
NAME: Dwelling & outbuildings, 33 Cut Hill Road, KANGARILLA

CURRENT USE:	Dwelling and outbuildings
FORMER USE:	Dwelling and outbuildings
DATE(S) OF CONSTRUCTION:	Attributed initial c.1838 construction with later mid-19 th century developments dating from c.1865. Later additions and alterations
LOCATION:	33 Cut Hill Road, KANGARILLA
LAND DESCRIPTION:	CT 5861/921, Section 962, Hundred of Kuitpo
OWNER:	Private ownership
RECOMMENDATION:	Local Heritage Place



33 Cut Hill Road, Kangarilla (GGA, 2022)

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DESCRIPTION:

C.1838 early residence with later mid-19th century cottage additions dating after 1865, constructed of masonry with brick quoins, surrounds and dressings. Early timber entrance door and window elements to north and south elevations. Early brick chimney with later steel cowl. Original hipped roof form with later corrugated iron cladding extending to all sides of building over later painted timber verandah. Later brick paving to verandah floor to all sides of building, verandah providing 'pathway' link to various outbuildings immediately surrounding the cottage. Later early 20th century modifications to eastern end of building.

C.Mid-19th century cool room constructed of masonry with brick quoins, surrounds and dressings. Original timber door with timber door frame. Later 20th century window frame to west elevation. Original gabled roof form with later corrugated steel cladding extending north to meet cottage verandah. Associated masonry retaining wall extending east and west.

C.Mid-19th century underground tank with brick ceiling with original opening, now covered with late-20th century skylight. Projecting masonry seat to all interior walls with later river-stone pebble to surface. Later slab slate flooring. Rendered internal walls with large painted mural dating after 1972.

C.Mid-19th century outbuilding constructed of masonry with brick quoins, surrounds and dressings. Early timber windows with original timber fittings and elements, later 'concertina' timber door to entrance with timber door frame. Original gabled roof form with later corrugated steel cladding extending south to meet cottage verandah. Evidence of 20th century modifications for residential usage.

C. late-20th century outbuilding constructed from pise with timber-framed doors and windows. Gabled roof with corrugated steel cladding extending south to meet cottage verandah.

Extensive mid-to-late 20th century outbuildings and fencing throughout the site.

It is recommended that the dwelling and outbuildings at 33 Cut Hill Road, Kangarilla included on the South Australian Heritage Register as a Local Heritage place.

A delineation of significant historic fabric is provided in the Extent of Listing.

STATEMENT OF HERITAGE SIGNIFICANCE:

33 Cut Hill Road, Kangarilla is of local significance as a mid-19th century cottage dwelling with associated outbuildings dating to an important period of development for the district and providing a strong contribution to the Kangarilla historic streetscape. The residence is closely associated with William Threadgold (1827-1902) who was likely responsible for much of the site's mid-19th century fabric, and the Dowling family, prominent 20th century Kangarilla residents who resided at the property between 1909-1972, a period of more than sixty years.

RELEVANT CRITERIA (As defined in Section 67(1) of the PDI Act 2016):

- a) it displays historical, economic or social themes that are of importance to the local area; being attributed as a mid-19th century residence with associated outbuildings dating to an important period of development for the Kangarilla township, providing a strong heritage contribution to the local streetscape.
 - b) it represents customs or ways of life that are characteristic of the local area; being a mid-19th century cottage with associated outbuildings dating to an important settlement period of the Kangarilla district.
 - e) it is associated with a notable local personality or event; being strongly associated with William Threadgold (1827-1902), a notable Kangarilla resident from 1865 who was likely responsible for much of the current mid-19th century fabric of the cottage and outbuildings. The dwelling is also associated with the Dowling family, a prominent Kangarilla family from the early 20th century who resided at the property from 1909 until 1972, a period of more than sixty years.
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RELEVANT HISTORIC THEMES:**Theme 2: Regional Life in the Southern Vales**

2.1 Cottages and small dwellings

Theme 4: Local Settlers and Local Entrepreneurship4.1 Notable early local families and settlers

BRIEF HISTORICAL BACKGROUND:

33 Cut Hill Road, Kangarilla does not appear to have been identified or assessed as part of any previous heritage survey.

The current owner has provided a description stating the residence was initially constructed in c.1838, consisting of the current kitchen and living room which feature a large bread oven and open fireplace. Later additions were added to the property from this stage. Early identified components of the site include a cool room to the immediate south of the main residence built into the side of the slope and an underground tank with domed brick top. Details from the owner describe a number of significant fruit trees, including an orange tree attributed as being nearly 180 years old (ie. planted in the 1840s). No other existing historical information could be identified.

Current research has identified Lands Title records dating to September 1866 when the original allotment, comprising Section 962 of the Hundred of Kuitpo, including approximately eighty-eight acres of land, was acquired by the Honourable Henry Ayers M. L. C. and Samuel Tomkinson, esquire of Adelaide. It is likely the 1866 title was the result of subdivisions occurring to an earlier unidentified certificate that predated the 1858 Torrens title system; the 1866 certificate also notes a Memorandum of Transfer to Ayers and Tomkinson from Henry Hobhouse Turton in August 1865. An earlier lease from May 1865 was registered on the 1866 certificate to farmer William Threadgold of Cherry Gardens for a period of ten years at 30 pounds per annum, with a purchase price of 400 pounds. Threadgold would purchase the land by June 1875.

William Threadgold (1827-1902), a prominent Kangarilla resident during his lifetime, was born near Nuneaton, Warwickshire, England, emigrating to South Australia with his wife and family in 1855,

initially settling at Cherry Gardens and afterwards at Kangarilla from 1865 onwards. While no records of a residence dating to c.1838 have been identified, it is possible the original Section owner developed an initial property from this period. However, it is likely the majority of mid-to-late 19th century built fabric remaining on the site dates from Threadgold's occupancy from 1865 onwards. Leasing the property in 1898, the Threadgold family owned the property until 1909, following William Threadgold's death in 1902.

Undergoing further land subdivision, a reduced allotment associated with the current residence was acquired by William James Hughes Dowling in March 1909. Dowling registered a mortgage in 1915, discharged by 1925; mostly likely in relation to construction works to the residence. A subsequent mortgage was registered in 1934, discharged in 1959, possibly also in relation to construction works. The property was owned by members of the Dowling family until 1971 when the property was acquired by the present owner.

As described by the current owner, it is estimated that portions of the current residence date to the late 1830s and 1840s though the primary built fabric of the property appears to date to the mid-19th century, coinciding with William Threadgold's occupancy from 1865. The residence's cool room, underground tank and associated retaining walls built into the hill slope were likely also constructed during this period; a small outbuilding to the immediate north-east appears to be the result of 20th century in-fill additions to a mid-19th century outbuilding, with later additions. A second pise outbuilding to the immediate north of the main residence appears to date from the mid-20th century. Numerous examples of late 19th/early 20th century farming equipment and machinery have also been retained as external decorative elements to the residence and outbuildings. Little information relating to the site's early plantings could be identified. It would appear that the current owner has undertaken considerable artistic efforts at the property, including the painting of an impressive mural to the interior walls of the former underground tank (see Other Images).

EXTENT OF LISTING:

The form and materials of all surviving masonry fabric to the mid-19th century cottage and outbuildings, including all external walls, quoins, surrounds and dressings, chimneys and window & door openings. Surviving early timber window and door elements are considered of significance and included in the listing. All hipped and gabled roof forms are considered of significance, as is the use of corrugated steel as the roof cladding material. Current replacements elements are considered stylistically appropriate but are not historic fabric and are not included in the listing.

All later additions and alterations, including western late 20th/early 21st century sympathetic additions, are not included in the listing.

An attractive painted wall mural within the former underground tank now presents as a significant artistic element of the site. While not being necessarily of heritage value, its evident aesthetic value should ensure that this mural should be retained as part of any future development of the site.

REFERENCES:

Personal, Evening Journal, Fri 26 Oct 1900, p.2.
CTs 90/226; 802/138; etc.

SITE MAPPING:



Site of 33 Cut Hill Road, Kangarilla (Planning SA SAPPa)



Mid-19th century built elements at 33 Cut Hill Road, Kangarilla; (1) c.1865 residence with earlier c.1838 elements; (2) mid-19th century partially-excavated cool room with associated retaining wall; (3) mid-19th century former underground tank; (4) mid-19th century former outbuilding with later modifications for residential use. (Planning SA SAPPa)



1936 aerial photograph of 33 Cut Hill Road, Kangarilla, shown within red rectangle. While resolution makes identification of various site elements difficult, it would appear to show the residence, cool room, underground tank and outbuilding (ICSM Historical Aerial Photography, Film Number MAP1946, Run 8, Frame 6483, dated 7th March, 1936. <https://imagery.aerialphotography.fsdf.org.au/>, accessed 13/04/2022).

OTHER IMAGES:



South elevation fabric of the mid-19th century cottage, looking east (GGA, 2022)



North elevation fabric of the mid-19th century cottage, looking east (GGA, 2022)



External fabric of the mid-19th cool room, looking east (GGA, 2022)



Original timber door and external masonry fabric of the mid-19th century cool room and associated retaining wall, looking east (GGA, 2022)



Entrance to former underground tank, timber door likely dating to the late 20th century, looking east (GGA, 2022)



Former outbuilding to the immediate north-east of the cottage, showing original timber windows and masonry fabric with later additions and alterations for residential usage, looking north (GGA, 2022).



Later 20th century pise outbuilding, likely used as studio, with timber doors and windows, immediately north of mid-19th century cottage, looking east (GGA, 2022).



Late 20th century wall mural to internal walls of former underground tank, appearing to depict St Francis of Assisi. Late 20th century skylight over brick domed roof. (GGA, 2022).