

## **HOUSE**

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**Address:** 19 (ka 5) Strangways Place  
**Certificate of Title:** 5597/545

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**Use:** Residential  
**Hill Street Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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**Heritage Status:** LHP  
**Other Assessments:** LHP(T)  
**Conservation Reports:** Nil

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### **HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display or simple hipped roof form and are one or two rooms in depth.

This two storey house evolved from a four roomed brick one storey cottage that may have been built as early as 1839. It is recorded on the Kingston Map of 1842 on the same location as this property and appears again on the 1880 Smith Survey. Current building maps show differences in form, but evidence suggests the early four room brick cottage which was first recorded in the 1851 annual rate assessments, still remains. This was the first year in which North Adelaide buildings were recorded, when buildings of 1849 are adopted in the 1851 assessments. (It should be noted that the first assessments for 1851 also referred to a 2 room and a 1 room cottage on site.)

Between November 1859 and December 1861 the annual rateable value for the four room brick cottage was increased from £10 to £15, suggesting the addition of a second storey or further one storey additions.

The original four roomed dwelling was built for James Holden who bought the lot, only 60ft x 44ft in size, from Worthy Worthington George Nicholls 16 November 1838 for ten pounds. Holden arrived in South Australia the year before in 1837. The 1841 census records a female under 50 and a male under 35 years using the name of Holden living on Strangways Terrace.

After James, a labourer, married Margaret Gahy on 9 September 1847, they had two daughters, Ellen in 1850 and Mary Ann in 1852. In the year Mary Ann was born, James made a will and set forth to the Victorian goldfields where he went into partnership with Thomas Row. Going to the goldfields to seek a fortune was the experience of many men wanting to improve their lot. Plenty of them found enough gold to make an improvement to their lives by buying land or starting businesses on their return. But there were as many who were unlucky and worse, there were those who never returned to South Australia through tragic accidents. James was one who never returned when he went to the diggings at Campbell's Creek, Victoria. In 1853 he drowned in a waterhole fifteen miles from the claim he had been working with Row. Thomas Row made a declaration giving details about his partnership and Holden's tragic death in a declaration in 1869. Margaret Holden eventually married her tenant, Joseph Carter and they continued to own and live this house until their own deaths. Joseph died in July 1877 and Margaret died in 1889.

While the rateable value from 1861 remained constant until into the 1900s, it appears that the two smaller houses next door (the one room pisé and two room stone and brick cottages) were referred to but included together in the same rateable value. Between 1909 and 1911 the rateable value for these two smaller cottages increased by ten pounds to twenty four pounds and by 1913 the three cottages were each given separate rateable value.

### **STATEMENT OF HERITAGE VALUE:**

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of

## **North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place**

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settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1840s, 1850s and 1860s.

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### **RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):**

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
  
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1840s-50s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

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### **EXTENT OF LISTING:**

External form, materials and details of this early Victorian two storey residence, including the walls and roof form associated with the house style.

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House

Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

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### **REFERENCES**

- ACC Rate Assessments 1851-1867
- Smith Survey 1880 and Field Books for TA 758
- General Registry Office RPA Applications 9983 16/3/1869; 15221 26/6/1876
- Kingston Map 1842
- LTO CTs 133/174, 232/181, 525/151, 1823/66
- South Australia Census for 1841
- State Library photos B26906, 26909 1972
- J Statton, Biographical Index of South Australians, for James Holden