawler, and first solicitor to practice in the town. After completing his education at St Peter's College, Samuel was articled as a lawyer, first to his father and later with J & G Downer. He took over his father's legal practice in 1881, and later followed him as Town Clerk to serving for 32 years. From 1885 to 1902 he was a director of James Martin & Co Ltd. representing the Barossa district in the House of Assembly from 1906 to 1915. He was associated with almost every civic activity in Gawler including the Gawler Institute, Literary Society, the Gawler Union Parliament, Freemasons and numerous sporting and social clubs.

In 1924 the property, was in the possession of John Reed, a grazier from Kooringa. At that stage it comprised a little over three acres, and was now divided by a new east-west road between Duffield and Turner Street named as Rudall Street on the Certificate of Title. Reed subdivided the land, and a portion of lots 392 and 393 were transferred to Pauline Anna Heinrich in 1929. Reed died in 1959 and in 1960 the title was transferred to Robert Malcolm Brown of 2 Duffield Street, a builder, and his wife Betty Joan Brown, who sold off part allotment 408 on the southern side of Rudall Street. Later subdivisions have further reduced the once expansive gardens.

EXTENT OF LISTING:

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah.

REFERENCES:

LTO, CT 1325/61; CT 1593/35; CT 2731/114; CT 2911/72; CT 3426/115; CT 4134/964
Library of SA: Frederick Foote Turner BRG 178/1 Series 1
Hignett & Company, *Gawler Heritage Study Stage 1*, December 1981
Adelaide Express, 19 June 1866, p1
Advertiser, 19 June 1866, p1; 4 January 1945, p4; 4
Bunyip, 5 June 1914, p3, 'Mr S B Rudall, MP'
SA Chronicle, 10 November 1894, p12

South Australian Weekly Chronicle, 10 June 1865, p3

https://www.flickr.com/photos/gawler_history/

www.gawler.nowandthen.net.au

Gawler History website: [https://gawlerhistory.com/Winey \(Mayor\) William Faulkner](https://gawlerhistory.com/Winey_(Mayor)_William_Faulkner)



S B Rudall and family at their home in Rudall Street – date unknown

Note original extent of façade and verandah, prior to additions

[Source: *gawlerhistory.com*]