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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 16 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5243/66, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15456



Dwelling at 16 Eighth Street from east

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This prominent single-storey, double-fronted Victorian villa with projecting bay is located on a corner allotment. It is constructed of dressed bluestone to the façade and sandstone rubble side walls, with a tuck-pointed finish and overpainted brick dressings. The hipped roof with projecting gable is clad with corrugated metal, with a parapeted wall to the projecting bay featuring canted brick detail. Windows are timber-framed, double-hung sashes with shaped brick hood mould to the projecting bay and the main door features a fanlight. Concave verandah to the facade is clad with corrugated galvanised iron and supported on square timber posts with simple cast-iron frieze and corner brackets.

The original fence is of rendered masonry and brick detail and piers, with a non-original wrought-iron gate.

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**STATEMENT OF HERITAGE VALUE:**

The residence at 16 Eighth Street, Gawler West demonstrates the marked increase in residential development in Gawler South attracted to the area by the establishment of local industry; May Bros. Engineering Works was established in 1885 in nearby Eighteenth Street, Bassett Town. Frederick Eysers, the developer of this property was employed at May's as a wheelwright at that time. The Victorian-era villa displays a distinctive 'Gawler' typology in its composition and use of local materials and design devices, complete with defining stone wall to front boundary.

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**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 a marked increase in residential development in Gawler South attracted to the area by the establishment of local industry, namely May Bros. Engineering Works.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, being a fine and substantially intact example of a late Victorian-era villa of local materials in the distinctive 'Gawler' typology.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

The history of ownership is unclear prior to the issuing of the first title in 1889, at which stage it was owned by Frederick Eysers, Wheelwright of Willaston. The title then passed to Clifford Frederick Eysers, Iron Turner of Gawler Town South in 1910 and Susan Brown, wife of Matthew Brown, Produce Merchant in 1920. Frederick Eysers had arrived in the Gawler district in 1863 and was working as a wheelwright to May Bros when the title was drawn, having done so since 1885; he was nominated as Gawler Candidate for North Ward in 1901

and was an active community member as part of the Gawler West Methodist Church and Sunday School, the MU Oddfellows and the Wilmington Lodge.

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**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 boundary walling and cast iron gates.

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**REFERENCES:**

‘SOCIAL AND PERSONAL’. *Bunyip* (Gawler, SA : 1863 - 1954) 31 March 1939: p.9.  
LTO, Certificate of Title, CT 527/161. Gawler T  
GRO, ‘Gawler Town South’, 1858.

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**NAME:** Attached dwellings

**PLACE NO.:**

**CURRENT USE:** Attached Dwellings

**FORMER USE:** Attached Dwellings

**LOCATION:** 19-21 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT 5827/859, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:**

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Attached dwellings, 19-21 Eighth Street, Gawler South from west  
*[Source: gawlerhistory.com]*



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

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**DESCRIPTION:**

The attached pair of single-storey double-fronted cottages are designed in a simple mid-to-late-Victorian era mode. Of stone rubble construction, the external walls have been rendered and overpainted. The symmetrical façade of each dwelling includes a central entrance door with glazed fanlight which is flanked by two timber-framed double-hung sash windows. The hipped roof spans both dwellings and is punctuated by a large double chimney serving both; the roof is reclad with corrugated steel. A concave verandah on simple timber posts also spans the full width of the façade; this is divided by a stone partition wall which extends to divide the front gardens. A stone wall with brick piers and arched coping extends the full width of the front boundary allotment and returns to meet the cottage facades.

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**STATEMENT OF HERITAGE VALUE:**

The pair of attached cottages at 19-21 Eighth Street demonstrate the intensity of residential development in Gawler South which is associated with a period of prosperity within the town which was based around its industrial and commercial growth and activity in the 1870s and 1880s.

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**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 a marked increase in residential development in Gawler South attracted to the area by the establishment of local industry in Eighth Street (then Water Street).
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

The original landholder for Part Allotment 17 is unclear, however in 1882 the title was held by John Draper, of Gawler South, 'Whitesmith'. Draper transferred the property to Thomas Henry Bailey and John Joseph Bailey, both of Gawler, gardeners, as Tenants-In-Common in 1889, indicating likelihood of two dwellings by this stage.

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**EXTENT OF LISTING:**

External form, fabric and detail of the former dwelling including original façade and external walling, roof and chimneys, verandah; and masonry fence to Eighth Street.

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**REFERENCES:**

LTO, Certificate of Title CT 406/205

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Presgrave, *Gawler Town South*, 1858

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 20 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5525/416, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15459

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20 Eighth Street, viewed from east  
[Source: gawlerhistory.com]

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted late-Victorian cottage is constructed of coursed dressed bluestone to the façade, and random coursed bluestone with a tuck-pointed finish to the side walls. The steep hipped roof is clad with corrugated galvanised iron. Windows are timber-framed, double-hung sashes to either side of the central panelled timber door with arched head and fanlight. Chimneys of red face brick with corbelled caps are evident. The concave verandah is clad with corrugated galvanised iron and supported on square timber posts with moulded caps and decorative cast-iron frieze and corner brackets.

A stone wall with rendered arched coping and red brick piers defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 20 Eighth Street, Gawler South, demonstrates the marked increase in quality residential development in the area bolstered by Gawler's prosperity and attracted by the establishment of local industry. The fine and substantially intact late-Victorian era residence displays distinctive local materials and typology, complete with early stone boundary wall. Originally constructed for prominent local solicitor and longstanding Gawler Town Clerk, SB Rudall.

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**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 a marked increase in residential development in Gawler South attracted to the area by the establishment of local industry nearby.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a fine and substantially intact villa constructed of local materials, complete with defining stone wall to front boundary.
  - (e) it is associated with a notable local personality or event, namely SB Rudall, prominent local solicitor, parliamentarian and long-standing Town Clerk of Gawler.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

Part Allotment 'T' was held by Samuel Bruce Rudall of Gawler, Solicitor, in 1885 when the first available title was dated. At the time of transfer Samuel Rudall was a local solicitor and Town Clerk of Gawler, succeeding his father, John Rudall. Samuel and his father were business partners together in notable Gawler practice, Rudall and Rudall. In 1906 Samuel entered Parliament as the member for Barossa; he eventually retired from his position as Town Clerk in 1914 after 32 years in the role. Samuel Rudall also purchased land in Duffield Street (Lots 390 and 391) in 1885 and is listed as later occupying that land in 1889.

In 1890 the property transferred to Otto Wachsmuth, of Gawler, Sadler, and in 1897 to his wife, Mary following his death. She transferred the property to Patience Sanderson, wife of Gawler miner, Robert Sanderson that same year. It would appear that the property was subdivided and a small portion on the northern side was sold in 1920.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

Gawler History Team Inc. [https://gawlerhistory.com/Rudall \(Cr\) Samuel Bruce](https://gawlerhistory.com/Rudall_(Cr)_Samuel_Bruce)  
Gawler Rate Assessment Books, East Ward  
LTO, Certificate of Title, CT 472/76  
Presgrave, *Gawler Town South*, 1858

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 22 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT6003/911, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15460

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Dwelling at 22 Eighth Street from south-east

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

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**DESCRIPTION:**

This single-storey, double-fronted, symmetrical interwar bungalow is constructed of coursed dressed sandstone with a tuck-pointed finish, and overpainted brick dressings. The transverse gable roof is clad with corrugated metal and features horned timber finials to gable ends. Windows are timber-framed tripartite groups with casement and fixed sashes and leadlight highlights. The central door is timber-framed, with half-glazed panel and leadlight glazing to sidelights and fanlight. Chimneys are constructed of plain brick. The verandah is a continuation of the main roof form, supported by timber posts with carved timber brackets on rendered masonry piers.

A rendered stone fence with brick piers and wrought-iron panels and gate defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 22 Eighth Street, Gawler South, is likely associated with development of allotments throughout South Australia following World War 1 by agencies and banks assisting returned service personnel with affordable housing schemes. The bungalow, a reasonably uncommon typology in Gawler is a good and largely externally intact example constructed of local stone and brick with distinctive carved timber embellishment and gabled entrance.

**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 reflects the state-wide need for the provision of State government funded housing options for returned service personnel.
  - (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 local adaptation of the bungalow typology, less common in Gawler.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

Allotment 'U' was held by Walter Duffield, 'Merchant', in 1868 when the first available title is dated. Duffield had moved to Gawler in 1847 and purchased the Victoria Flour Mill, at that stage located in Jacob Street, Gawler. After three fires and rebuilding each time he relocated his business to Gawler West adjacent to the Gawler Railway Station and nearer to his Para Para Estate. A notable pastoralist of northern South Australia and parliamentarian from 1857 until 1871, Duffield was also active in broader State and local organisations.

Duffield died in 1882, following which the Eighth Street property was transferred to Minna Wachsmuth, of Gawler, Widow. Minna's estate passed to Otto Wachsmuth in 1890, and

thereafter to Patience Sanderson, wife of Robert Sanderson, Gawler miner in 1897. Sanderson held the property until 1920 when it was transferred to Herbert James Gwynne, Gawler Hairdresser. Gwynne only owned the property for two years before it was transferred to the State Bank of South Australia who then transferred it to the War Service Homes Commissioner in 1935. The Certificate of Title indicates the property was transferred to Harold Charles Urlwin of Gawler, Auctioneer (and returned serviceman) in 1935, however a South Australian General Records Office Application states that Urlwin was owner of 22 Eighth Street in 1926. Architecturally, the building design indicates that the dwelling was likely constructed during the 1920s, possibly replacing an earlier dwelling constructed by Walter Duffield for staff of his nearby Victoria Mill. The construction date and title suggest that it may have been financed and built by the government as part of their scheme to facilitate affordable housing for returned servicemen.

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#### **EXTENT OF LISTING:**

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

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#### **REFERENCES:**

*Australian Dictionary of Biography*, 'Walter Duffield', 1972  
'Urlwin, Harold Charles', [https://localwiki.org/adelaide-hills/GRO\\_Merge\\_%27U%27](https://localwiki.org/adelaide-hills/GRO_Merge_%27U%27)  
LTO, Certificate of Title CT 118/187, 1868

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 24 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5622/927, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15462

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Dwelling at 24 Eighth Street from north-east  
*[Source: gawlerhistory.com]*



**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This triple-fronted asymmetrical villa displays simple, bold Victorian detailing and is set back from the street with a generous front garden. It is constructed of random coursed bluestone with overpainted brick quoins and dressings. The façade features projecting bays to either end of the façade with Gawler-style detailing to the gable vent. The hipped roof with projecting gable and hipped forms is clad with corrugated galvanised iron, with turned timber finial to the gable end. Windows are timber-framed, double-hung sashes with exterior shutters. Chimneys are of overpainted brick with corbelled caps. The concave verandah, set between the projecting bays, is clad with corrugated galvanised iron and supported on a central square timber post with cast-iron frieze and corner brackets.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 24 Eighth Street, Gawler South, demonstrates the marked increase in quality residential development in the area bolstered by Gawler's prosperity and attracted by the establishment of local industry. The fine and substantially intact late-Victorian era residence displays distinctive local materials and typology.

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**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 a marked increase in residential development in Gawler South attracted to the area by the establishment of local industry nearby.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a fine and substantially intact late-Victorian villa of generous proportions constructed of local stone and brick.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

Allotment V had been subdivided prior to 1922 and the title at this time was held by David Thomas, of Gawler South, Boiler Maker.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

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LTO, Certificate of Title CT 1247/94  
Presgrave, *Gawler Town South*, 1858

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 26 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5461/570, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15463

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Dwelling at 26 Eighth Street from south-east

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

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**DESCRIPTION:**

This single-storey, double-fronted asymmetrical villa with projecting bay is constructed of random coursed sandstone with a tuck-pointed finish and rendered, vermiculated quoins and dressings. Side walls are of rubble sandstone and the hipped roof form with projecting hip is clad with corrugated metal. Windows are timber-framed double-hung sashes and the timber-framed door features sidelights and leadlight glazed fanlight. Chimneys are rendered with moulded caps. The bullnose verandah is clad with corrugated metal on circular cast-iron posts with cast-iron frieze panels, fringe and corner brackets. A low roughcast wall with overpainted brick capping and piers and cast-iron panels, is splayed to central steps with a wrought-iron gate, defining the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 26 Eighth Street, Gawler South, demonstrates the marked increase in quality residential development in the immediate area being bolstered by Gawler's prosperity and attracted by the establishment of local industry, specifically the adjoining business, D and RJ Fotheringham Cordial Factory. The fine and substantially intact late-Victorian era residence displays distinctive local materials and typology, complete with stone and cast iron front fence. The residence was constructed for prominent local businessman, David Fotheringham, director of the adjoining cordial factory.

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**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 a marked increase in residential development in Gawler South attracted to the area by the establishment of local industry nearby.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a fine and substantially intact late-Victorian villa of generous proportions constructed of local stone and brick with cast iron embellishment.
  - (e) it is associated with a notable local personality or event, namely successful local businessman, David Fotheringham.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

It is unclear who was the original purchaser of the allotment, however Part Lot W was transferred to David Fotheringham, of Gawler, Cordial Manufacturer, in June 1885. Mary Ann Fotheringham, David's widow was transferred the property in 1901 as executor, after which it passed to Harry Francis Rowe, Engineer of Gawler South.

David Fotheringham was born in Gawler in 1858, the son of Alexander Fotheringham and nephew of Gawler brewers James, Thomas and Robert Fotheringham. A Fotheringham family business, Gawler Brewery, had been established by James Fotheringham in 1846 and operated from a site in Julian Terrace, adjacent to the Bridge Street crossing of the Para River. James Fotheringham had been one of the twelve original Proprietors of the Gawler Special Survey of 1839 and had huge land and business interests in the district. Around 1878 David and his brother, Robert John Moir Fotheringham, developed a cordial and aerated water factory in Water Street, Goose Island, known as D and RJ Fotheringham Cordial Factory. The men had purchased Lot 2, the site of Roediger's Flax Mills, located only 4 lots to the north east of the subject property; this placed David Fotheringham conveniently close to his business premises. David died in 1898 at the young age of forty and the business was sold in 1902.

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#### **EXTENT OF LISTING:**

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimneys, verandah, joinery and masonry and cast iron boundary fence and gates.

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#### **REFERENCES:**

Henderson, *Fotheringham Family History in South Australia*  
LTO, Certificate of Title, CT 453/5  
Phillips Pilkington, *Gawler's Industrial Buildings 1839-1939*.  
Presgrave, 'Gawler South' map, 1858.  
Whitelock, *Gawler: Colonel Light's Country Town*

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 30 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5350/552, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15464

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Dwelling at 30 Eighth Street from south-east



**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This large mid-late Victorian villa is set well back from the street on an elevated site and includes a semi-basement level to the front. It is constructed of overpainted random rubble with overpainted brick quoins and dressings. The hipped roof is clad with corrugated metal and crowned with overpainted brick chimneys with dentilled caps. Windows are timber-framed, double hung sashes to either side of the central door. The concave verandah is clad with corrugated galvanised iron with non-original wrought-iron trellis posts and is accessed by broad central steps with rendered piers.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 30 Eighth Street, Gawler South, demonstrates the marked increase in quality residential development in the immediate area being bolstered by Gawler's prosperity and attracted by the establishment of local industry nearby. The fine and substantially externally intact late-Victorian era residence displays commanding proportions. The residence was constructed for prominent local businessman and politician, James Jones, machinist.

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**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 a marked increase in quality residential development in Gawler South attracted to the area by the establishment of local industry nearby.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a fine and substantially intact villa constructed of local materials.
  - (e) it is associated with a notable local personality or event, namely prominent businessman, activist and politician James Jones.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. While the eastern side of the street was largely developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

It is unclear who the original purchaser of the allotment was, however the first available title for Part Lot W dated November 1889 lists James Jones, Gawler Machinist, as owner. Jones had arrived in Gawler in the 1840s with his father, James Jones, and his brother, John Jones, where they established a machinist and wheelwright business in Murray Street. Jones was an active trade unionist and stood as President in the Gawler Trades and Labour Council as well as Chair of the Gawler South District Council. In 1893 Jones stood as a Labour Party candidate for Barossa. He died in 1906.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

'CONCERNING PEOPLE', *The Register* (Adelaide, SA : 1901 - 1929) 22 December 1906: p.9.  
LTO, Certificate of Title CT 534/194  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 34 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5243/389, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15466

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Dwelling at 34 Eighth Street from south-east

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

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**DESCRIPTION:**

This double-fronted, symmetrical late-Victorian villa of grand proportion is elevated from the street and was set on a generous allotment which has since been subdivided. It is constructed of random coursed sandstone with a tuck-pointed finish, red face brick quoins and dressings to the facade, and side walls of red brick. The hipped roof is clad with corrugated metal. The central door is timber panelled with sidelights and fanlight, with timber-framed, double-hung windows to either side. Chimneys are overpainted brick with shaped-brick caps. The return bullnose verandah is clad with corrugated metal on timber posts with carved timber frieze panels. Prominent central steps with rendered side walls and piers provide access to the verandah. An early woven wire fence, with later stone piers and palisade gate, defines the front boundary.

A large single-storey stone outbuilding is located within the front setback of the villa; details are concealed by vegetation.

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**STATEMENT OF HERITAGE VALUE:**

The dwelling at 34 Eighth Street, Gawler South, demonstrates the marked increase in quality residential development in the area being bolstered by Gawler's prosperity and attracted by the establishment of local industry, specifically Fotheringham's Cordial Factory, adjacent. Of additional significance is the large detached stone shed, which may be associated with the use of the property by the owners of the adjacent cordial business. The fine and substantially intact late-Victorian era residence displays a commanding, elevated siting and generous proportions. The residence is associated with prominent local businessmen David Fotheringham and, later, William Haydon who purchased Fotheringham's cordial business.

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**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 a marked increase in quality residential development in Gawler South attracted to the area by the establishment of local industry nearby.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area being a fine and substantially intact late-Victorian era villa constructed of local materials.
  - (e) it is associated with a notable local personality or event, namely David Fotheringham and William Haydon.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'. A concentration of industry occurred within Water Street, including D and RJ Fotheringham's Cordial Factory, established on the adjacent property to the north, Lot 2. That factory site was originally the site of a flax mill established by CG Roediger in 1873. While the eastern side of the street was largely

developed with smaller cottages, the western side evolved to include a number of substantial dwellings on the larger allotments between the industrial sites.

The subject property, Part Lot 1, was under ownership of James Stone, a Gawler Farmer in 1890. It was transferred to David Fotheringham, the founder of the adjacent cordial factory that same year. On David's death in 1901, the property passed to his widow, then to William Summerton, Wheelwright. From 1912 it was owned by William Lloyd Haydon, Cordial Manufacturer. Haydon's business, WL Haydon and Company had taken over business of the adjacent factory in 1905. By 1949, the lot was owned by William Walter Burnett Haydon and in 1951 was subdivided to form a battle-axe block.

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#### **EXTENT OF LISTING:**

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

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#### **REFERENCES:**

Hignett & Co., *Gawler Heritage Study, Stage 1*  
LTO, Certificate of Title, CT 536/148  
LTO, Certificate of Title, CT 2021/4  
LTO, Certificate of Title, CT 2139/145  
Phillips Pilkington, *Gawler's Industrial Buildings 1839-1939*

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 4 Eighth Street, Gawler South

**LAND DESCRIPTION:** CT5786/826, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15468

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Dwelling at 4 Eighth Street from east  
*[Source: gawlerhistory.com]*

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This small double-fronted, mid-Victorian cottage is set back from the street constructed of random coursed sandstone with a hipped roof of overpainted corrugated galvanised iron. Windows are timber-framed, double-hung sashes to either side of a central panelled timber door. Chimneys are overpainted brick with corbelled caps. The concave verandah is clad with corrugated metal and supported on turned timber posts with cast-iron frieze and brackets. A non-original aluminium palisade fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed during the mid-Victorian era, the cottage at 4 Eighth Street demonstrates the rapid increase in residential development of Gawler South from the late 1850s in response to completion of the nearby Gawler Railway Station and subsequent industrial growth and prosperity of the township. The cottage is a good and largely intact representative example of a mid-Victorian era town residence constructed from local materials.

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**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 reflects a major phase of residential development of Gawler South following establishment in 1858.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good, largely intact example of a mid-Victorian era town residence constructed from local materials.
- 

**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Water Street'.

The original purchaser and developer of the cottage is unknown however the subject allotment, Lot i, was owned by Annie Cecilia McEwin, Spinster, in 1912. Annie was the only daughter of Alexander Lyell McEwin and sister to (later Sir) Lyell McEwin; she married Harold Snow, Farmer of Rochester, near Hart, in 1915. Annie died in 1921 at the young age of 30 after which the property passed to Annie Jane Paterson of Gawler West, widow.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

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'Opening of Memorial Church at Hart', *Blyth Agriculturist* (SA: 1908 - 1954) Friday 2 November 1923 p.2.  
LTO, Certificate of Title CT 935/55  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 9 Eleventh Street, Gawler South

**LAND DESCRIPTION:** CT5285/388, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15472

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Dwelling at 9 Eleventh Street from east

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

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**DESCRIPTION:**

This double-storey, double-fronted late-Victorian symmetrical cottage is elevated on a ridge, with a ground semi-basement level. It is constructed of overpainted dressed stone with rubble side walls and overpainted brick dressings. The hipped roof is clad with corrugated metal and features overpainted brick chimneys with dentilled caps. Windows are timber-framed, double-hung sashes to either side of the central panelled timber door. The bullnose hip verandah is clad with corrugated metal supported on cast-iron trellis posts with cast-iron frieze and enclosed by a cast-iron balustrade. Rendered splayed entrance steps provide access to the verandah.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed during the late nineteenth century, the cottage at 9 Eleventh Street demonstrates the influx of residential development of Gawler South following subdivision in 1858 and subsequent industrial and commercial development after the completion of the nearby Gawler Railway Station. It is a good and relatively externally intact example of a symmetrical cottage constructed of local materials including fine cast iron embellishment, designed over two levels to address its ridgetop location and site topography. The cottage is also associated with Michael Fitch, a chair of the Northern Settlement Party, sent in 1864 to survey and establish the recently annexed Northern Territory.

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**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 indicates the predominant phase of residential development of Gawler South following subdivision in 1858.
- (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 cottage of local materials including fine cast iron embellishment, constructed over two levels to accommodate the distinctive Gawler topography.
- (e) it is associated with a notable local personality or event, namely Michael Fitch, chair of the Northern Settlement Party.

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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. According to the original plan of subdivision and Certificate of Title, Eighth Street was originally named 'Moore Street'.

The first available certificate of title, dated 1891, indicates that the subject land, Allotment 9, was part of a much larger holding of eight allotments (including Lots 6, 7, 8, 9, 26, 27, 28 and 29) all owned by Michael Edward Fitch, of Gawler, Letter Carrier. These extended between Eighth (Water) Street and Eleventh (Moore) streets. Prior to the transfer of the land, Fitch was a member (chair) of the inaugural survey team, the Northern Settlement Party, which was sent by the South Australian government in 1864 to establish the first permanent European settlement in the new Northern Territory.



In 1905 the property was transferred to Francis Elizabeth Lamb and Lillian Lavinia Lamb, of Gawler South, Spinsters. Both women were married in 1908 and in 1909 the property was transferred solely to Lillian Lavinia Parker (nee Lamb). From the mid 1950s the larger holding was sold off to various owners with the balance transferred to Elfrieda Agnes Noack in 1960.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title CT 545/102  
'NORTHERN EXPEDITION.' *South Australian Register* (Adelaide, SA : 1839 - 1900) 12 April 1864: p.2.  
Presgrave, 'Gawler South' map, 1858

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 2 Fifteenth Street, Gawler South

**LAND DESCRIPTION:** CT5739/175, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15478

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Dwelling at 2 Fifteenth Street from north-east

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted Federation-era villa is located on an elevated corner allotment adjacent the railway station. It is constructed of coursed dressed bluestone with a tuck-pointed finish. The dwelling features Edwardian detailing in the carved timber bracketed eaves. The hipped roof is topped with a gable form with louvred vent, all clad with corrugated galvanised iron. Windows are timber-framed, double-hung sashes with distinctive herringbone patterned heads and the main door features sidelights and fanlight. The chimneys are tall and constructed of brick with corbelled caps. The return bullnose verandah is clad with corrugated galvanised iron on timber posts with a heavy cornice mould. A timber-framed sleepout conceals a portion of the façade to the north-east corner.

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**STATEMENT OF HERITAGE VALUE:**

Constructed around the turn of the twentieth century, the dwelling at 2 Fifteenth Street, Gawler West demonstrates the ongoing strength of residential development in Gawler West from 1857 to a peak demand around 1900. Demand for residential allotments was driven by ongoing industrial development which was focused around the nearby Gawler railway Station. The dwelling is a good and substantially externally intact example of a large Federation-era villa constructed of local materials which occupies a prominent ridge location adjacent to the station.

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**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 indicates the ongoing strength of residential development of Gawler West from 1857 to a peak demand around 1900.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good and externally intact example of a Federation-era Edwardian villa constructed in a prominent ridge top location.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 2 Hundred of Mudla Wirra, originally granted to Henry Dundas Murray and EW Jerningham, was laid out as Gawler West in 1857. In October that year an advertisement appeared in the *South Australian Register* calling attention to proposed extensions of the Gawler Township from River Street to the South Para, to which Hanson Street would also be continued, 'The extension will thus practically make one Township of Gawler West, Gawler Town and Willaston'. It stated that the survey would be commenced as soon as the line of the Kapunda Railway had been finally settled; and the new portion would extend from Gawler West and Gawler Town to the Railway Line. 'Hanson Street' was later changed to Fifteenth Street.

Walter Edward Mounster, an electrical fitter for the South Australian Railways held title to the property in 1902. A small portion along the western side of the lot was transferred to the South Australian Railways Commission in 1912. In 1918 the property was transferred to John Henry Smith, of Gawler, farmer, and then to Smith's executors in 1927.

The dwelling was likely constructed around the turn of the twentieth century.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title, CT 686/8  
'OBITUARY'.Bunyip (Gawler, SA : 1863 - 1954) 12 June 1936: p.3  
*South Australian Register*, Sat 17 Oct 1857, p.4

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 5 Fifteenth Street, Gawler South

**LAND DESCRIPTION:** CT5294/934, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15479

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Dwelling at 5 Fifteenth Street from west

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

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**DESCRIPTION:**

This single-storey, double-fronted Victorian cottage is constructed of red face brick to the façade, with rubble bluestone side walls. The transverse gable roof is clad with corrugated metal with parapeted side walls. Side walls are capped with corbelled brick and north wall is crowned with a chimney featuring corbelled brick cap to the north. The bullnose verandah is clad with corrugated metal and is supported on square timber posts with cast-iron corner brackets. A non-original brush fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

The cottage at 5 Fifteenth Street, Gawler West, is associated with the rapid and predominant pattern of development of Gawler West in the second half of the nineteenth century for modest accommodation and worker's cottages following its initial subdivision in 1857; this was driven primarily by the establishment of the nearby Gawler Railway Station and associated industrial development. The cottage is a good and substantially externally intact example of a mid-Victorian era worker's cottage constructed of local materials in a distinctive Gawler typology.

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**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, specifically the predominant phase of residential development of Gawler West for worker's accommodation following subdivision of the land in 1857.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a good and substantially externally intact example of a modest worker's cottage of the mid-Victorian era.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 2, Hundred of Mudla Wirra, originally granted to Henry Dundas Murray and EW Jerningham, was laid out as Gawler West in 1857. In October that year an advertisement appeared in the *South Australian Register* calling attention to proposed extensions of the Gawler Township from River Street to the South Para, to which Hanson Street would also be continued, 'The extension will thus practically make one Township of Gawler West, Gawler Town and Willaston'. It stated that the survey would be commenced as soon as the line of the Kapunda Railway had been finally settled; and the new portion would extend from Gawler West and Gawler Town to the Railway Line. 'Hanson Street' was later changed to Fifteenth Street.

In 1903, the first available Certificate of Title for the property, Part Lots 60 and 61, indicates that Emma Rippin of Gawler West, Widow, held the property title. Emma's late husband, Isaiah Rippin had arrived in Gawler in 1880 and had been an employee of the South Australia Railways Commission for that time, ultimately working as a goodshed foreman at the nearby Gawler Railway Station. Emma Rippin remained at their property in Fifteenth Street until her own death in 1938.

The date of construction is unknown.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title, CT 701/2

LTO, Certificate of Title, CT 2323/158

Family Notices, *Chronicle* (Adelaide, SA : 1895 - 1954) 17 March 1938: p.27.

No title, *Bunyip* (Gawler, SA : 1863 - 1954) 19 February 1897: p.2.

*South Australian Register*, Sat 17 Oct 1857, p.4

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**NAME: Attached Dwellings**

**PLACE NO.:**

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**CURRENT USE:** Attached Dwellings

**FORMER USE:** Attached Dwellings

**LOCATION:** 7-7a Fifth Street, Gawler South

**LAND DESCRIPTION:** CT6074/970, CT5911/426,  
Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15498



Attached dwellings at 7-7a Fifth Street from north-east

**NAME: Attached Dwellings**

**PLACE NO.:**

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**DESCRIPTION:**

This symmetrical pair of attached villas with projecting gables is an example of mid-Victorian construction with typical Gawler-style detailing in the shaped brick hood mould, cornice moulds and gable vents. The gabled roof with projecting parapeted gables to either end (front and rear) is clad with corrugated galvanised iron. Parapet walls feature shaped red brick capping. Windows are timber-framed, double-hung with divided sashes and arched heads, and doors are panelled timber. Chimneys are red brick with dentilled bands. The concave verandah is supported on timber posts with differing cast-iron detailing to either dwelling. A rendered masonry wall divides the verandah between the two dwellings. A roughcast rendered wall with arched coping defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

The attached pair of mid-to-late Victorian-era dwellings at 7-7a Fifth Street are associated with and demonstrate the ongoing suburban residential development of Gawler South following subdivision in 1858 and the need for modest accommodation during a phase of rapid growth of the township in the second half of the nineteenth century. The attached dwellings are a good and largely externally intact example, constructed of local materials in the distinctive Gawler 'paired villa' typology, completed by a characteristic stone wall to the front boundary.

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**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 attached pair of mid-to-late Victorian-era dwellings which demonstrate the ongoing suburban residential development of Gawler South following subdivision in 1858 and the need for modest accommodation during a phase of rapid growth of the township.
  - (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 attached dwellings constructed of local materials in the distinctive Gawler 'paired villa' typology.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. The area provided affordable land and generous allotments and thereafter general 'suburban' development occurred. According to the original plan of subdivision and Certificate of Title, Fifth Street was originally named 'Houghton Street'.

The first available certificate of title for Part Allotment 160, dated 1914, indicates Arthur McLean, Traveller, of Kalgoorlie was in ownership of the subject property at the time. Mary Jane McNeil, Widow of Jamestown then held the title from 1916. Labourer, William Henry Bradshaw, of Snowtown took ownership from 1920. It appears that both dwellings were in the same ownership until around 1955, suggesting that they were developed to respond to increasing demand for affordable accommodation or as an investment.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title CT 996/126  
LTO, Certificate of Title CT 2412/71  
LTO, Certificate of Title CT 2412/72  
Presgrave, 'Gawler South' map, 1858.



**NAME: Dwelling & (Former) Schoolroom**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling & Schoolroom

**LOCATION:** 16 Fourteenth Street, Gawler South

**LAND DESCRIPTION:** CT5315/633, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15513

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Dwelling and former schoolroom at 16 Fourteenth Street from north-east

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**NAME: Dwelling & (Former) Schoolroom****PLACE NO.:**

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**DESCRIPTION:**

This former Schoolroom is a double-fronted, late-Victorian symmetrical cottage with a gabled bay addition to the north, set back from the main facade. It is constructed of random coursed sandstone with tuck-pointed red brick dressings. The hipped roof and gable addition are clad with corrugated galvanised iron, with decorative cast-iron lace to the gable. Windows are timber-framed, double-hung sashes and are multipaned to the gable addition. Doors are timber panelled featuring semi-circular arched heads with fanlights. Red brick chimneys with corbelled caps are evident. The bullnose verandahs to the main facade and gable addition are clad with corrugated galvanised iron, and supported on fine timber posts with cast-iron lace frieze and corner brackets.

The front boundary is defined by a rubble bluestone wall with moulded red brick coping and piers with cast iron gate.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed as a residence during the late 1870s and extended with a school room in the 1890s, the dwelling at 16 Fourteenth Street is associated with the ongoing residential development of Gawler West during the peak of Gawler's prosperity, particularly in response to the establishment of nearby industrial businesses such as the Victoria Mill. The school room is a surviving example of one of a number of private school facilities which had operated in Gawler during the nineteenth century; together they demonstrate a common approach to combined residence and school. Constructed of local materials and largely intact, the property has aesthetic merit and displays local design characteristics.

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**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 firstly, as an example of a dwelling which demonstrates the ongoing residential development of Gawler West during the peak of Gawler's prosperity, particularly in response to the establishment of nearby industrial businesses such as the Victoria Mill. Secondly, as a surviving example of one of a number of private school facilities which had operated in Gawler during the nineteenth century.
  - (c) it has played an important part in the lives of local residents as a place of local private education for an extended period of time.
  - (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-to-late Victorian era cottage and attached schoolroom constructed of local materials, completed by a distinctive stone wall to the front boundary.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 2, Hundred of Mudla Wirra was laid out as Gawler West in 1857. Fourteenth Street was originally named 'Express Street'.

It is unclear who may have owned the original parcel of land, Allotment 70 of the subdivision, however George Wise, of Gawler, Miller, appears as owner on the first available certificate of title, dated 1878. Wise had resided in Gawler after arriving in South Australia in 1867 and

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was employed by Messrs. W Duffield & Co. at the Victoria Mill and later at the Adelaide Milling Co.

Miss Florence Nott, the youngest daughter of Dr George Nott (and possibly her older sister Lucy) ran a small private school from her residence at Lot 70 Express Street from approximately 1894 until 1911 or later. There is no mention on the title document of Miss Nott, suggesting that she rented the property from its owners at the time.

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#### **EXTENT OF LISTING:**

External form, fabric and detail of the dwelling and former schoolroom, including original façade and external walling, roof and chimneys, verandah, joinery and masonry boundary wall and cast iron gate.

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#### **REFERENCES:**

[https://www.gawlerhistory.com/Miss\\_Notts\\_School](https://www.gawlerhistory.com/Miss_Notts_School)

LTO, Certificate of Title CT 271/76

[No title] *Bunyip* (Gawler, SA : 1863 - 1954) 27 May 1904: p.2.

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**NAME:** Stone Shed Remains and Wall

**PLACE NO.:**

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**CURRENT USE:**

**Stone Shed Remains and Wall**

**FORMER USE:**

**Blacksmith's Shop [?]**

**LOCATION:**

(rear) 27 Fourth Street, Gawler South

**LAND DESCRIPTION:**

CT5458/984, CT5458/985,  
Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:**

Contributory, Policy Area 15

**HERITAGE NUMBER:**

15542

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Stone Shed and Wall at rear of 27 Fourth Street from north-east

**NAME: Stone Shed and Wall**

**PLACE NO.:**

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**DESCRIPTION:**

This slate-like bluestone rubble structure with red brick dressings was likely a former blacksmith's store or workshop. The utilitarian structure features the walling remains of the original building including slotted openings along George Lane and arch headed double door.

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**STATEMENT OF HERITAGE VALUE:**

The former blacksmith's shop located to the rear of 27 Fourth Street, Gawler, is indicative of the large number of small-scale but fundamental businesses which had been established throughout Gawler to service the prolific development of the agricultural industry of the surrounding area from the middle of the nineteenth century. Shops such as this are also associated with the growth of Gawler as a service town and stopping point for the passing traveller. The design characteristics of the utilitarian structure demonstrate the simple forms required for such a facility which is constructed of local materials giving a distinctive Gawler aesthetic.

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**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 its ability to demonstrate the first and thereafter ongoing phase of Gawler's iron-based industries which were established to service the rapidly developing agricultural lands surrounding Gawler and for service to the passing traveller.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a utilitarian stone and brick structure constructed of local materials resulting in a distinctive Gawler industrial aesthetic.
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**BRIEF HISTORICAL BACKGROUND:**

Section 3 of the Gawler Special Survey was originally granted to Henry Dundas Murray and E Moore in 1839. A portion of Section 3, Hundred of Mudla Wirra was laid out as 'Gawler Town South' in 1858. This followed completion of the main railway to Gawler and Station, located nearby to the west in 1857. While a largely 'suburban' development and character, the division of the town blocks by rear laneways provided opportunities for local businesses and trades to include a functional, accessible arrangement of associated outbuildings.

The original site, including adjoining allotments 86 and 87 extended from (then) Queen Street on the south east side to a rear lane on the north west side. The lane also serviced the rear of properties fronting Adelaide Road. At the time of the first available certificate of title, 1892, the property was owned by Henry Dieckmann, Blacksmith of Gawler. Following his death in 1894 at the age of 28 the property was transferred to his father, Heinrich Dieckmann, Carter of Gawler as executor and his wife, Anna. Heinrich had arrived in Australia from Denmark in 1857 and made his way from Victoria to Gawler where he married Anna Schirmer. Otto Friedrich Dieckmann, Henry's brother and Gawler Carter was bequeathed the property in 1922. By 1930 the extent of land had been reduced by the sale of allotment 86, limiting the parcel to a single lot. This was subdivided more recently to provide three dwelling allotments.

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**EXTENT OF LISTING:**

External form, fabric and detail of the stone shed and wall, including external walling, roof and remnant joinery.

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**REFERENCES:**

<https://www.findagrave.com/memorial/197220224/heinrich-dieckmann>

<https://www.findagrave.com/memorial/197858630/henry-dieckmann>

LTO, Certificate of Title, CT 564/141

Phillips Pilkington, *Gawler's Industrial Buildings 1839-1939*

Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 30 Fourth Street, Gawler South

**LAND DESCRIPTION:** CT5134/808, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15544

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Dwelling at 30 Fourth Street from north-west





Former stable to rear of 30 Fourth Street (Cross Lane)



Outbuildings to rear of 30 Fourth Street (Cross Lane)



**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted asymmetrical late-Victorian villa with projecting bay is located on a generous setting. It is constructed of overpainted rubble with overpainted brick dressings and detailing in typical Gawler style. The hipped roof with gabled bay is clad with corrugated metal and features moulded brick detail to the parapeted gable end. Windows are timber-framed, double-hung sashes and are paired to the projecting gable. The façade features a main front door and secondary, half-glazed door to the southern end of the façade. One overpainted chimney with quality detailing is evident. The straight verandah is clad with corrugated galvanised iron on non-original turned timber posts with cast-iron frieze and corner brackets.

Two parapet gabled outbuildings, of face rubble and overpainted rubble, with red brick dressings, corrugated galvanised iron rooves and timber-framed doors and windows, are located to the rear of the property (facing Cross Lane).

An early stone wall is evident to the north (side) and east (rear) boundary, with non-original cement block fence to the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Believed to be constructed in two main stages between the late 1860s and the turn of the century, the large villa at 30 Fourth Street, Gawler South, together with a complex of stone outbuildings on the rear lane, demonstrates the important phase of strong residential development of the suburban township in response to the increased prosperity and maturation of Gawler in the second half of the nineteenth century. The existence and siting of the rear outbuildings, a stable and workshop, further demonstrate the customary use of horses during this period and the use of such an allotment to accommodate local business and trade. The residence is a fine and largely externally intact example of an earlier cottage adapted and extended to a late-Victorian era villa constructed of local stone, brick and cast iron embellishment. The property was developed by John James Peek, Gawler's foremost building contractor of the nineteenth century.

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**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 rapid development of Gawler South land during the first decade of settlement, in this case with a complex of buildings required to accommodate a dwelling as well as a building contracting business, operating through Gawler's period of considerable growth in the nineteenth century.
  - (b) it represents customs or ways of life that are characteristic of the local area by the surviving outbuildings which demonstrate the use of a rear lane to provide stable and workshop facilities to enable a burgeoning local business to operate from the property.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a fine and substantially intact complex including dwelling, stable, workshop and walling constructed of characteristic local stone and brick; the dwelling including the distinctive 'Gawler' typology.
  - (e) it is associated with a notable local personality or event, namely John James Peek, Gawler's foremost building contractor of the nineteenth century.
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## **BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3 of the Hundred of Mudla Wirra, 379 acres originally allocated to Edward Moore in 1839, was surveyed and subdivided for sale as 'Gawler South' in 1858. It was offered for sale on 22 March 1858 by Green and Wadham land agents on behalf of the proprietors. This followed completion of the main railway to Gawler and Station to the west in 1857. The original plan of subdivision indicates that Fourth Street was first named 'Queen Street'. While the area developed with largely 'suburban' development and character, the division of the town blocks by rear laneways provided opportunities for local businesses and trades to include a functional, accessible arrangement of associated outbuildings.

Originally held by William Dixon, Allotment 146 was transferred to Bridget Peek, wife of John James Peek, Mason, in 1868. The property was transferred to John James Peek in 1889 and following Peek's death, to Wilhelm Theodor Dieckmann, also a Gawler South Mason, in 1913. JJ Peek had established himself in Gawler South in 1860 and operated a notable building business in Gawler during the flourishing second half of the nineteenth century. He was contractor on the construction of the Gawler Town Hall in Murray Street (1878) and Gawler Court House in Cowan Street (1881). He also won the contract for the masonry and plastering of the Old Spot Hotel additions in 1880 amongst many other projects.

Around 1927 Part Lot 147 located on the south-western side of the original holding was added to the title held by Wilhelm Dieckmann.

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## **EXTENT OF LISTING:**

To the extent of both stages of historic fabric of the dwelling, stable and shed including external facades, walling, roof and chimneys, verandahs and joinery.

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## **REFERENCES:**

Hignett & Co, *Gawler Heritage Study: Stage 1*  
LTO, Certificate of Title CT 116/82  
LTO, Certificate of Title CT 1491/157  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 37 Fourth Street, Gawler South

**LAND DESCRIPTION:** CT5670/951, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15551

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Dwelling at 37 Fourth Street from south

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

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**DESCRIPTION:**

This double-fronted Victorian-era cottage is of tooled bluestone construction with red brick quoins and dressings, and rubble side walls. The building has a double transverse gable roof, clad with corrugated metal, with parapeted gable side walls. Windows are timber-framed, double-hung sashes with non-original shutters, to either side of a central door with fanlight. Red brick chimneys with corbelled caps crown the parapeted gables. The ogee verandah, clad with corrugated metal, is supported on square timber posts with moulded caps, featuring decorative cast-iron frieze and corner brackets. A non-original cyclone fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Constructed around 1875, the cottage at 37 Fourth Street, Gawler South, is associated with the expansive development of the suburban subdivision of Gawler South in the 1870s as a consequence of the heightened phase of industrial and commercial prosperity of Gawler and its surrounding agricultural districts. The transverse gabled cottage of stone and brick construction with ornate cast iron embellishment is a good and substantially externally intact example of a distinctly local typology, constructed of local materials.

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**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 concentration of mid-to-late Victorian era residential development for the burgeoning working class which followed establishment of the Gawler South township from the late 1850s.
  - (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 mid-Victorian era cottage, displaying characteristic transverse gabled form in local materials.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3 of the Hundred of Mudla Wirra, 379 acres originally allocated to Edward Moore in 1839, was surveyed and subdivided for sale as 'Gawler South' in 1858. It was offered for sale on 22 March 1858 by Green and Wadham land agents on behalf of the proprietors. This followed completion of the main railway to Gawler and Station, nearby, to the west in 1857. The area provided affordable land and generous allotments and thereafter general 'suburban' development occurred. The original plan of subdivision indicates that Fourth Street was first named 'Queen Street'.

According to a previous study the cottage was constructed prior to 1875. Originally of three rooms, as recorded in the Munno Para East assessment for 1875-76, the owner at the time was George Harnell. The first available certificate of title, dated 1886, indicates that by that time the property had been transferred to George McMillan, Carter. Thereafter it transferred a number of times including to Alfred Holmes, Ironworker in January 1893, Eugenie Adelberta Johanna Holmes, Alfred's wife in October 1893, Kathleen Gweneth Holmes, Spinster in 1923, Frank Thomas Freeman and Blacksmith in 1952.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

Hignett & Co., *Gawler Heritage Study: Stage 1*, p.130.  
LTO, Certificate of Title CT 497/164  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:**

**Dwelling**

**FORMER USE:**

**Dwelling**

**LOCATION:**

38 Fourth Street, Gawler South

**LAND DESCRIPTION:**

CT5570/905, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:**

Contributory, Policy Area 15

**HERITAGE NUMBER:**

15552



Dwelling at 38 Fourth Street from west



**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted asymmetrical villa is of quality Victorian construction. It is constructed of dressed bluestone with overpainted brick dressings with a tuck-pointed finish. The transverse gable roof with projecting gable to front is clad with corrugated metal with parapeted gable ends with brick coping, heavy cornice and dentilled hood mould. Windows are timber-framed, double-hung sashes with arched heads and external shutters, and the door is a half-glazed timber panel. Chimneys are of overpainted brick with ornate detailing and dentilled caps. The straight hipped verandah is supported on timber posts with cast-iron lace detailing. A non-original picket fence with woven wire gate define the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Constructed during the mid-to-late Victorian era for local blacksmith, Richard Henry Richards, the villa at 38 Fourth Street, Gawler South, is associated with the period of heightened residential growth in Gawler's suburban townships as a result of the increased levels of manufacturing, industry and service to the amplified agricultural and mining activity of the surrounding regions. Constructed of local stone and brick, with distinctive 'Gawler' aesthetic, the villa responds to its corner location with equally detailed dual frontages.

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**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 mid-to-late Victorian-era villa which demonstrates the strong and ongoing suburban residential development of Gawler South during a phase of heightened prosperity and phase of rapid growth of the township.
  - (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 attached dwellings constructed of local materials in the distinctive Gawler 'paired villa' typology.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3 of the Hundred of Mudla Wirra, 379 acres originally allocated to Edward Moore in 1839, was surveyed and subdivided for sale as 'Gawler South' in 1858. It was offered for sale on 22 March 1858 by Green and Wadham land agents on behalf of the proprietors. This followed completion of the main railway to Gawler and Station, nearby, to the west in 1857. The area provided affordable land and generous allotments and thereafter general 'suburban' development occurred. The original plan of subdivision indicates that Fourth Street was first named 'Queen Street'.

The first available certificate of title, dated 1913, indicates that the owner of Part Allotment 160 at the time was Richard Henry Richards, Blacksmith. He transferred the property to his wife, Annie, in 1930 however following Annie's death in 1933 the property passed back to Richards and remained in his ownership until his own death in 1948. Richard Richards was Gawler Councillor for South Ward in 1934.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

[https://gawlerhistory.com/Richards\\_\(Cr\)\\_Richard\\_Henry](https://gawlerhistory.com/Richards_(Cr)_Richard_Henry)  
LTO, Certificate of Title CT 944/111  
Presgrave, 'Gawler South' map, 1858

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 44 Fourth Street, Gawler South

**LAND DESCRIPTION:** CT5221/241, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15557

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Dwelling at 44 Fourth Street from north-west

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

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**DESCRIPTION:**

This single-storey, double-fronted mid-Victorian symmetrical cottage is constructed of coursed tooled bluestone with red brick quoins and dressings with ruled rubble side walls. The hipped roof is clad with corrugated galvanised iron and features red face brick chimneys with dentilled caps. Windows are timber-framed, double hung sashes to either side of the central timber panelled door with sidelights and fanlight. The concave verandah is clad with corrugated galvanised iron and supported on square timber posts with cast-iron frieze and corner brackets. A non-original picket fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed between 1884 and late 1890s for local carpenter Stephen Finch, the cottage at 44 Fourth Street, Gawler West, demonstrates the period of heightened residential growth in Gawler's suburban townships as a result of the increased levels of manufacturing, industry and service to the amplified agricultural and mining activity of the surrounding regions. Constructed of local stone and brick with cast iron embellishment, the dwelling is a fine and largely intact example of a late-Victorian era cottage.

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**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 intense development of the suburban township of Gawler South from 1858 on the basis of a demand for residential accommodation as a consequence of the heightened economic growth of Gawler, its industries and flourishing agricultural activity throughout the region and broader South Australia during the second half of the nineteenth century.
  - (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-to-late Victorian era cottage which displays distinctive high-quality construction of local stone, brick and cast iron.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3 of the Hundred of Mudla Wirra, 379 acres originally allocated to Edward Moore in 1839, was surveyed and subdivided for sale as 'Gawler South' in 1858. It was offered for sale on 22 March 1858 by Green and Wadham land agents on behalf of the proprietors. This followed completion of the main railway to Gawler and Station, nearby, to the west in 1857. The area provided affordable land and generous allotments and thereafter general 'suburban' development occurred. The original plan of subdivision indicates that Fourth Street was first named 'Queen Street'.

The original owner of the allotment is unknown. Stephen Finch, Carpenter, was holder of the title in 1890 and owned it until the property was transferred to Edith Luisa Wade, wife of William Wade, in 1912. Stephen Finch had been involved in the local community as Councillor of East Ward until 1903 and teacher at the Tod Street Methodist Sunday School from 1850 until 1903. The cottage is believed to have been constructed between 1884 and 1900, however little else is known due to rate assessment books being unavailable for these dates.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

Hignett, *Gawler Heritage Study: Stage 1*, p.131.  
LTO, Certificate of Title, CT 540/139, 1890.  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 17 Gawler Terrace, Gawler South

**LAND DESCRIPTION:** CT5800/663, Hundred of Nuriootpa

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15571

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Dwelling at 17 Gawler Terrace from east

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted, double gable cottage has an atypical form and quality detailing. It is constructed of overpainted stone with overpainted brick quoins and dressings, including ornate patterned and dentilled brickwork to the frieze, and typical Gawler gable vent. The double-gable roof form is clad with non-original tiles and is finished with carved timber bargeboard to the gable ends. The windows are timber-framed, double-hung sashes to either side of the central door. The straight verandah features a central gablet and is clad with non-original tiles, supported on square timber posts with cast-iron lace brackets. The verandah is enclosed by a non-original timber balustrade with timber lattice panels and accessed by central flight of timber-framed stairs.

A non-original cyclone fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed during the 1880s, the villa at 17 Gawler Terrace, Gawler South demonstrates the rapid uptake and residential development of suburban Gawler South township, based on the period of Gawler's greatest economic growth and prosperity. Constructed by soon-to-be distinguished building contractor, John James Peek, who had recently arrived in Gawler, the association may explain the distinctive patterned brickwork within the masonry frieze of the façade and paired forward facing gables, particularly unusual in Gawler.

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**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 indicative example of the strong residential development of suburban Gawler South from the late 1850s on the basis of heightened industrial and commercial activity of the town of Gawler at the time.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a distinctive and largely externally intact example of a mid-to-late Victorian villa of unique detail and local materials, sited at the ridge to take advantage of a generous river view.
  - (e) it is associated with a notable local personality or event, namely JJ Peek, foremost local building contractor and stonemason from 1860.
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**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3, Hundred of Nuriootpa was laid out as 'Gawler South' in 1858. The land on both sides of Gawler Terrace had originally been surveyed and subdivided however only the allotments on the western side were ultimately developed, affording views over the Para River to those dwellings which were constructed.

Part Allotment 324 was purchased by John James Peek in 1881. JJ Peek had established himself in Gawler South in 1860 and operated a notable building business in Gawler during the flourishing second half of the nineteenth century. He was contractor on the construction of the Gawler Town Hall in Murray Street (1878) and Gawler Court House in Cowan Street

(1881). He also won the contract for the masonry and plastering of the Old Spot Hotel additions in 1880. John Richards, Gentleman, was in ownership of the property from 1889.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

Hignett & Co, *Gawler Heritage Study: Stage 1*  
LTO, Certificate of Title, CT 371/23, 1881  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 25 Gawler Terrace, Gawler South

**LAND DESCRIPTION:** CT5352/104, Hundred of Nuriootpa

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15573

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Dwelling at 25 Gawler Terrace from east





Dwelling at 25 Gawler Terrace from south-east



**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey, double-fronted symmetrical cottage is constructed of overpainted stone rubble with red face brick quoins and dressings. The transverse gable roof is clad with corrugated galvanised iron parapeted to either end with red brick capping and large central chimney with corbelled cap. Windows are timber-framed, double-hung multipaned sashes, with timber panelled entrance doors to either end of the façade, suggesting dual occupancy. The skillion-roofed verandah is supported on timber posts with cast-iron frieze and corner brackets. An addition abuts the south side of the dwelling, and projects forward of the main façade with casement window sashes.

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**STATEMENT OF HERITAGE VALUE:**

The small worker's cottage at 25 Gawler Terrace, Gawler South, is associated with the strong residential development of suburban Gawler South from the late 1850s on the basis of heightened industrial and commercial activity of the town of Gawler at the time. With the exception of the later addition on the southern side, the cottage is a good and largely externally intact example of a transverse gable worker's cottage of local stone and brick; unusually, dual entrance doors in the façade indicate the dwelling may have included two distinct residences.

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**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 indicative example of the strong residential development of suburban Gawler South from the late 1850s on the basis of heightened industrial and commercial activity of the town of 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 transverse gable worker's cottage of local stone and brick.
- 

**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3, Hundred of Nuriootpa was laid out as 'Gawler South' in 1858. The land on both sides of Gawler Terrace had originally been surveyed and subdivided however only the allotments on the western side were ultimately developed, affording views over the Para River to those dwellings which were constructed.

Allotment 322 originally extended between Gawler Terrace and Bridge Street (now Seventh Street) and as a whole was transferred to Robert Sanderson, of Gawler, miner, in 1903 from John Pile and William Pile, Adelaide Stockholders. Part Lot 322 was transferred to Frederick Percival Wasley, Farmer in 1920.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title, CT 705/38, 1903  
LTO, Certificate of Title, CT 1191/110, 1921  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 9 Gawler Terrace, Gawler South

**LAND DESCRIPTION:** CT5672/407, Hundred of Nuriootpa

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 15

**HERITAGE NUMBER:** 15575

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Dwelling at 9 Gawler Terrace from east

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

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**DESCRIPTION:**

This single-storey, double-fronted Victorian villa with projecting bay is constructed of coursed dressed bluestone with a tuck-pointed finish, and random rubble to side walls, with brick quoins and dressings. The villa displays quality masonry, Gawler-style late-Victorian detailing in its moulded brick dressings. The transverse gable roof with projecting gable is clad with corrugated galvanised iron. Windows are timber-framed, double-hung sashes and are paired to the projecting bay with pediment hood mould. The door is timber panelled with a semi-circular arched head and leadlight glazing to the fanlight. The chimneys are of red face brick with corbeled caps. Rendered splayed entrance steps, with low walls and end piers, provide access to the verandah featuring convex profile corrugated galvanised iron supported on timber posts with cast-iron brackets.

A non-original brick and timber picket fence defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Constructed in two phases from the late 1870s for local blacksmith, James Lawson, the Victorian-era villa at 9 Gawler Terrace is associated with the intense settlement and growth patterns of the suburban township of Gawler South as a result of Gawler's peak period of prosperity. Driven by a vast development in Gawler's service industries and industrial activity, residential settlement peaked during the 1870s and '80s. The villa displays fine and largely intact local stone, brick and cast iron embellishment in a distinctively 'Gawler' composition.

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**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 indicative example of the strong residential development of suburban Gawler South from the late 1850s on the basis of heightened industrial and commercial activity of the town of Gawler at the time. The two distinct phases of construction demonstrate a recognisable mode of development whereby early cottages were progressively improved and enlarged.
  - (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-to-late Victorian-era villa constructed of local stone, brick and cast iron embellishment, which has its basis in an earlier cottage form. The inclusion of decorative elements to the projecting bay provides a distinctively 'Gawler' aesthetic.
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**BRIEF HISTORICAL BACKGROUND:**

A portion of Section 3, Hundred of Nuriootpa was laid out as 'Gawler South' in 1858. The land on both sides of Gawler Terrace had originally been surveyed and subdivided, however only the allotments on the western side were ultimately developed with dwellings, affording views over the South Para River to those dwellings which were constructed.

The irregularly shaped Allotments 326 and 327 originally extended from Gawler Terrace to Ford Street (now First Street). It appears that the lots were subdivided in 1878 and Part Allotments 326 and 327 were transferred to James Lawson, Blacksmith. The first stage of

the currently dwelling, a double-fronted symmetrical cottage, was likely constructed around this time with the projecting gabled bay some years later during the 1880s or '90s.

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**EXTENT OF LISTING:**

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

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**REFERENCES:**

LTO, Certificate of Title CT 289/126, 1878  
Presgrave, 'Gawler South' map, 1858.

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 2 High Street, Gawler

**LAND DESCRIPTION:** CT5453/564, Hundred of Nuriootpa

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 17

**HERITAGE NUMBER:** 15580

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Dwelling at 2 High Street from east

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This small, single-storey mid-Victorian worker's cottage is constructed on a sloped site, with a second, lower storey to the rear. It is constructed of overpainted sandstone rubble with red brick dressings. The transverse gable roof is clad with corrugated metal, with parapeted side walls crowned with an overpainted squat brick chimney and brick coping. Windows are timber-framed, double-hung multipaned sashes to either side of the door which features a glazed fanlight. The later bullnose verandah is clad with corrugated metal, supported on timber posts with cast-iron brackets, and is enclosed by a non-original timber picket fence along the street boundary.

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**STATEMENT OF HERITAGE VALUE:**

Constructed prior to 1872, the mid-Victorian era cottage at 2 High Street, Gawler East, is associated with the early settlement of Gawler East and provision of small worker's cottages to meet the burgeoning demand for accommodation due to the rapid industrial growth and increase in Gawler's population at the time. Notably, the pattern of development of the narrow, rear lots behind Murray Street for worker's cottages, in this case developed by a distinguished Gawler businessman, James Dawson, owner of the Albion Mill, was quite possibly as a speculative investment or staff accommodation. This development is in distinct contrast to the development of very large allotments on the eastern side of High Street at the time by such Gawler identities for their own grand residences; Dawson built 'Mars Hill' opposite as his own residence. Characteristically, the cottage is constructed of local stone and brick and displays a distinctive design response to the steep topography of the site with a second level to the rear, making the most of the shallow allotment size.

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**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, specifically the early subdivision of Gawler East and pattern of development of the narrow, rear lots behind Murray Street for worker's cottages, in this case developed by a notable Gawler businessman and landholder, quite possibly as a speculative investment or staff accommodation.
  - (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 small mid-Victorian worker's cottage constructed of local materials which addresses the steep topography with a second level to the rear.
  - (e) it is associated with a notable local personality or event, namely as development by prominent local businessman, James Dawson, Miller and owner of the Albion Mill.
- 

**BRIEF HISTORICAL BACKGROUND:**

The Gawler Township was planned by Colonel William Light and laid out by William Jacob in 1839 with Gawler's first building, The Old Spot Hotel, constructed in Murray Street by David Scherbener. At that stage development on the east side of Murray Street only extended to one allotment deep, the land further east remained unsurveyed as part of William Paxton's extensive holding. In 1849 Paxton's land between Lyndoch Road and the South Para River and between East Terrace and High Street was surveyed and subdivided for sale as 'Gawler East', forming the High Street roadway. It would appear that a narrow strip of land on the

western side of High Street, backing onto the Murray Street premises and extending from Lyndoch Road in the north to the most southern lot on Murray Street was formed at this time. A plan of Gawler produced in 1863 suggests that it was undivided. An undated plan (c.1859) however includes annotations which suggest that the land had been divided and had been partly sold. That plan indicates that the larger allotment facing Murray Street (Lot 208) was owned by Henry Calton and that the southern end of the land fronting High Street was separately owned.

Rate assessment books indicate that the land to the rear of Lot 208 fronting Murray Street was first developed by Wililam Francis with a 'Pine Cottage' in 1859. Francis went on to develop a number of other cottages and dwellings on the broader allotment. In 1868 the property assessment included notes for two lots 'at 'rear of 208', one of which was a 'lean to' owned by Ephraim Coombe and the other 'fenced land' owned by Christopher Cox. More substantial development appears from the early 1870s with three rateable addresses on Lot 208 in High Street including a house for James Dawson, a house for James Nolan and a cottage for Michael Nolan. Certificates of title do not exist for this period, however a historic photograph taken around 1872 from 'Mars Hill', opposite, illustrates the subject dwelling. The image indicates that the cottage was originally constructed without a verandah.

James Dawson had arrived in Gawler in 1868 and established the Albion Flour Mill off Cowan Street, a major business and employer of Gawler's labour force. Dawson was also Mayor of Gawler and 'a pillar of the Presbyterian Church'. Notably, Dawson owned and occupied the imposing mansion and large landholding, 'Mars Hill' located directly opposite the subject cottage from 1868. This would suggest that Dawson had purchased the land on the western side of High Street either as an investment or to develop accommodation for staff.

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#### **EXTENT OF LISTING:**

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

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#### **REFERENCES:**

Duval, 'Plan of Part of Gawler Town', n.d. [c.1859?]  
<https://www.gawlerhistory.com/Dawson, James>  
Gawler Rate Assessment Books, East Ward  
Hignett, *Gawler Heritage Study: Stage 1*, 1981  
Warren, 'Plan of Gawlertown and its Suburban Townships', 1863  
Whitelock, *Gawler: Colonel Light's Country Town*, 1989

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 4 High Street, Gawler

**LAND DESCRIPTION:** CT5839/964, Hundred of Nuriootpa

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 17

**HERITAGE NUMBER:** 15582

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Dwelling at 4 High Street from east

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

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**DESCRIPTION:**

This small, single-storey mid-Victorian worker's cottage is constructed on a sloped site, with a second, lower storey to the rear. It is constructed of overpainted rubble with overpainted brick quoins and dressings. The double transverse gable roof is clad with corrugated metal, with parapeted side walls with brick coping, and overpainted brick chimney to the north. Windows are timber-framed, double-hung multipaned sashes to either side of the central door with multipaned fanlight, all with arched heads.

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**STATEMENT OF HERITAGE VALUE:**

Constructed prior to 1872, the mid-Victorian era cottage at 4 High Street, Gawler East, is associated with the early settlement of Gawler East and provision of small worker's cottages to meet the burgeoning demand for accommodation due to the rapid industrial growth and increase in Gawler's population at the time. Notably, the pattern of development of the narrow, rear lots behind Murray Street for worker's cottages, in this case developed by a distinguished Gawler businessman, James Dawson, owner of the Albion Mill, was quite possibly as a speculative investment or staff accommodation. This development is in distinct contrast to the development of very large allotments on the eastern side of High Street at the time by such Gawler identities for their own grand residences; Dawson built 'Mars Hill' opposite as his own residence. Characteristically, the cottage is constructed of local stone and brick and displays a distinctive design response to the steep topography of the site with a second level to the rear, making the most of the shallow allotment size.

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**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, specifically the early subdivision of Gawler East and pattern of development of the narrow, rear lots behind Murray Street for worker's cottages, in this case developed by a notable Gawler businessman and landholder, quite possibly as a speculative investment or staff accommodation.
  - (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 small mid-Victorian worker's cottage constructed of local materials which addresses the steep topography with a second level to the rear.
  - (e) it is associated with a notable local personality or event, namely as development by prominent local businessman, James Dawson, Miller and owner of the Albion Mill.
- 

**BRIEF HISTORICAL BACKGROUND:**

The Gawler township was planned by Colonel William Light and laid out by William Jacob in 1839. At that stage development on the east side of Murray Street only extended to one allotment deep, the land further east remained unsurveyed as part of William Paxton's extensive holdings. In 1849 Paxton's land between Lyndoch Road and the South Para River and between East Terrace and High Street was surveyed and subdivided for sale, forming the High Street roadway. It would appear that a narrow strip of land on the western side of High Street, backing onto the Murray Street premises and extending from Lyndoch Road in the north to the most southern lot on Murray Street was also surveyed at this time. An undated plan (c.1859) includes annotations which suggest that the land had been divided

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and had been partly sold. That plan indicates that the larger allotment facing Murray Street (Lot 207 of Gawler Town) was owned by William Paxton.

Allotment 207 fronting Murray Street was assessed from 1859 with two rateable cottages, both with a Murray Street address. One was rated to 'Higgins' and the other to Thomas Webster. This development increased to seven rateable places in 1860; 'Higgins' was listed as owning three and William Francis the other four. Again, all had a Murray Street address, with the exception of one place owned by Francis which was listed as 'Ford Place' and which was rated together with a property on the adjoining Lot 208 to the south. The number of rateable properties on Lot 207 varied between three and four throughout the late nineteenth century.

The earliest available Certificate of Title, dated 1875 suggests, however, that these Murray Street properties may have not had any connection with the subject land which is recorded as 'Part Section 4', being a portion of the Section of the Hundred of Nuriootpa, which had been laid out as Gawler East in 1858. In this case the property was owned by James Dawson, of Gawler, Miller. Dawson had arrived in Gawler in 1868 and established the Albion Flour Mill off Cowan Street, a major business and employer of Gawler's labour force. Dawson was also Mayor of Gawler and 'a pillar of the Presbyterian Church'. Notably, Dawson owned and occupied the imposing mansion and large landholding, 'Mars Hill' located directly opposite the subject cottage from 1868. This would suggest that Dawson had purchased the land on the western side of High Street either as an investment or to develop accommodation for staff.

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#### **EXTENT OF LISTING:**

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

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#### **REFERENCES:**

Duval, 'Plan of Part of Gawler Town', n.d. [c.1859?]  
Gawler Rate Assessment Books, East Ward  
Hignett, *Gawler Heritage Study: Stage 1*, 1981  
Warren, 'Plan of Gawlertown and its Suburban Townships', 1863  
Whitelock, *Gawler: Colonel Light's Country Town*, 1989

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 13 Howard Street, Gawler

**LAND DESCRIPTION:** CT5192/479, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 14

**HERITAGE NUMBER:** 15589

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Dwelling at 13 Howard Street from south-west



Dwelling at 13 Howard Street from south, indicating distinctive brick walling

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This single-storey double-fronted Victorian villa of single bay depth is constructed of face dressed bluestone, tuck-pointed with red brick dressings and side walls, atypical in Gawler. The dwelling features high quality Victorian detailing in typical Gawler style with brick pediment hood mould and unusual oriel gable vent. The hipped roof with projecting gable is clad with corrugated galvanised iron with cast-iron lace frieze and timber finial to gable. The windows are timber-framed, double-hung sashes with arched heads and the main door is panelled timber. The chimney is of face brick with corbelled cap. The concave verandah is clad with corrugated galvanised iron, supported on timber posts with cast iron lace frieze and corner brackets. The rendered masonry fence features a non-original wrought-iron gate.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed around 1889, the modestly scaled villa at 13 Howard Street, Gawler, is a residential component associated with the ongoing use of the site by the notable Gawler brickmaking firm, Busbridge and Bright. Established in 1857, the company initially took over the site and adjoining allotments for brick pits and kilns, later establishing this residence. The villa, a diminutive example only one bay deep, is a good and substantially externally intact example of a mid-Victorian era villa displaying use of local stone, brick and cast iron embellishment in the distinctive 'Gawler' typology. Unusually, the side walls are constructed of fine red face brickwork, rather than the usual stone rubble typical of most in the area, reinforcing the historic connection with the Busbridge and Bright brickmaking business.

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**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 associated with the flourishing growth of Gawler as a centre for residential and industrial development during the 1860s as a result of increased commerce and trade based on the growth in the surrounding and northern agricultural industry.
  - (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 era villa displaying use of local stone, brick and cast iron embellishment in the distinctive 'Gawler' typology. Further, the distinctive face brickwork to the side elevations is atypical of most dwellings of the era.
  - (e) it is associated with a notable local personality or event, prominent local businessman James Busbridge, and the first local brick making business, Busbridge and Bright.
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**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 of Gawler; the original landholder for Allotment 167 is later recorded as James Fotheringham.

Rate assessment books indicate that the land was vacant and unsold until 1861 when it was rated jointly with the neighbouring Lot 168 (containing a cottage and 'brick pit' owned by Samuel Snell). In 1868 the subject property, then only containing 'brick yards', is rated to Busbridge and Bright. The description and ownership remained the same until 1889, with the first mention of a dwelling, which was owned by James Busbridge.

Certificate of Title confirms that in 1869 the title was held by Richard Chaffey Baker, barrister, pastoralist and politician. Baker transferred the allotment to Henry George Woodman, Builder, in 1869 however in 1870 the property was transferred to James Busbridge and James Bright, Gawler brickmakers. Busbridge and Bright first established brick kilns at the western end of Jacob Street in 1857. Bright was also partner in brick kilns with Weaver in Paxton Street, Willaston (1866), and with Samuel Snell elsewhere in Howard Street; the business flourished to provide local bricks to the burgeoning township and district, obtaining clay from the Howard Street property. The Busbridge family owned the property until 1935 when James Busbridge died, thereafter it was owned by Ellen Ireland. The original allotment was subdivided in 1977.

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#### **EXTENT OF LISTING:**

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimney, joinery, verandah and stone boundary wall.

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#### **REFERENCES:**

Gawler Rate Assessment Books, North Ward  
Hignett & Company, *Gawler Heritage Study*, 1981, p.20.  
LTO Certificate of Title, CT 134/34, 1869  
Phillips Pilkington, *Gawler's Industrial Buildings*, p.56-59.  
Playford, *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/baker-sir-richard-chaffey-5107>

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 21 Jacob Street, Gawler

**LAND DESCRIPTION:** CT5353/786, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 16

**HERITAGE NUMBER:** 15593

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Dwelling at 21 Jacob Street from south



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

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**DESCRIPTION:**

This single-storey, double-fronted late Victorian-era villa is constructed of coursed dressed sandstone with a tuck-pointed finish and rendered, vermiculated dressings. Side walls are of coursed bluestone with red brick dressings. The hipped roof with central gablet is clad with corrugated metal and features typical Federation-era timber detailing to the finial, beaded fascia panel and bargeboard. Windows are timber-framed, double-hung sashes with shutters to side walls. Chimneys are rendered with moulded caps. The concave verandah features a central gablet and is clad with corrugated metal supported on square timber posts with decorative cast-iron frieze and corner brackets. The front fence is an example of early-Federation-era cyclone wire fencing with timber posts and cast-iron gate.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed during the late 1870s or early 1880s to replace multiple smaller rateable dwellings on the one allotment, the villa at 21 Jacob Street, Gawler, demonstrates a period of suburban consolidation at the peak of Gawler's prosperity. The dwelling is a well-composed and largely externally intact example of a mid-to-late-Victorian era villa constructed of local stone, brick and cast iron with fine detailing.

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**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 reflects the consolidation of earlier settled allotments in the original Gawler township subdivision with substantial dwellings during a period of prosperity.
- (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 late-Victorian era villa constructed of local stone, brick and cast iron embellishment.

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**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 of Gawler; the original landholder for Allotment 80 is recorded as Henry Dundas Murray, one of the twelve original shareholders of the Gawler Special Survey.

The first available rate assessment book for Gawler, 1858, notes six rateable cottages located on Lot 80, all owned by Thomas Hutchinson. With the exception of one, all were small cottages which addressed Reid Street. Within years, this number rose to eight cottages. This development pattern is recorded until at least 1875, when one larger development of higher value, recorded as 'House, garden and stable' is rated in Jacob Street. Around 1882 it would appear that some of these smaller places may have been removed or consolidated, with a larger dwelling on Lot 80 being rated to Mrs Elizabeth Mold. This change in ownership may have been recorded in error as the following year it reverts to Thomas Hutchinson, with Elizabeth Mold listed as owner of a shop/dwelling on the adjacent Lot 81

The first available Certificate of Title dated 1914 states that the subject property (by then Part Lot 80) was held by Alice Bugg, wife of John Bugg, who ran a nursing home from the site. John Bugg, born 1856, the eldest son of Henry Bugg of Mount Barker was married on

9th November 1882 at the Pirie Street Parsonage by Rev. J B Stephenson to Alice (nee McHugh), and soon after came to Gawler. John and Alice were residing in Gawler by 1888 as per rate assessment, living at part lot 60, Finnis Street owned by Charles Freak. John Bugg was a blacksmith and operated a forge at the rear of the Gawler Arms Hotel.

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**EXTENT OF LISTING:**

External original form, fabric and detail of the dwelling including original façade and external walling, roof and chimney, joinery and verandah; early wire fence and cast iron gates.

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**REFERENCES:**

Gawler Rate Assessment Books, North Ward  
Hignett & Company, *Gawler Heritage Study*, 1981, p.143.  
LTO Certificate of Title, CT 1015/19, 1913  
'Gawlertown' map, LTO, GRO 138/1863

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 23 Jacob Street, Gawler

**LAND DESCRIPTION:** CT5439/720, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 16

**HERITAGE NUMBER:** 15595

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Dwelling at 23 Jacob Street from south

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

This large Federation-era asymmetrical villa is constructed of coursed dressed sandstone to the façade, with bluestone side walls with a tuck-pointed finish. The villa features quality Edwardian-style timber detailing throughout. The hipped roof with projecting gables to the front and east side is clad with overpainted corrugated galvanised iron and features ornate timber bargeboards, finial and strapping to roughcast gable ends. Tall chimneys are of face brick with corbelled caps. The return bullnose verandah features a corner gablet and is clad with overpainted corrugated galvanised iron, with identical timber detailing to the projecting gable bays. Turned timber posts with cast-iron frieze and corner brackets support the verandah structure.

A rendered stone wall with arched coping and non-original steel gate defines the front boundary.

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**STATEMENT OF HERITAGE VALUE:**

Likely constructed during the late 1890s to replace multiple smaller rateable cottages on the larger allotment, the villa at 23 Jacob Street, Gawler, demonstrates a period of suburban consolidation following the peak of Gawler's prosperity. The dwelling is a well-composed and largely externally intact example of a Federation-era asymmetrical villa constructed of local stone, brick and cast iron with fine detailing, completed by an early stone and brick wall to the front boundary.

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**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 reflects the consolidation of earlier settled allotments in the original Gawler township subdivision with substantial dwellings during a period of prosperity.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a finely composed and largely externally intact example of a large Federation-era villa constructed of local stone, brick and cast iron embellishment.
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**BRIEF HISTORICAL BACKGROUND:**

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839. The original landholder for Allotment 79 is recorded as Edward Moore, an English proprietor and one of the twelve original shareholders of the Gawler Special Survey; he received 20 lots within the Gawler township allocation.

The first available rate assessment book for Gawler, 1858, notes numerous rateable cottages located on Lot 79. During the 1850s and '60s these were owned by James and Thomas Lyons before being sold to John McEwen in the late 1860s. McEwen owned them until his death in 1897, thereafter passing to Charles George Rebbeck. Rebbeck had established a cabinet making and furniture workshop in Murray Street in 1883 and later expanded into undertaking. Rebbeck was also active in local political life, including as Gawler Councillor for East Ward from 1899 to 1900, as Mayor in 1901 and 1902, as Gawler Councillor for South Ward in 1908 and East Ward in 1909 and finally, as Mayor again in 1910 and 1911.

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**EXTENT OF LISTING:**

External form, fabric and detail of the dwelling including original façade and external walling, roof and chimney, joinery, verandah and stone front boundary wall.

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**REFERENCES:**

Gawler Rate Assessment Books, North Ward  
'Gawlertown' map, LTO, GRO 138/1863  
Hignett & Company, *Gawler Heritage Study*, 1981, p.140  
LTO Certificate of Title, CT 719/32, 1904  
'Rebbeck (mayor) Charles George' in  
[https://gawlerhistory.com/Rebbeck\\_\(Mayor\)\\_Charles\\_George](https://gawlerhistory.com/Rebbeck_(Mayor)_Charles_George)

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**NAME:** Attached Dwellings

**PLACE NO.:**

**CURRENT USE:** Attached Dwellings

**FORMER USE:** Attached Dwellings

**LOCATION:** 40-42 Jacob Street, Gawler

**LAND DESCRIPTION:** CT5544/610, Hundred of Mudla Wirra and  
Hundred of Nuriootpa

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**OWNER:**

**HERITAGE STATUS:** Contributory, Policy Area 16

**HERITAGE NUMBER:** 15605

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Attached dwellings at 40-42 Jacob Street from north

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

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**DESCRIPTION:**

This pair of small, single-fronted attached cottages is set close to the street boundary. The cottages have an unusual form and are constructed of red face brick with simple late-Victorian detailing. The hipped roof form to each cottage is clad with corrugated metal and the substantial brick chimneys have been limewashed. Windows are timber-framed, double-hung multipaned sashes, with low-level multipaned casement windows to the basement level which is revealed within the verandah floor area. The deep concave verandah is clad with corrugated metal and is supported on timber posts over non-original tall brick piers forming part of the front brick fence.

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**STATEMENT OF HERITAGE VALUE:**

The attached cottages at 40-42 Jacob Street, Gawler, constructed around 1868 by prominent local businessman, James Bright, as a residential component to his local brickmaking company, Busbridge and Bright are associated with the largest local brickmaking operation in Gawler. The business had been based at the site since the mid-1850s and the attached dwellings are associated with its ongoing success. Unusually for Gawler, and reflective of their location and ownership, the use of brick rather than stone for the predominant construction material is significant.

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**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 evidence of the need to develop local building supply companies such as brickmakers to address the high demand for materials reflecting the prosperous growth period in Gawler.
  - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as a distinctive and uncommon surviving example of a pair of dwellings constructed entirely of brick by Gawler's pre-eminent brick manufacturers of the nineteenth and early twentieth century.
  - (e) it is associated with a notable local personality or event being developed by prominent local businessmen, James Busbridge and James Bright, and their local brickmaking company.
- 

**BRIEF HISTORICAL BACKGROUND:**

The Gawler township was planned by Light, Finnis & Co and laid out by William Jacob in 1839. The original landholder for Allotment 33 is recorded as John Reid, one of the largest investors of the twelve original shareholders of the Gawler Special Survey and the first to settle at Gawler.

In 1858 Allotment 33, containing a cottage and brickyard, was listed as under ownership of Walter Duffield and occupied by Busbridge and Bright, brickmakers. The company had first established brick kilns in Wright Street Gawler in 1857. Bright was also partner in brick kilns with Weaver in Paxton Street Willaston (1866), and with Samuel Snell in Howard Street; the business flourished to provide local bricks to the burgeoning township and district. It appeared Duffield may have retained the property until 1865 when the earliest available Certificate of Title indicates that the property was transferred to James Busbridge. In 1868

rate records indicate that two houses owned by James Bright and James Busbridge, each of four rooms were situated on Part Lot 33 and that the adjoining Lot 34 to the east, also owned by Busbridge and Bright, was described as 'land and brickyard'. From that point for at least the next 20 years, the brickmakers owned and occupied the subject and adjoining properties, amassing land and developing property across the whole town block. In 1890 Mrs James Bright is listed as owning a large number of the properties; in 1894 the title for Pt Lot 33 (subject land) was transferred to George Bright, Gawler Wheelwright and in 1896 to James McLean.

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#### **EXTENT OF LISTING:**

External original form, fabric and detail of the attached dwellings including original façades and external walling, roof and chimneys, verandah and joinery, but excluding non-original verandah brick piers and wall.

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#### **REFERENCES:**

Gawler Rate Assessment Books, South Ward  
'Gawlertown' map, LTO, GRO 138/1863  
Hignett & Company, *Gawler Heritage Study*, 1981  
LTO, Certificate of Title, CT 75/86, 1865

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**NAME: Dwelling**

**PLACE NO.:**

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**CURRENT USE:** Dwelling

**FORMER USE:** Dwelling

**LOCATION:** 44 Jacob Street, Gawler

**LAND DESCRIPTION:** CT5495/271, Hundred of Mudla Wirra

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**OWNER:**

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**HERITAGE STATUS:** Contributory, Policy Area 16

**HERITAGE NUMBER:** 15606

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Dwelling at 44 Jacob Street from north

**NAME: Dwelling**

**PLACE NO.:**

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**DESCRIPTION:**

Insert a short and concise paragraph describing the important physical characteristics of the Place. **"Click and Type"**

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**STATEMENT OF HERITAGE VALUE:**

The cottage at 44 Jacob Street, Gawler, constructed around 1868 by prominent local businessman, James Busbridge, as a residential component to his local brickmaking company, Busbridge and Bright is associated with the largest local brickmaking operation in Gawler. The business had been based at the site since the mid-1850s and the attached dwellings are associated with its ongoing success. Unusually for Gawler, and reflective of their location and ownership, the use of brick rather than stone for the predominant construction material is significant.

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**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 evidence of a residential component associated with the need to develop local building supply companies - such as brickmakers - to address the high demand for materials reflecting the huge growth period in Gawler.
  - (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 mid-Victorian era cottage constructed of local stone and brick.
  - (e) it is associated with a notable local personality or event being developed by prominent local businessmen, James Busbridge and James Bright, and their local brickmaking company.
- 

**BRIEF HISTORICAL BACKGROUND:**

The Gawler township was planned by Colonel William Light and laid out by William Jacob in 1839. The original landholder for Allotment 33 is recorded as John Reid, one of the twelve original shareholders of the Gawler Special Survey and the first to settle at Gawler.

In 1858 Allotment 33, at that stage one parcel containing a cottage and brickyard, was listed as under ownership of Walter Duffield and occupied by Busbridge and Bright, brickmakers. The company had first established brick kilns in Wright Street Gawler in 1857. Bright was also partner in brick kilns with Weaver in Paxton Street Willaston (1866), and with Samuel Snell in Howard Street; the business flourished to provide local bricks to the burgeoning township and district. It appeared Duffield may have retained the property until 1865 when the earliest available Certificate of Title indicates that the property was transferred to James Busbridge. In 1868 rate records indicate that two houses owned by James Bright and James Busbridge, each of four rooms, were located on Lot 33. The adjoining Lot 34 to the east, also owned by Busbridge and Bright, was described as 'land and brickyard'. From that point for at least the next 20 years, the brickmakers owned and occupied the subject and adjoining properties, amassing land and developing property across the whole town block. In 1890 Mrs James Bright is listed as owning a large number of these properties including the subject land. In 1894 the title for Pt Lot 33 was transferred to George Bright, Gawler Wheelwright and in 1896 to James McLean.



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**EXTENT OF LISTING:**

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

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**REFERENCES:**

Gawler Rate Assessment Books, South Ward  
'Gawlertown' map, LTO, GRO 138/1863  
Hignett & Company, *Gawler Heritage Study*, 1981  
LTO, Certificate of Title, CT 75/85, 1865

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