

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 11 Ada Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1857

LOCATION: 11 Ada Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5825/768

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines 1993



Cottage, 11 Ada Street — View to southwest

NAME: Cottage, 11 Ada Street

ZONE/POLICY AREA: RA2

DESCRIPTION:

This is a single-storey, double-fronted cottage built to the street alignment. Walling is bluestone; side wall is painted. Quoins, and window and door surrounds are red brick. Roof is hipped and of corrugated iron with two painted and simply decorated chimneys: there is a low parapet to the front wall. Windows and door are timber framed; windows are double hung sash with multi-paned upper leaves: there is transom above the main door.

STATEMENT OF HERITAGE VALUE:

This cottage has no known significant associations but is of heritage value because it retains original fabric, reflects original form and features of the residential development and occupation of the area and complements other current and former dwellings there. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

Ada Street History prepared by a resident, Philip Butterss.

Ada Street forms part of the land originally sold as Town Acres 578 and 589. One house was built in 1857. A flurry of building activity from 1874 and 1884 meant that all the houses on Town Acre 578 and on the western side of Town Acre 589 had been built. The five houses (a pair and a trio of row cottages) on the eastern side of Town Acre 589, Nos 22–30, were built in 1907. No houses fronting Ada Street have been demolished. One modern house was built in 1979 on what had, until then, been a vacant block on the south western extremity of the street. The only other modern erection is the side wall of a Halifax Street accounting business on the north-eastern end of Ada Street. A tiny shop in what is now the driveway of No. 18 was built in 1880 and demolished in about 1900.

The streetscape, therefore, remains substantially as it was 100 years ago, and, for the most part, what it was more than 120 years ago. These buildings housed a community largely made up of working people and the lower-middle class. By cross-referencing the Assessment Books with the Boothby and Sands & McDougall postal directories, it is possible to establish the occupations of the residents of particular houses.

In 1874, the street was named 'Killua Place' for the first time in the Assessment Book; prior to that it had been labelled a 'private street'. In 1876, a couple of years after building had begun in earnest, the residents of Killua Place included Bryan Corrigan, laborer (11), John Jones, police constable (15), William Pepper, bootmaker (17), John Langford, galvanised iron worker (18), Thomas Dugall, carpenter (14), George Cox, bootmaker (12a), Theodor Domeyer, polisher (12).

By 1884, when most of the street had been built, residents included Bryan Corrigan, laborer (11), Michael Gorry, carter (15), John Grant, maildriver (17), Douglas Kingland, maildriver (19), Alfred Hart, carpenter (21), John Dover, storeman (23), W. Douglass, storeman (25), George McPhee, painter (27), Ida Langford, tailoress (18), Frederick Winch, laborer (14), Paul Kneale, carpenter (12a), Thomas O'Brien, laborer (12), George Cotton, laborer (10).

On 7 March 1900, the Health Committee of the City of Adelaide's Local Board of Health recommended that the name of Killua Place be altered to Ada Street, and this was reflected in the Assessment Book for 1901. That book, in conjunction with the *Sands & McDougall Directory*, shows that among the Ada Street inhabitants were James Gorry, cab proprietor (11), William Harris, carter (15), James Hogan, constable (17), Johann Juriet, barman (19), Frederick Gardiner, gardener (21), John Appelein, mattress maker (23), Charles Willis, bootmaker (25), James Neale, accountant (27), John Williams, mason (10), George McNulty (14), L.M. Jackson, cattle-dealer (12a), John Bail, gardener (18), William Webb, piano tuner (12).

And in 1908, when all the houses in the street had been built, Ada Street consisted of James Gorry, cab proprietor (11), William Harris, carter (15), James Hogan, constable (17), Johann

Juriet, waiter (19), Michael Crowe, constable (21), Frederick Wells, army pensioner (23), Arthur Bigmore, butcher (25), James Neale, accountant (27), John Bail, gardener (18), Lindsay Page, butcher (14a), Mrs Wilhelmina Leppman (14), William Bennett Read, frenchpolisher (12a), Mrs Elizabeth Hall (12), Edmund Rogers, fitter (10), Horace Watts, pastrycook (22), Philip Kearns, casemaker (24), George Horseman, constable (26), Charles Forward, pastrycook (28), and Ellis Tattersall, ironworker (30).

In March 1837, when the land for the City of Adelaide not previously assigned was auctioned, Town Acres 578 and 589 were among the 60 bought by John Barton Hack. By 23 December that year, they had been on sold to Osmond Gilles, the Colonial Treasurer. According to the Assessment Books, in 1855, Town Acres 578 and 589 were still owned by Gilles. It was probably some time in that year Robert Ramsay, a licensed victualler, leased both acres with an option to buy.

Application Number 12313 indicates that Ramsay bought Town Acre 578 from Gilles on 8 February 1856 and subdivided it into twelve blocks, four fronting Halifax Street and eight which were to become the northern part of Ada Street.

11 Ada Street, Town Acre 578 (built 1857)

On 12 November 1856, Ramsay was declared insolvent. His administrators, the firm of Chupp and Thrupp, proceeded to sell three of the blocks, two of them fronting Halifax Street. The third was the land where 11 Ada Street now sits (Application Number 12313).

Application Number 20931 shows it was bought by William Lewis, a brassfounder, on 17 April 1857. The Assessment Book for that year lists him as the owner and occupier of a 'cottage' in what was described as a private street off Halifax Street. For 17 years, this was the sole dwelling in the street. Lewis sold the house to John White of Adelaide, on 17 September 1863. White sold it to Bryan Corrigan, at that stage listing his occupation as carter, of Halifax Street, on 26 June 1867. The assessment books show that Corrigan lived there for almost twenty years, except for 1870–73, when he rented it to Edward William Lee.

The current house is depicted on the 1880 City of Adelaide Survey Plan, known as the Smith Survey.

The rest of the land for Ada Street from Town Acre 578 went through several owners but in 1872 was bought by John Rounsevell as Certificate of Title 171/116 indicates. The Assessment Book for 1873 shows that he had also recently purchased the whole of Town Acre 589. In 1874 Rounsevell began leasing and selling this land—the northern part of the street (acre 578) more quickly than the southern part of the street (acre 589).

REFERENCES:

'Ada Street History' prepared by a resident, Philip Butterss, and forwarded to John Greenshields, Adelaide City Council, 2007.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 12 Ada Street*

ZONE/POLICY AREA: RA2

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1874

LOCATION: 12 Ada Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5214/534

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines 1993



Attached cottage, 12 Ada Street — View to southeast

NAME: *Attached cottage, 12 Ada Street***ZONE/POLICY AREA:** *RA2*

DESCRIPTION:

This is a single-storey, single fronted cottage, one of an attached pair. Walling of front elevation is masonry. Roof is gabled and of corrugated iron. Window and door are timber framed; window is double hung sash; door is timber panelled with transom above. There is a modern timber-framed verandah to the front with cast metal brackets and shallow frieze. There is a brush fence at the property boundary.

STATEMENT OF HERITAGE VALUE:

This cottage has no known significant associations but is of heritage value because it retains original fabric, reflects original form and features of the residential development and occupation of the area and complements other current and former dwellings there. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:**Inclusions**

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- Brush fence
- New services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

Ada Street History prepared by a resident, Philip Butterss

Ada Street forms part of the land originally sold as Town Acres 578 and 589. One house was built in 1857. A flurry of building activity from 1874 and 1884 meant that all the houses on Town Acre 578 and on the western side of Town Acre 589 had been built. The five houses (a pair and a trio of row cottages) on the eastern side of Town Acre 589, Nos 22-30, were built in 1907. No houses fronting Ada Street have been demolished. One modern house was built in 1979 on what had, until then, been a vacant block on the south western extremity of the street. The only other modern erection is the side wall of a Halifax Street accounting business on the north-eastern end of Ada Street. A tiny shop in what is now the driveway of No. 18 was built in 1880 and demolished in about 1900.

The streetscape, therefore, remains substantially as it was 100 years ago, and, for the most part, what it was more than 120 years ago. These buildings housed a community largely made up of working people and the lower-middle class. By cross-referencing the Assessment Books with the Boothby and Sands & McDougall's postal directories, it is possible to establish the occupations of the residents of particular houses.

In 1874, the street was named 'Killua Place' for the first time in the Assessment Book; prior to that it had been labelled a 'private street'. In 1876, a couple of years after building had begun in earnest, the residents of Killua Place included Bryan Corrigan, laborer (11), John Jones, police constable (15), William Pepper, bootmaker (17), John Langford, galvanised iron worker (18), Thomas Dugall, carpenter (14), George Cox, bootmaker (12a), Theodor Domeyer, polisher (12).

By 1884, when most of the street had been built, residents included Bryan Corrigan, laborer (11), Michael Gorry, carter (15), John Grant, maildriver (17), Douglas Kingland, maildriver (19), Alfred Hart, carpenter (21), John Dover, storeman (23), W. Douglass, storeman (25), George McPhee, painter (27), Ida Langford, tailoress (18), Frederick Winch, laborer (14), Paul Kneale, carpenter (12a), Thomas O'Brien, laborer (12), George Cotton, laborer (10).

On 7 March 1900, the Health Committee of the City of Adelaide's Local Board of Health recommended that name of Killua Place be altered to Ada Street, and this was reflected in the Assessment Book for 1901. That book, in conjunction with the Sands & McDougall directory, shows that among the Ada Street inhabitants were James Gorry, cab proprietor (11), William Harris, carrier (15), James Hogan, constable (17), Johann Juriet, barman (19), Frederick Gardiner, gardener (21), John Appelein, mattress maker (23), Charles Willis, bootmaker (25), James Neale, accountant (27), John Williams, mason (10), George McNulty (14), L.M. Jackson, cattle-dealer (12a), John Bail, gardener (18), William Webb, piano tuner (12).

And in 1908, when all the houses in the street had been built, Ada Street consisted of James Gorry, cab proprietor (11), William Harris, carter (15), James Hogan, constable (17), Johann

Juriet, waiter (19), Michael Crowe, constable (21), Frederick Wells, army pensioner (23), Arthur Bigmore, butcher (25), James Neale, accountant (27), John Bail, gardener (18), Lindsay Page, butcher (14a), Mrs Wilhelmina Leppman (14), William Bennett Read, frenchpolisher (12a), Mrs Elizabeth Hall (12), Edmund Rogers, fitter (10), Horace Watts, pastrycook (22), Philip Kearns, casemaker (24), George Horseman, constable (26), Charles Forward, pastrycook (28), and Ellis Tattersall, ironworker (30).

In March 1837, when the land for the City of Adelaide not previously assigned was auctioned, Town Acres 578 and 589 were among the 60 bought by John Barton Hack. By 23 December that year, they had been on sold to Osmond Gilles, the Colonial Treasurer. According to the Assessment Books, in 1855, Town Acres 578 and 589 were still owned by Gilles. It was probably some time in that year Robert Ramsay, a licensed victualler, leased both acres with an option to buy.

Application Number 12313 indicates that Ramsay bought Town Acre 578 from Gilles on 8.2.1856 and subdivided it into twelve blocks, four fronting Halifax Street and eight which were to become the northern part of Ada Street.

12, 12a Ada Street, TA 578 (built 1874)

CT 191/165 shows that in June 1874, Patrick Power, a carpenter of Halifax Street, bought the land on which 12 and 12a are built from Rounsevell. When the valuers did their rounds in 1874 they recorded a pair of unoccupied houses owned by Patrick Power here. This pair of houses is depicted on the Smith Survey of 1880.

The first identifiable occupants (tenants of Patrick Power) recorded in the Assessment Books and postal directories are Theodor Domeyer, polisher (12) and George Cox, bootmaker (12a).

REFERENCES:

'Ada Street History', prepared by a resident, Philip Butterss, and forwarded to John Greenshields, Adelaide City Council, 2007.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 18-20 Ada Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1874

LOCATION: 18-20 Ada Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5794/495

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines 1993



Villa, 18-20 Ada Street — View to east

NAME: Villa, 18-20 Ada Street

ZONE/POLICY AREA: RA2

DESCRIPTION:

This is a double-fronted single storey villa. The front wall is of margined bluestone, with rendered and painted quoins and window and door surrounds. The roof is hipped and covered with pressed metal tiles. Windows and door are timber-framed; window is double-hung sash; the front door is timber panelled. A modern timber-framed concave verandah extends across the front of the villa.

STATEMENT OF HERITAGE VALUE:

This villa is of simple design and typical construction that retains original fabric and its original form, and complements its immediate neighbour and other dwellings in the area. It is of particular heritage value because of its social history reflecting the residential development of this part of the city. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6 Heritage and Building Conservation.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and essential detailing of the façade.

Exclusions

- Interior detailing;
- Additions at rear;
- New services.

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

Ada Street History prepared by a resident, Philip Butterss

Ada Street forms part of the land originally sold as Town Acres 578 and 589. One house was built in 1857. A flurry of building activity from 1874 and 1884 meant that all the houses on Town Acre 578 and on the western side of Town Acre 589 had been built. The five houses (a pair and a trio of row cottages) on the eastern side of Town Acre 589, Nos 22-30, were built in 1907. No houses fronting Ada Street have been demolished. One modern house was built in 1979 on what had, until then, been a vacant block on the south western extremity of the street. The only other modern erection is the side wall of a Halifax Street accounting business on the north-eastern end of Ada Street. A tiny shop in what is now the driveway of No. 18 was built in 1880 and demolished in about 1900.

The streetscape, therefore, remains substantially as it was 100 years ago, and, for the most part, what it was more than 120 years ago. These buildings housed a community largely made up of working people and the lower-middle class. By cross-referencing the Assessment Books with the Boothby and Sands & McDougall's postal directories, it is possible to establish the occupations of the residents of particular houses.

In 1874, the street was named 'Killua Place' for the first time in the Assessment Book; prior to that it had been labelled a 'private street'. In 1876, a couple of years after building had begun in earnest, the residents of Killua Place included Bryan Corrigan, laborer (11), John Jones, police constable (15), William Pepper, bootmaker (17), John Langford, galvanised iron worker (18), Thomas Dugall, carpenter (14), George Cox, bootmaker (12a), Theodor Domeyer, polisher (12).

By 1884, when most of the street had been built, residents included Bryan Corrigan, laborer (11), Michael Gorry, carter (15), John Grant, maildriver (17), Douglas Kingland, maildriver (19), Alfred Hart, carpenter (21), John Dover, storeman (23), W. Douglass, storeman (25), George McPhee, painter (27), Ida Langford, tailoress (18), Frederick Winch, laborer (14), Paul Kneale, carpenter (12a), Thomas O'Brien, laborer (12), George Cotton, laborer (10).

On 7 March 1900, the Health Committee of the City of Adelaide's Local Board of Health recommended that name of Killua Place be altered to Ada Street, and this was reflected in the Assessment Book for 1901. That book, in conjunction with the Sands & McDougall directory, shows that among the Ada Street inhabitants were James Gorry, cab proprietor (11), William Harris, carrier (15), James Hogan, constable (17), Johann Juriet, barman (19), Frederick Gardiner, gardener (21), John Appelein, mattress maker (23), Charles Willis, bootmaker (25), James Neale, accountant (27), John Williams, mason (10), George McNulty (14), L.M. Jackson, cattle-dealer (12a), John Bail, gardener (18), William Webb, piano tuner (12).

And in 1908, when all the houses in the street had been built, Ada Street consisted of James Gorry, cab proprietor (11), William Harris, carter (15), James Hogan, constable (17), Johann Juriet, waiter (19), Michael Crowe, constable (21), Frederick Wells, army pensioner (23), Arthur Bigmore, butcher (25), James Neale, accountant (27), John Bail, gardener (18), Lindsay Page, butcher (14a), Mrs Wilhelmina Leppman (14), William Bennett Read, frenchpolisher (12a), Mrs Elizabeth Hall (12), Edmund Rogers, fitter (10), Horace Watts, pastrycook (22), Philip Kearns, casemaker (24), George Horseman, constable (26), Charles Forward, pastrycook (28), and Ellis Tattersall, ironworker (30).

In March 1837, when the land for the City of Adelaide not previously assigned was auctioned, Town Acres 578 and 589 were among the 60 bought by John Barton Hack. By 23

December that year, they had been on sold to Osmond Gilles, the Colonial Treasurer. According to the Assessment Books, in 1855, Town Acres 578 and 589 were still owned by Gilles. It was probably some time in that year Robert Ramsay, a licensed victualler, leased both acres with an option to buy.

Application Number 12313 indicates that Ramsay bought Town Acre 578 from Gilles on 8 February 1856 and subdivided it into twelve blocks, four fronting Halifax Street and eight which were to become the northern part of Ada Street.

18 Ada Street, TA 578 (built 1874)

CT 171/116 shows that in May 1874 Rounsevell leased the land on which 18 Ada Street now stands to John Langford, a galvanised iron worker, with a covenant for him to purchase. The Assessment Book for that year indicates that he had erected a house and was living in it. He bought the property from Rounsevell in March 1877 (CT 245/203). The current house is depicted on the Smith Survey of 1880.

REFERENCES:

‘Ada Street History’. prepared by a resident, Philip Butterss, and forwarded to John Greenshields, Adelaide City Council, 2007.

NAME: *Carlton Chambers, 81–83 Angas Street*

ZONE/POLICY AREA: *MU - PA26*

APPROVED / CURRENT USE: Chambers

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1891

LOCATION: Carlton Chambers
81-83 Angas Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5283/129

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Carlton Chambers, 81–83 Angas Street — View to south

NAME: *Carlton Chambers, 81–83 Angas Street*

ZONE/POLICY AREA: *MU - PA26*

DESCRIPTION:

Two-storey late Victorian villa. Walling is of face sandstone with red brick quoins and door and window surrounds. The roof is hipped and of corrugated iron, with a prominent gable to the street. The gable features three central louvred vents and decorative brickwork beneath the bargeboards: there is a prominent cast iron finial. There is a ground floor verandah with a deep cast iron frieze and brackets to posts: There is a first floor balcony and verandah with cast iron balustrading and cast iron brackets: the first floor verandah roof is concave corrugated iron.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a good example of a late Victorian villa that retains original fabric, reflects the building's original form, features of the earlier residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential but now largely commercial; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade, especially the verandahs and balcony;
- Front fence.

Exclusions

- Rear additions
- Interior detailing
- New services

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

Former Dwelling; External form, in particular the fabric and detailing of façades and balcony/verandah, Excludes incongruous later additions.

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

BRIEF HISTORICAL BACKGROUND:

This villa was constructed on portion of Town Acre 414 that was originally granted to Thomas Hardy on 23 December 1837.

Over time, the land was subdivided with the first Torrens Title issued on 11 March 1873 noting the owner as Albert J Wight, a soda water manufacturer. The villa was constructed during Wight's ownership. Assessment records of 1892 (adopted 4 January 1892) indicate the presence of the house with an annual assessed value of £70. Surveyor's records indicate that Council was notified on 14 April 1891 that builders J Lowe and R Lee would be responsible for the construction of a villa residence in Angas Street on Town Acre 414 at an estimated cost of £2,200.

Albert Wight appears not to have lived in the villa. Early tenants included Dr John Astles, Dr AM Morgan, Mrs Jane Harvey and Mr John W Vortmann. Wight died in December 1915 and the title passed to his Executors. Ownership continued to change hands and Isabella C Harvey acquired the title in September 1959. Isabella was a boarding house proprietor and during the 1960s the building (and that at 85) was used as a boarding house. Council approval to construct rooms and toilets was given in March 1965.

Following Isabella Harvey's death in April 1971, the title passed to Robert G Harvey (1972–1973); Field Estates Pty Ltd (1973–1974); and to Poveywater Nominees Pty Ltd in September 1974. In December 1973, legal firm Povey, Waterhouse and Basheer were keen to acquire the building but before doing so made an application to Council to make additions to the building so that it could be used as an office. The application also sought to demolish an adjoining two-storey dwelling and outbuildings.

The law firm's intention was to restore the building 'in the nature of the original architectural design to enhance its appearance as a dignified and traditional Victorian building'. The architect for the project was noted as Neville S Webb & Associates. Meanwhile, approval was given to demolish the outbuildings to provide car parking and make additions 'to a two-storey dwelling on the western side' for use as an office. The proposed demolition of the adjoining building to the east (No. 85) was refused.

Povey and Waterhouse were a long-established law firm, having been founded at the beginning of the twentieth century. Having always been located in the City of Adelaide area, the firm was keen to establish their own premises in close proximity to the Courts. Although the firm retained ownership until October 1984, the building continues to be used as Chambers by lawyers.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 414, Adelaide City Archives: 1890 (25.11.1889); 1891 (27.10.1890); 1892 (4.1.1892); 1894 (11.12.1893); 1895 (17.12.1894); 1902 (17.12.1901); 1907.

Adelaide City Council, Department of Building Surveying, File No. 4676, 81–85 Angas Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 14.4.1891, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 174/138; CT 377/21; CT 1278/108; CT 1281/177; CT 3101/14.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

City of Adelaide Heritage Survey (2008)

NAME: *Workshop, 11-13 Austin Street*
Former Victoria League House

ZONE/POLICY AREA: *CBA - PA14*

APPROVED / CURRENT USE: Workshop / Workshop
FORMER USE: Assay House
DATE(S) OF CONSTRUCTION: 1875

LOCATION: 11-13 Austin Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5161/496

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Workshop, 11-13 Austin Street – View to southeast

NAME: *Workshop, 11-13 Austin Street*
Former Victoria League House

ZONE/POLICY AREA: *CBA - PA14*

DESCRIPTION:

This is a single storey red brick building with a rendered, rough-hewn stone facade. There are three arched windows in this front facade, covered by hinged timber-shutters, which are locked. Located beneath these windows are three sets of metal grilles covering the upper part of the three basement windows; glass tiled rectangles in the pavement in front of each window allow light to the basement. On the western side is a timber double-door with the number 13 in lettering on it and a metal slot opening for letters. The door has a high transom light above it and is arched. The windows and door have smooth-rendered surrounds and there is a rendered string course below the windows. The window closest to the door is larger than the other two, which are both the same size. There is a cornice above the windows with a bracketed head to pilasters located at each side of the facade. Above the cornice is a balustraded parapet. A plinth at the base of the building has breaks to allow for the basement window openings. These windows have smooth-rendered lintels. On the eastern side is a timber gate with a decorative metal design above it. This opens to a path and the eastern side of the building, which has two windows. The roof on this side is concealed by a high parapet, but slopes after about four metres to adjoin another building behind it.

Significant components include: the original form of the brick and stone building and facade elements, including the rendered rough-hewn stone facade; the windows with timber shutters; the timber door with high transom light; the rendered string course below the windows; the cornice; the pilasters with bracketed heads; the balustraded parapet; the smooth rendering around the windows and doors.

Those features that do not contribute to the significance of the building are: the timber and metal gate on the eastern side; the metal grilles covering the upper part of the basement windows; all interior features.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and high quality external detailing and for the manner in which it reflects the changed commercial nature of this area. It is of historical value because of its identification with the Victoria League. It illustrates several key themes in the city's history: *3.1 Economic Cycles; 3.5.2 Retail and Wholesale Industry; 3.5.5 Warehousing; 3.6.1 Company Offices; 4.3 Development of the Building Industry, Architecture and Construction; 4.5.2 Victorian Commercial (1870s to 1890s); 4.7.1 Adaptive re-use.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) It displays historical, economical or social themes that are of importance to the local area, as it was built for commercial use and later became the premises of the Victoria League of South Australia; and

- (b) it represents customs or ways of life that are characteristic of the local area; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area;
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, bays and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- New services

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

Former Assay House

External form, in particular the fabric and detailing of Austin Street façade.

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

BRIEF HISTORICAL BACKGROUND:

This building was originally built as an assay house, for examination of mineral ore or alloy to determine constituents, by Alex Cunningham in 1875 and continued in this use until 1930. Alex Cunningham is the name of the shop in Rundle Street, Importer of 'China, Glass, Earthenware, Furnishing, Ironmongery and British and Foreign Fancy Goods', at 29 and 31 Rundle Street, Adelaide. A flash young man leans on the verandah post in front of the store windows which display an amazing array of goods.



B.3131, October 1925 (SLSA)

In 1930, the Victoria League in South Australia acquired title to the property. The Victoria League was founded in England in 1901 to foster friendly understanding between British subjects internationally. The Victoria League of South Australia was founded in 1911. It became the Victoria League in South Australia 1920 and the Victoria League for Commonwealth Friendship, South Australia Incorporated, in 1966.

The building was re-roofed and renovated in 1979.

REFERENCES:

Adelaide City Council, Index Cards.

State Library of South Australia, Library Database, SRG 528, Victoria League for Commonwealth Friendship in South Australia: SUMMARY RECORD, 1915-1981.

State Library of South Australia, Library Database (Photographs): B.3131, 31.10.1925.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 265 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 265 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5239/860

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 265 Carrington Street — View to southwest

DESCRIPTION:

This single storey Victorian Georgian style house has a face bluestone facade and random bluestone walls, a corrugated iron hipped roof and two large chimneys. Original features in the facade include painted and rendered quoins, two double hung sash windows and a timber door with side and top lights. Both the windows and door have cement-rendered surrounds. The building has a concave corrugated iron verandah under a separate roof, above which are paired timber brackets to the timber eaves. The original verandah detailing incorporated a projecting gable end and fine cast iron balustrading. However, the verandah has been simplified with the removal of this gable treatment and cast iron detailing and has been rebuilt with a straight front. The verandah retains the original yellow and black tiles. The house is slightly more setback than others nearby, and has a front garden and recent wire fence, with the original gate.

STATEMENT OF HERITAGE VALUE:

This bluestone villa is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is a good example of a typical double-fronted Victorian house and it forms a cohesive row of residences with the adjacent pair of single-fronted cottages constructed about the same time. It illustrates several key themes in the city's history: 1.1 The Site of the City and its Planning; 2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it is a good example of a typical double-fronted Victorian house. It forms a cohesive row of residences with the adjacent pair of single-fronted cottages (267–269 Carrington Street) constructed about the same time.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; two large chimneys; and verandah with original tiling;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New front fence and services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof and verandah and chimneys. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This villa was erected on part of Town Acre 498 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale and that this 'led to the erection of numerous cottages, many if not most of which have been built and are owned by the occupants'.

The first Torrens Title issued in January 1878 for this site was in the name of Charles Chester, pawnbroker. An outline of this cottage appears on the 1880 Smith Survey, and it appears that Chester had the cottage built. Assessment records note that the South Australian Company owned vacant land on this town acre in 1875. By the following year, 1876, Charles Chester is noted as owning a house with an annual assessed value of £45.

He then sold it to William Blackler, a gentleman, in 1880. In 1883 it was transferred to Fanny Craig, a widow of Carrington Street, and then back to Blackler in 1885. Blackler retained ownership until 1891, when Elizabeth Carr, the wife of Joseph Carr, an agent, became the owner for the next 30 years. When she died in 1921, it was transferred to James and Glenloth Carr, who, after 1967, held it as tenants in common, while living at 263 Carrington Street. Both retained ownership until their deaths, James in 1974 and Glenloth in 1994. From 1974 Joan Y M Darby (a relative) became joint owner with Glenloth Carr and from 1987 they were joined by Elizabeth Y Darby. Joan and Elizabeth Darby are the current owners, but do not reside at the property.

The villa appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 498, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 270/96; CT4035/258; CT 4289/346.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 25, Adelaide City Archives.

NAME: *Cottage, 267 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House

FORMER USE: House

DATE(S) OF CONSTRUCTION: 1895

LOCATION: 267 Carrington Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5857/327

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Cottage, 267 Carrington Street — View to southwest

NAME: Cottage, 267 Carrington Street

ZONE/POLICY AREA: RA4

DESCRIPTION:

This single fronted cottage is built of bluestone with a corrugated iron hipped roof and has a timber framed verandah with elaborate cast iron verandah trim and balustrading. Other original features in the facade include painted and rendered quoins, a double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. The sides of the cottage, of random bluestone, have two sash windows. The verandah retains the original fluted corrugated iron panels to divide it from the next cottage, No. 269, which is exactly the same. The cottage has a large chimney which is sited side-on to the street, whereas the next cottage, No. 269, has its chimney front facing the street.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is a good example of a typical single-fronted Victorian bluestone cottage and it forms a cohesive row of residences with the adjacent single and double-fronted cottages on either side, constructed at the same time. It illustrates several key themes in the city's history: 1.1 The Site of the City and its Planning; 2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; chimney; verandah with cast iron trim and balustrading and fluted corrugated iron panels dividing it from No. 269;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This building was erected on part of Town Acre 498 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale and that this 'led to the erection of numerous cottages, many if not most of which have been built and are owned by the occupants'.

The first Torrens Title issued in January 1879 for this site was in the name of James Twigg, builder. Twigg retained ownership until April 1891 at which time the title was transferred to the Bank of Adelaide who split the land into three pieces. Elizabeth Carr acquired the property in 1894, creating two separate titles to the property each accessed from a private road running at the back through to McLaren Street.

Assessment records (adopted in 1894) indicate that the land owned by Mrs EY Carr was still vacant in 1895 but that by 1898 two houses were owned but not occupied by her on Town Acre 497. However, the Return of Building Surveyor's Notices reveals that builder Henry Cook was engaged in May 1895 to construct a cottage valued at £250 on Town Acre 498 and a three-roomed cottage for £230 also on Town Acre 498. The owner was noted as J Carr and Mrs J Carr. It would seem that these Notices refer to 267 and 269 Carrington Street.

Elizabeth held the title to this (until 1920) and the adjoining property (until 1904). In 1920, the title was transferred to Glenloth Carr who retained ownership until his death in 1987.

While the cottage appears to have changed little from its original form and scale, Council approved the construction by builder J & PA Waugh of a laundry/bathroom and kitchen in 1977.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 498, Adelaide City Archives: 1875 (7.12.1874); 1880 (24.11.1879); 1885 (17.12.1894) 1890 (25.11.1889); 1895 (17.12.1894); 1898 (17.12.1894).

Adelaide City Council, Department of Building Surveying, File No. 5071, 267 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.5.1895 and 31.5.1895, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 299/81; CT 582/53; CT 628/55.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Register, 1.1.1870, p. 3.

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 269 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House

FORMER USE: House

DATE(S) OF CONSTRUCTION: 1895

LOCATION: 269 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5857/350

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Cottage, 269 Carrington Street — View to southwest

DESCRIPTION:

This single fronted cottage is built of bluestone with a corrugated iron hipped roof and has a timber framed verandah with elaborate cast iron verandah trim and balustrading. Other original features include painted and rendered quoins, a double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. The sides of the cottage, of random bluestone, have two sash windows. The verandah retains the original fluted corrugated iron panels to divide it from the next cottage, No. 267, which is exactly the same. The cottage has a large chimney which is sited with its front facing the street, whereas the next cottage, No. 267, has its chimney side-on the street.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is a good example of a typical single-fronted Victorian bluestone cottage and it forms a cohesive row of residences with the adjacent single and double-fronted cottages on either side, constructed at the same time. It illustrates several key themes in the city's history: *1.1 The Site of the City and its Planning; 2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.2 Victorian Houses (1870s to 1890s); and 4.6 Heritage and Building Conservation.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the development of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; chimney; verandah with cast iron trim and balustrading and fluted corrugated iron panels dividing it from No. 267;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This cottage was erected on part of Town Acre 498 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale.

The first Torrens Title issued in January 1879 for this site was in the name of James Twigg, builder. Twigg retained ownership until April 1891 at which time the title was transferred to the Bank of Adelaide who split the land into three pieces. Elizabeth Carr acquired the property in 1894, creating two separate titles to the property each accessed from a private road running at the back through to McLaren Street.

Assessment records (adopted in 1894) indicate that the land owned by Mrs EY Carr was still vacant in 1895 but that by 1898 two houses were owned but not occupied by her on Town Acre 497. However, the Return of Building Surveyor's Notices reveals that builder Henry Cook was engaged in May 1895 to construct a cottage valued at £250 on Town Acre 498 and a three-roomed cottage for £230 also on Town Acre 498. The owner was noted as J Carr and Mrs J Carr respectively. It would seem that these Notices refer to 267 and 269 Carrington Street.

Elizabeth held the title to this property (until 1904) and the adjoining property (until 1920). In 1904, the title was transferred to Samuel Ellis, a caretaker at the University of Adelaide. Ellis died in July 1914, and his executors ultimately sold the property to James Carr, a returned soldier, in 1920. He retained ownership until July 1971.

In 1973, the Council approved the building to be used for music study with the approval lapsing in December 1975. An application to demolish an existing lean-to and erect a new bathroom/laundry/kitchen addition was approved in 1977. The cottage appears to have changed little from its original scale and form.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 497, Adelaide City Archives: 1875 (7.12.1874); 1880 (24.11.1879); 1885 (17.12.1894) 1890 (25.11.1889); 1895 (17.12.1894); 1898 (17.12.1894).

Adelaide City Council, Department of Building Surveying, File No. 5072, 269 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.5.1895 and 31.5.1895, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 299/81; CT 582/53; CT 628/54.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Register, 1.1.1870, p. 3.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 293 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1879

LOCATION: 293 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5096/848

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 293 Carrington Street — View to south

NAME: *Attached cottage, 293 Carrington Street*

ZONE/POLICY AREA: *RA4*

DESCRIPTION:

This is the central one of a continuous row of three attached cottages, all of which have sandstone facades, with random bluestone to the western side wall and brick to the eastern side wall. It has a hipped corrugated iron roof and there are paired timber brackets under the eaves. A concave verandah, with timber posts and fine cast iron brackets, is continuous across the front of the terrace. Each cottage is single fronted, with a double hung sash window, a timber door with transom light, rendered cement surrounds to windows and doors, and a rendered plinth. Front courtyards are of concrete and this one is tiled, with a high brush fence at the front and a tall timber gate.

STATEMENT OF HERITAGE VALUE:

This one of three attached sandstone and bluestone cottages is of historical significance as it shows the type of construction in this part of the city for residential purposes, in the late Victorian period. It is of architectural interest as it is an excellent example of unified row housing designed to appear as one building, to accommodate workers close to the city. It complements other similar residential cottages built in this street around the same time. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area as it shows the type of construction in of this part of the city for residential purposes in the late Victorian period; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area as it is an excellent example of unified row housing designed to appear as one building, to accommodate workers close to the city in this period.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls, roof and verandah;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- Brush fencing, front gate and new services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof and verandah as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

In 1874 James Inseal was the owner of this property, Part Town Acre 499, following a transfer from Thomas Clarkson. William Rogers the Younger, a builder, purchased the land in 1876 and took out a mortgage with Louisa Chance in 1879. Rogers built the row of attached cottages in 1879 and retained a portion of vacant land next to them. In July 1882 he sold the property to James Chapman Lovely, a surveyor, who sold it on the same day to Mary Mackie, a married woman.

Louisa Ann Chance of Parkside, who had provided the mortgage to Rogers, purchased the property in 1887. There were several other transfers in the following years, with party walls being delineated on both sides of this one of the three attached cottages in 1955, when the owner, Alfred Trim, subdivided the property. Trim sold one portion of the land to Attilio Donati and another portion, this property, to Domenico Cocci; he sold the balance of the land to Alfred Masciatonio.

Domenico Cocci, a labourer of Modbury, who lived at 293 Carrington Street, sold this property to Domenico Parente, a terrazzo worker in 1957. Parente made alterations to the bathroom and laundry in 1970 and sold it to the current owner in 1984.

In c. 1990 the rear external wall extension of the adjoining cottage, 295 Carrington Street, was repaired and in 1992 the current owner sold a portion of the property at 293 Carrington Street to Gregory Walker and Roslyn Ross.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 499, Adelaide City Archives: 1877 (4.12.1876); 1878 (26.11.1877); 1879, (25.11.1878); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 5076, 293 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 5076:01, 293 Carrington Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 194/149; CT 1916/68; CT 2429/154.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 341-343 Carrington Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1896–1897

LOCATION: 341-343 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5204/769

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 341-343 Carrington Street

NAME: *Villa, 341-343 Carrington Street***ZONE/POLICY AREA:** *RA2*

DESCRIPTION:

This is a double-fronted, single-storey asymmetrical villa. It is built close to the Carrington Street alignment though with a shallow garden in front. Walling is of bluestone. Quoins and door and window surrounds are red brick. The roof is hipped and gabled of corrugated iron with red brick chimneys with decorative tops. The gable above the projecting room has plain barge boards and a turned timber finial. There is a verandah at the front of the villa set on cast metal posts with cast metal brackets and narrow frieze. Windows and door surrounds are timber-framed; windows are double-hung sash.

The assessment does not include the interior detailing.

STATEMENT OF HERITAGE VALUE:

This double-fronted villa displays common architectural detailing and is not a place of major architectural value. However, it remains substantially intact and retains the purpose for which it was built and remains a good example of a late-Victorian attached villa. It is primarily a place of historical significance and reflects the development of this part of the city for residential purposes. It illustrates several key themes in the city's history: 1.1 The Site of the City and its Planning; 2.4 *City Dwellers: Householders, Boarders and Tenants*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.6.2 *Victorian Houses (1870s to 1890s)*; and 4.6 *Heritage and Building Conservation*.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the quality of the external detailing.
-

ELEMENTS OF HERITAGE VALUE:**Inclusions**

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- New services

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

Dwelling

External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This villa was constructed on part of Town Acre 502 that was originally granted to James Fisher on 23 December 1837.

Certificate of Title records indicate that absentee owner William Paxton, a gentleman of London, was the owner of Town Acres 502, 503, 510, 511 and 659, and portion of Town Acre 658, in August 1865. Pieces of the land were sold, with the remaining land—Town Acres 502, 503, 510 and 511—subdivided into 32 allotments. Lots 1, 2, 12 and 13 of Town Acre 502 were purchased by licensed victualler Frederick Redman in July 1876.

Redman disposed of the vacant land that extended along Carrington Street to the corner of Kate Street (as it was then called) and with a frontage of 91 ft 6 inches to Carrington Street in September 1877 to Henry Stanbury, a draper. In the following year, 1878, the shop on the corner section of the block was constructed but the land adjacent fronting Carrington Street remained vacant. His wife, Elizabeth, became the registered owner in March 1886, although the house was not built until ten years' later. Assessment records for 1897 note that Mrs E A Stanbury was the owner of an 'unfinished home' on Town Acre 502, Carrington Street. Building Surveyor's Notices of 26 August 1896 confirm that builder W Tanner was contracted to erect a villa for H Stanbury for £400 on the town acre. Mrs Stanbury also owned other property in Kate Court (as it is now known), with the house at 11-13 Kate Court remarkably similar in style to this villa but of reverse image.

Elizabeth Stanbury died in June 1942 with her executor selling portions of the land. This piece—now measuring c. 41 ft 11 inches x 110 ft—was acquired by Elsie M Whitrod in 1944 who also acquired a share in the corner shop. She retained ownership until her death in June 1967. Since then, ownership has passed hands on several occasions, although the villa appears little changed from its original form and scale.

In that time, too, in 1974, Council approved the demolition of sheds and a toilet at the rear of the villa and the construction of a kitchen, family room, toilet/bathroom facilities and a laundry. In 1976, the use of the premises was changed to part residential and part office, and the following year a two-car garage was approved.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1896 (13.1.1896); 1897.

Adelaide City Council, Department of Building Surveying, File No. 1345, 341–343 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 26.8.1896, microfilm 1895–1910, Adelaide City Archives.

Department for Transport, Energy & Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 231/81; CT 1825/77.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

City of Adelaide Heritage Survey (2008)

NAME: *Dulwich Centre, 345–349 Carrington Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: Office / Office

FORMER USE: Shop and dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: Dulwich Centre

345-349 Carrington Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5181/597

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Dulwich Centre, 345–349 Carrington Street — View to southwest

DESCRIPTION:

This a large two-storey building, built to the Carrington Street alignment with the eastern elevation built to the Kate Court alignment. The original ground floor shopfront has been altered, with the modern replacement of large picture windows. The walling is of bluestone; quoins and door and window surrounds are rendered and painted: the first floor features French doors that have decorative moulded surrounds with decorative keystones. There is a parapet and central pediment with a name plate that conceals the roof: there are paired brackets beneath the associated deep cornice. First floor door and windows are timber-framed. French doors provide access to the first floor cantilevered balcony that features timber and metal panel balustrading.

The assessment includes the whole of the building, though not the interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the commercial nature of this part of Carrington Street and the scale and form of late Victorian buildings, and because it makes a major contribution to the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (f) it is a prominent feature in the area.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New services

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

Former Shop and Dwelling

External form, including original fabric and detailing of facade, external walls, roof, chimneys and balcony as visible from the street. Excludes ground floor shopfronts and any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This shop and residence was constructed on part of Town Acre 502 that was originally granted to James Fisher on 23 December 1837.

Certificate of Title records indicate that absentee owner William Paxton, a gentleman of London, was the owner of Town Acres 502, 503, 510, 511 and 659, and portion of Town Acre 658, in August 1865. Pieces of the land were sold, with the remaining land—Town Acres 502, 503, 510 and 511—subdivided into 32 allotments. Lots 1, 2, 12 and 13 of Town Acre 502 were purchased by victualler Frederick Redman in July 1876.

Redman disposed of the vacant land that extended along Carrington Street to the corner of Kate Street (as it was then known) and with a frontage of 91 ft 6 inches to Carrington Street, in September 1877 to Henry Stanbury, a draper. The shop was built in the following year, 1878, and is indicated on the Smith Survey of 1880; assessment records note the land and vacant shop owned by Stanbury with an annual assessed value of £70. For many years, from 1879, James Stanbury ran the [draper's] shop.

In March 1886, Henry's wife, Elizabeth, became the registered owner, along with other property in Kate Court (as it is now known). She died in June 1942 with her executor selling portions of the land. This piece (Lot 2)—now measuring 49 ft 7 inches x 110 ft—was acquired by Henry Stanbury, Lillie A Hill and Elsie M Whitrod in 1944. Henry died in March 1962. Executors administered the estate and in 1964 the unoccupied property was bought by John Aarons, salesman of Prospect, and in March 1970 by Farrington Pty Ltd. The current owners acquired the property in April 1987.



SLSA: B 15923 – Dulwich Centre, Carrington Street, 1965

During that time, the shop front has undergone extensive alteration. More recent records note that Council approved:

1964 — use of premises for office purposes;

1965 — building a cantilevered balcony in front of the premises to extend over the footpath of Carrington Street—in the original application a verandah had also been proposed;

1965 — construction of a timber-framed garage to the premises that were now used as offices and dwelling;

1970 — external wall opening, partitions to offices and a verandah. Architect: Jansen & Treloar;

In 1972, an application was made to Council to demolish an existing galvanised iron structure and erect extensions to the main building for use as offices. It is unsure if this went ahead because in 1980 Council approved the demolition of an existing lean-to with an extension of the two-storey building at the rear. The extensions, as proposed, noted the use of face brick work of 'London Grey' with timber framed windows and roof extension using the same materials as the original. Provision was also made for car parking for 5–6 vehicles. At some stage, it would appear that the extension has been rendered. The architect for the project was McLeay & Harris, and the builder was S J Weir Contractors.



SLSA: B 38097 – Carrington Street, 1980

Approval was also given for the installation of air conditioning in 1981 and a timber solar pergola in 1984.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879); 1881 (29.11.1880); 1896 (13.1.1896); 1897.

Adelaide City Council, Department of Building Surveying, File No. 1345, 341–343 Carrington Street, Adelaide City Archives.

Bond, Colin and Ramsay, H, *Preserving Historic Adelaide*, Rigby, Adelaide, 1978, p. 10—includes a reproduction of an early photograph.

Department for Transport, Energy & Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 231/81; CT 1825/76; CT 4199/645.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.15923, April 1965; B.38097, February 1980.

City of Adelaide Heritage Survey (2008)

NAME: *Offices, 346-350 Carrington Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling / Office / Shop

DATE(S) OF CONSTRUCTION: 1881

LOCATION: 346-350 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5564/272

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Offices, 346-350 Carrington Street— View to northwest

DESCRIPTION:

Two storey symmetrical building on the northwestern corner of Carrington and Gladstone Streets. The building is of bluestone, with painted quoins and door and window surrounds and plinth. Roof is hipped and of corrugated iron with a simple red brick chimney. There are paired brackets beneath the southern cornice and eaves. Door and windows are timber-framed, with first-floor windows being multi-paned double-hung sash: there is a double awning window to the ground in Gladstone Street. There is an elaborate front door with arched head and surrounds, with side and fanlights. The cantilevered portico over the front door is a later addition.

There are one-time stables at the rear.

STATEMENT OF HERITAGE VALUE:

This two storey building, formerly a dwelling, with its associated stables, and a butcher's shop for many years makes an interesting complex that reflects and early lifestyle enjoyed by residents of the city. It is of heritage value because of this and because of the quality of its architectural detailing, and the manner in which it reflects early construction techniques and the residential nature of the area. It illustrates several key themes in the city's history: 2.5 City Dwellers: City, state and business leaders; 4.3 *Development of the Building Industry, Architecture and Construction*; and 4.6.2 *Victorian Houses (1870s to 1890s)*.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the associated stables; and
 - (d) it displays aesthetic merit, and design characteristics and construction techniques common in early Adelaide.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façades of the southern and eastern elevations;
- Stables at the rear.

Exclusions

- Interior detailing
- Any additions at rear
- Portico over front entrance
- New services

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

Former Shop and Dwelling

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This two storey building was constructed as a shop on portion of Town Acre 435 that was originally granted to Osmond Gilles on 23 December 1837.

By January 1871, Town Acre 435 was part of a much larger land-holding held jointly by Patrick T Russell and Julian ET Woods that included Town Acres 253, 255, 339, 623, 624 and 699. Woods transferred his interest in part of the land to Russell, then the Archdeacon of the Roman Catholic Church in Adelaide, in February 1876. Town Acres 253 and 435, along with portions of Town Acres 255 and 1339 were transferred in to the name of The Catholic Church Endowment Society Inc in March of that year.

In July 1880, agent William Paddock, surveyor James HC Langdon and accountant Thomas Fabian acquired Town Acre 435 and almost immediately subdivided the land into 17 pieces. Lot 3, measuring 31 ft x 90 ft, was acquired by David J Bickford the following month (August) and by late October he took out the first of three mortgages.

Assessment records note the land remained vacant until 1880 and this is confirmed by the Smith Survey of 1880. However, by 1881 (adopted 29 November 1880) when 'D J Bickford' had become owner, a shop was in the course of erection. David Bickford was a butcher and the building remained as a butcher's shop under several successive owners: Edward Laughton, a stock agent (1882–1885, 1887–1892); Archibald Hancock, butcher (1885–1886); Eliza Hancock, wife of Archibald (1886–1887); Annie E Powell, wife of butcher Joseph Powell (1892–1898); Richard H Jackson (1898–1926); and Lillian M Jackson, wife of Richard (1926–1960). By this time, 1960, a small piece of land on the western side was included under the title, and the building was noted as being used as a shop and offices.



SLSA: B 15304 – Carrington Street, 1963

Alterations and additions have occurred to the building over the years: new toilets (1960); office and store additions (1963); and in 1968 alterations that resulted in the removal of the shop front. In 1977, Council sought the advice of the National Trust of South Australia following an application to undertake restoration work on the building then used for office purposes. The former shop was listed by the National Trust on its Recorded List, and its advice to Council noted that 'it would not be in the best interests of the building to apply cement render on the existing stonework and brickwork'. The builder for the project was Alan Sheppard Constructions Pty Ltd. In 1991, Council approved the erection of a canopy over the main front entrance to the building; this was completed by 11 September 1992.

The current owners acquired the property in 1981.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1880 (24.11.1879); 1881 (29.11.1880); 1884 (26.11.1883).

Adelaide City Council, Department of Building Surveying, File No. 2740, 346-350 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. D0435-76/01, 346-350 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, Heritage File 18/0116, 346-348 Carrington Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 151/44; CT 221/221; CT 338/108; CT 341/11; CT 1428/11.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Image 29, Adelaide City Archives, indicates the vacant land fronting Carrington Street.

State Library of South Australia, Library Database (Photographs): B.15304, December 1963

City of Adelaide Heritage Survey (2008)

NAME: 21-31 Chesser Street
Former Henry Austin Building

ZONE/POLICY AREA: CBA - PA15

APPROVED / CURRENT USE: Offices, restaurant and studios
FORMER USE: Warehouse
DATE(S) OF CONSTRUCTION: c. 1920, 1980 adaptation

LOCATION: 21-31 Chesser Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-6062/846

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Donovan, Marsden, Stark, 1982; McDougall & Vines, 1993



Chesser Cellar—View to northwest

NAME: 21-31 Chesser Street
Former Henry Austin Building

ZONE/POLICY AREA: CBA - PA15

DESCRIPTION:

Two-storey early twentieth commercial building (finished at northern end with three-storey section, No. 21), with basement constructed to Chesser Street alignment. The name 'Henry Austin Building' is still evident on the building. Building occupies full allotment and addresses corner to Chesser Lane. Construction is of unpainted Flemish bond red brick, cement render and some original timber entry doors. Some changes made to ground floor level with large glass windows and new entrances, although several original doorways also survive with stone and timber doorsteps. Recent additions also include pergola. Original windows and detailing on upper levels and at all three levels facing Chesser Lane.

Significant components include: original two-and three-storey building form, red brick walling, original windows and doors on all sides of building to Chesser St and Chesser Lane, including warehouse projecting rod at upper floor window, Henry Austin Building lettering. Significant interior features include the cellars, original stairs and the bar - a former cashier's counter (in Chesser Cellar, No. 29). All could be used to assist in reinstatement of original features to ground level if desired.

Those features that do not contribute to significance of building are c. 1980 ground floor treatments, pergola and balustrade details, although these are sympathetic additions and add to the character of the street.

The assessment has not included interior detailing.

STATEMENT OF HERITAGE VALUE:

A substantial and well-detailed early twentieth century commercial building, the most prominent of the surviving red brick warehouses that form and enclose the distinctive Chesser Street precinct; also the home of one of the most enduring, popular restaurants in Adelaide (Chesser Cellar) which draws much of its character from the historical features of the building. It illustrates several key themes in the city's history: 3.1 *Economic Cycles*; 3.5.2 *Retail and Wholesale Industry*; 3.5.5 *Warehousing*; 3.6.1 *Company Offices*; 4.3 *Development of the Building Industry, Architecture and Construction*; 4.5.3 *Edwardian Commercial (1900 to 1920s)*; 4.7.1 *Adaptive re-use*; 6.2.4 *Cafes and Restaurants*.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical and historical themes that are of importance to the local area, including both its original use for warehousing and with many of the original interior and exterior features providing the setting for the past 40 years of Chesser Cellar (29 Chesser Street) an iconic Adelaide restaurant and meeting-place; and

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area. Although there are new ground openings to Chesser St, and a pergola and balustrades, the building overall still exhibits a high degree of its original architectural character, including the cellars, and the original chamfered corner and all three levels at the rear (Chesser Lane) are retained.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale including exterior walls, façade elements, bays and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Modern alterations at ground level
- New services

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

Former Warehouse (Henry Austin Building); external form, in particular the fabric and detailing of facades

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

BRIEF HISTORICAL BACKGROUND:

In December 1910, when the first Torrens Title for this property was issued, The Wyatt Benevolent Institution Inc of Adelaide was the registered owner of portion of Town Acres 146, 165, 166 and 208. The entire area comprised 2 acres 36 perches.

Dr William Wyatt arrived in the colony aboard the ship *John Renwick* in February 1837. He had occupied the position of surgeon on the voyage to Adelaide and later became Colonial Surgeon and Chief Inspector of Schools. Within a month of his arrival, Dr Wyatt acquired Town Acres 146, 165, 166 (on which the present building was erected) and 208 for the sum of £36-18-0. Upon his death in 1886 he bequeathed the whole of his estate that included the above town acres, 'to poverty-stricken educated classes, subject to the payment of an annuity to his widow, and certain annuities during the lifetime of specified relatives.' The Wyatt Benevolent Institution Incorporated was the trust that was formed. The trustees were given wide powers of authority: 'they can sell or exchange lands in the estate, or buy others, and may build, procure, and fit up buildings on any trust lands in Adelaide, and within 10 miles of the city, for the purpose of the fund.'



B.2035, February 1924 (SLSA)



B.15605, October 1964 (SLSA)

One of Chesser Cellar's originators in the 1960s was Jim Bowen, a later Lord Mayor, and the restaurant and cellars were run by Caon, and are still operated by his son, Primo Caon.

The Wyatt Benevolent Institution Incorporated ceased its interest in the property in 2004 when the title passed to Maledon Aust. Pty Ltd.

REFERENCES:

Adelaide City Council, Correspondence dated 25.2.1992 from The Wyatt Benevolent Institution, Adelaide City Archives.

Donovan, Marsden & Stark, *City of Adelaide Heritage Study*, 1982, Adelaide City Council.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

McDougall & Vines, *The City of Adelaide: a Thematic History*, Adelaide City Council, August 2006.

Adelaide Now (Advertiser) 18.7.2006.

<www.news.com.au/adelaidenow/story/0,22606,19850289-5006783,00.html>.

Register, 27.3.1919, p. 4—early information on the formation of the Wyatt Benevolent Institution Incorporated.

Russell Starke, *Ravings* (2004), <www.messenger.net.au/pulse/htm/starke17.htm>.

State Library of South Australia, Library Database (Photographs): B.2035, February 1924; B.15605, October 1964.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 19 Claxton Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 19 Claxton Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5085/69

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan Marsden & Stark, 1982; City of Adelaide Heritage Study, 1990; McDougall & Vines, 1993.



Attached cottage, 19 Claxton Street – View to northwest

NAME: *Attached cottage, 19 Claxton Street*

ZONE/POLICY AREA: *RA11*

DESCRIPTION:

A single-storey dwelling, one of three attached cottages built to the Claxton Street alignment. Walling is of bluestone, quoins and window and door surrounds are of rendered and painted brick. There is a simple painted brick parapet with brick detailing. Roof is gabled and of corrugated iron. Windows and door are timber-framed: windows are double-hung sash.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

William Claxton, at one time of Victoria Square, was an auctioneer and money lender on freeholds, and was an official of the General Post Office, Adelaide.

This cottage—that completes a group of three—was built on Town Acre 397 that was subdivided in 1874. Mrs Annie Denny acquired the allotment adjacent to her attached cottages in 1875 and commenced adding this cottage in late 1877.

Annie Denny had acquired the original allotments under her maiden name of Dwyer. She married Thomas Joseph Denny in April 1868. Denny was the publican associated with the Horse and Jockey, Huntsman and Rose Inn public houses between 1865 and 1874.

A bathroom and sleepout were added to the building in 1957 by Pizarcoff, the owner-builder. In 1963 the dwelling was converted into a shopfront by the owner; and in 1966 another owner built a laundry, bathroom and verandah. In November 1965, the Adelaide Local Board of Health declared the three-room dwelling (with a dilapidated timber frame lean-to laundry, bathroom, and kitchen—all with defective plumbing—at the rear) unfit for habitation, but this declaration was lifted by March 1967, following certain improvements.



SLSA: B 15093 – Claxton Street, 1963

The owners in 1966 were G. Keros, K. Konnis, P. and Mrs E. Evreniadis, and E. Konnis (of 11A St Luke's Place), who applied to Council for permission to add a laundry, bathroom, and

verandah. This was considered unsatisfactory work, carried out on weekends and at night-time.

In October 1986, Photi and S. Kazis applied to extend the dwelling at the rear and convert it to offices. Before the City of Adelaide Development Control Act came into being, the building had been used as a general store by Turner Butchers, a large employer and meat distributor in the south-west of the city.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 14/0609, 19–21 Claxton Street and 19-23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1128:01, 23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1056:01, 19, 21, 21A–23 Claxton Street, Adelaide City Archives.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Sumerling, Patricia and Taylor, Robin, Submission to State Heritage Branch, 1990.

See Worsnop, Thomas, *History of the City of Adelaide*, Facsimile of 1878 edition, The Corporation of the City of Adelaide, Adelaide, 'Advertisements', p. 21, for a copy of Claxton's advertisement.

State Library of South Australia, Library Database (Photographs): B.15093, October 1963.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 21 Claxton Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1868

LOCATION: 21 Claxton Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5438/202

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan Marsden & Stark, 1982; City of Adelaide Heritage Study, 1990; McDougall & Vines, 1993.



Attached cottage, 21 Claxton Street — View to northwest

DESCRIPTION:

A single-storey dwelling, one of three attached cottages built to the Claxton Street alignment. Walling is of bluestone, quoins and window and door surrounds are painted brick. There is a simple painted brick parapet with brick detailing. Roof is gabled and of corrugated iron: there is a simple brick chimney. Windows and door are timber-framed: windows are double-hung sash, door is timber panelled.

The assessment includes the whole of the original cottage; it excludes the interior detailing and metal grills to the windows.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
 - Additions at rear
 - New services
-

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

William Claxton, at one time of Victoria Square, was an auctioneer and money lender on freeholds, and was an official of the General Post Office, Adelaide.

This cottage—the central one of a group of three—was built on northern alignment of Town Acre 464 that was subdivided in 1867. Annie Dwyer acquired the allotments and had the cottages built in 1868. The land was subdivided by land agent William Denton Claxton after whom the street took its name.



SLSA: B 15032 – Claxton Street, 1963

Annie Dwyer married Thomas Joseph Denny in April 1868. Denny was the publican associated with the Horse and Jockey, Huntsman and Rose Inn public houses between 1865 and 1874.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 14/0609, 19–21 Claxton Street and 19-23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1128:01, 23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1056:01, 19, 21, 21A–23 Claxton Street, Adelaide City Archives.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Sumerling, Patricia and Taylor, Robin, Submission to State Heritage Branch, 1990.

See Worsnop, Thomas, *History of the City of Adelaide*, Facsimile of 1878 edition, The Corporation of the City of Adelaide, Adelaide, 'Advertisements', p. 21, for a copy of Claxton's advertisement.

State Library of South Australia, Library Database (Photographs): B.15032, August 1963.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 23 Claxton Street*

ZONE/POLICY AREA: *RA11*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1868

LOCATION: 23 Claxton Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5463/85

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Donovan Marsden & Stark, 1982; City of Adelaide Heritage Study, 1990; McDougall & Vines, 1993.



Attached cottage, 23 Claxton Street — View to northwest

DESCRIPTION:

A single-storey dwelling, one of three attached cottages built to the Claxton Street alignment. Walling is of bluestone, quoins and window and door surrounds are painted brick. There is a simple painted brick parapet with brick detailing. Roof is gabled and of corrugated iron. Windows and door are timber-framed: windows are double-hung sash, door is timber panelled. The front door has been recessed from the front elevation.

The assessment includes the whole of the original cottage; it excludes the interior detailing and metal grills to the windows.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade

Exclusions

- Interior detailing
 - Additions at rear
 - New services
-

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

William Claxton, at one time of Victoria Square, was an auctioneer and money lender on freeholds, and was an official of the General Post Office, Adelaide.

This cottage was built on northern alignment of Town Acre 464 that was subdivided in 1867. Annie Dwyer acquired the allotments and had the cottages built in 1868. The land was subdivided by land agent William Denton Claxton after whom the street took its name.



SLSA: B 15032 – Claxton Street, 1963

Annie Dwyer married Thomas Joseph Denny in April 1868. Denny was the publican associated with the Horse and Jockey, Huntsman and Rose Inn public houses between 1865 and 1874.

REFERENCES:

Adelaide City Council, Department of Building Surveying, File No. 14/0609, 19–21 Claxton Street and 19-23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1128:01, 23 Claxton Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 1056:01, 19, 21, 21A–23 Claxton Street, Adelaide City Archives.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Sumerling, Patricia and Taylor, Robin, Submission to State Heritage Branch, 1990.

See Worsnop, Thomas, *History of the City of Adelaide*, Facsimile of 1878 edition, The Corporation of the City of Adelaide, Adelaide, 'Advertisements', p. 21, for a copy of Claxton's advertisement.

State Library of South Australia, Library Database (Photographs): B.15032, August 1963.

City of Adelaide Heritage Survey (2008)

NAME: *Edinburgh Castle Hotel, 233-239 Currie Street* **ZONE/POLICY AREA:** MU - PA19

APPROVED / CURRENT USE: Hotel w/out Accommodation
FORMER USE: Hotel
DATE(S) OF CONSTRUCTION: 1878-1879

LOCATION: 233-239 Currie Street
ADELAIDE SA 5000
LOCAL GOVERNMENT AREA: Adelaide City Council
LAND DESCRIPTION: CT-5389/438

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993



Edinburgh Castle Hotel – View to the southwest

NAME: *Edinburgh Castle Hotel, 233-239 Currie Street* **ZONE/POLICY AREA:** *MU - PA19*

DESCRIPTION:

A two-storeyed hotel on a corner site has bluestone walls with rendered and painted brick quoins to window and door surrounds. There are brick chimneys with decorative tops. There is a ground floor verandah and first floor balcony and verandah to the Currie Street elevation. Verandah posts are of timber, balustrading to the first floor balcony is of timber. There are pressed metal panels under front verandah that look to be new and are pop riveted. Street corner door to bar has green terrazzo step (as has front door). The cellar opening is on the east end. Windows and doors are timber framed, with the windows of double-hung sash. There are decorative paired timber brackets under slatted roof eaves.

There are colour leaded windows to the Penfolds St Henri Claret Room; the Kaiser Stuhl Green Ribbon Rhine Riesling Parlour (two western windows onto Currie St with iron guards); above Currie St door are floral and leaf leaded panels, and in the door's side panes (protected by perspex); there is a remnant door bell. Later addition to the west of bluestone and brick with cement base has three lead pane windows: Minchinbury Champagne Dining Room; Kaiser Stuhl Rosé (with a Barossa Valley rural scene in black and brown in the central oval pane); and Penfolds Club Port Dining Room. The side door glass panel has Edinburgh Hotel lettered and a lion rampant to the right within a shield escutcheon

This assessment includes the form of the original hotel under the hipped roof, the face bluestone and decorative detailing to the northern, eastern and western elevations, the verandahs and balcony and the leadlight detailing.

The assessment does not include the stone additions to the western elevation, additions to the southern elevation, and has not included the interior.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because of its architectural detailing, its, largely original appearance and the manner in which it reflects the changing social life of this once residential area. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 3.1.1 Early Development Patterns; 3.5.1 A City of Pubs; 3.7 Working Men and Women; 4.3 Development of the Building Industry, Architecture and Construction; 4.4.2 Other Forms of Accommodation; 4.5.2 Victorian commercial (1870s to 1890s); 6.2.3 Hotels, Bars and Wineshops.*

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

The building is recommended for Local Heritage listing because it satisfies the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area, being one of several hotels in the western part of the city that once served a working-class population and the site of the first publican's licence issued in South Australia; and

- (e) it is associated with notable local personalities, namely, architects Rowland Rees and F. Kenneth Milne & Evans, who designed the existing balcony-verandah in late 1926 for the SA Brewery Co; and
 - (f) it is a notable landmark in the area, prominently sited on the corner of Currie and Gray Streets.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the building, including exterior walls and roof;
- Fabric and detailing of the northern and eastern façades, with the verandahs and balcony to Currie Street.

Exclusions

- Interior detailing
- New services
- Modern signs

[NOTE: The Description of Place and Elements of Heritage Value listed in the Adelaide \(City\) Development Plan for this property are as follows:](#)

[Hotel \(Edinburgh Castle\); external form of two storey building, in particular the fabric and detailing of façade and detailing of the street facades and verandah balcony. Excludes incongruous later additions.](#)

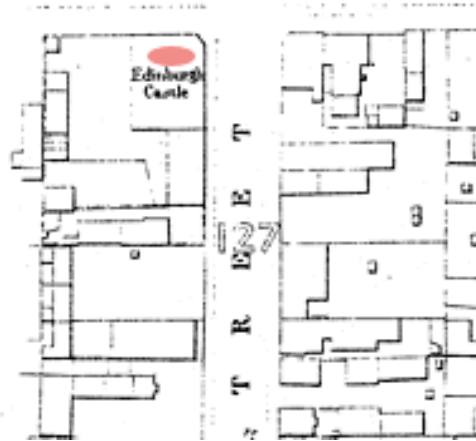
[This is the legally recognised listing and should be used for the purposes of development applicant assessment.](#)

BRIEF HISTORICAL BACKGROUND:

According to Bob Hoad, the hotel was originally known as Guthrie's Hotel and on 31 May 1837 was the site of the first publican's licence issued in South Australia. Guthrie's Hotel became known as the Edinburgh Castle Inn from 6 April 1839 and the Edinburgh Castle Hotel from 26 July 1881.

The hotel retains the distinction of being the oldest continually licensed hotel in South Australia.

The present form of the building dates from 1878–1879 when tenders were called by architect CE Rowland Rees for the re-building of the hotel in June 1878. The hotel is indicated on the Smith Survey of 1880.



B.3733, August 1926 (SLSA)

In December 1926, W Essery & Son, Norwood, were engaged to erect the verandah and balcony to the hotel. Architects were F Kenneth Milne & Evans.

The hotel has continued to be remodelled in accordance with social changes that have been reflected in licensing regulations.

REFERENCES:

Adelaide City Council, Correspondence dated 27.2.1992 from Colliers Jardine and 29.10.1992 from Hassell Planning Consultants, Adelaide City Archives.

Hoad, JL (Bob), *Hotels and Publicans in South Australia, 1836–March 1993*, Second Edition (revised), McLaren Vale, 1999, pp. 148–149.

Jensen, Elfrida & Rolf, *Colonial Architecture in South Australia: A Definitive Chronicle of Development 1836–1890 and the Social History of the Times*, Rigby, Adelaide, 1980, p. 600.

McDougall & Vines, *City of Adelaide, Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

Smith Survey, 1880, Sheet No. 66, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.3733, August 1926.

The Builder: Journal of the Building Industry of South Australia, Adelaide, Vol. 7, No. 48, 15.12.1926, p. 19.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 24 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 24 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5876/376

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Attached cottage, 24 Delhi Street — View to north

NAME: *Attached cottage, 24 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

This is a single-fronted, single-storey attached cottage. Walling is of freestone with red brick quoins and window and door surrounds. The roof is hipped and of corrugated iron with the brick party wall extending above the roof line. Window and door are timber-framed: the window is double hung sash. The timber-framed verandah extends across both cottages: timber posts are turned wood: there are cast metal brackets. There is a picket front fence on the street alignment.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby and opposite It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
 - Additions at rear
 - New services
-

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

The brewers Charles Chambers and Frederick George Blades acquired the land on 27 June 1872, but it was still vacant land in 1901 when it was owned by brewer Frederick James Blades who transferred it to Elizabeth Clarke of Surflen Street on 8 November 1901. Architect Henry James Cowell acquired the property on 23 January 1902 and was responsible for the construction of the cottages—Nos 24–30—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 24–30) and those at (36–40) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In July 1902, Cowell transferred the title to Alice Tibbits, a hospital proprietress who had established a private hospital and nurses' home in Wakefield Street. The assessment records of 1903 indicate Alice Tibbits as the owner of the two attached cottages with a different occupier in each. The title passed to Richard William Swan on 22 December 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. It was at this time, 1926, that the two attached cottages were placed on to separate titles. In 1955, titles were issued for each half of the attached cottage.



SLSA: B 23303 – Dehli Street, 1971

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 49/88; CT 147/70; CT 1408/180; CT 1442/157; CT 2428/25.

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 26 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 26 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5264/996

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Attached cottage, 26 Delhi Street — View to northwest

NAME: *Attached cottage, 26 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

This is a single-fronted, single-storey attached cottage. Walling is of freestone with red brick quoins and window and door surrounds. The roof is hipped and of corrugated iron with the brick party wall extending above the roof line. Window and door are timber-framed: the window is double hung sash. The timber-framed verandah extends across both cottages: timber posts are turned wood. There is a screen fence on the street alignment.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby and opposite. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s)*.

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

The brewers Charles Chambers and Frederick George Blades acquired the land on 27 June 1872, but it was still vacant land in 1901 when it was owned by brewer Frederick James Blades who transferred it to Elizabeth Clarke of Surflen Street on 8 November 1901. Architect Henry James Cowell acquired the property on 23 January 1902 and was responsible for the construction of the cottages—Nos 24–30—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 24–30) and those at (36–40) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In July 1902, Cowell transferred the title to Alice Tibbits, a hospital proprietress who had established a private hospital and nurses' home in Wakefield Street. The assessment records of 1903 indicate Alice Tibbits as the owner of the two attached cottages with a different occupier in each. The title passed to Richard William Swan on 22 December 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. It was at this time, 1926, that the two attached cottages were placed on to separate titles. In 1955, titles were issued for each half of the attached cottage.



SLSA: B 23303 – Dehli Street, 1971

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 49/88; CT 147/70; CT 1408/180; CT 1442/157; CT 2428/26.

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 28 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 28 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5215/356

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Attached cottage, 28 Delhi Street — View to north

NAME: *Attached cottage, 28 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a pair built close to the Delhi Street alignment. Walling is of sandstone, with rendered and painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the pair of cottages: it features turned timber posts and cast metal brackets. The floor of the verandah features terra cotta tiles. There is a tubular metal fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- Tubular metal fence
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

The brewers Charles Chambers and Frederick George Blades acquired the land on 27 June 1872, but it was still vacant land in 1901 when it was owned by brewer Frederick James Blades who transferred it to Elizabeth Clarke of Surflen Street on 8 November 1901. Architect Henry James Cowell acquired the property on 23 January 1902 and was responsible for the construction of the cottages—Nos 24–30—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 24–30) and those at (36–40) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In July 1902, Cowell transferred the title to Alice Tibbits, a hospital proprietress who had established a private hospital and nurses' home in Wakefield Street. The assessment records of 1903 indicate Alice Tibbits as the owner of the two attached cottages with a different occupier in each. The title passed to Richard William Swan on 22 December 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. It was at this time, 1926, that the two attached cottages were placed on to separate titles. In 1959/1960, titles were issued for each half of the attached cottage.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 49/88; CT 147/70; CT 1408/180; CT 1442/158; CT 2669/138.

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 30 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 30 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5869/299

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Attached cottage, 30 Delhi Street — view to northeast

NAME: *Attached cottage, 30 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a pair built close to the Delhi Street alignment with the western wall on the continuation of Delhi Street. Walling is of sandstone, with rendered and painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the pair of cottages: it features turned timber posts. There is a tubular metal fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage, has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Additions at rear
- Tubular metal fence
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

The brewers Charles Chambers and Frederick George Blades acquired the land on 27 June 1872, but it was still vacant land in 1901 when it was owned by brewer Frederick James Blades who transferred it to Elizabeth Clarke of Surflen Street on 8 November 1901. Architect Henry James Cowell acquired the property on 23 January 1902 and was responsible for the construction of the cottages—Nos 24–30—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 24–30) and those at (36–40) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In July 1902, Cowell transferred the title to Alice Tibbits, a hospital proprietress who had established a private hospital and nurses' home in Wakefield Street. The assessment records of 1903 indicate Alice Tibbits as the owner of the two attached cottages with a different occupier in each. The title passed to Richard William Swan on 22 December 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. It was at this time, 1926, that the two attached cottages were placed on to separate titles. In 1959/1960, titles were issued for each half of the attached cottage.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 49/88; CT 147/70; CT 1408/180; CT 1442/158; CT 2746/32.

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 36 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 36 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5135/14

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Attached cottage, 36 Delhi Street — View to northeast

NAME: *Attached cottage, 36 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a group of four built close to the Delhi Street alignment: this is the easternmost. Walling is of dressed sandstone, with painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door of front elevation are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the group of cottages: it features turned timber posts. There is a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage — one of a group of four — has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade;
- Picket fence.

Exclusions

- Interior detailing

- Any rear additions
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

Ludwig Illert, a sawyer of Adelaide, acquired a portion of the land measuring 67 ft 6 inches x 85 ft in 1895. Architect Henry James Cowell acquired the property on 15 August 1902 and appears responsible for the construction of the cottages—Nos 36–40—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 36–40) and those at (24–30) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In January 1905, Cowell transferred the title to Alice Tibbits, a hospital proprietress then of Parkside who had established a private hospital and nurses' home in Wakefield Street. The title passed to Richard William Swan on 21 October 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. Later, between 1957 and 1959 the properties were placed on to four titles.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 48/244; CT 58/81; CT 59/70; CT 70/32; CT 96/223; CT 599/76; CT 2512/34.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 36a Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 36A Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5249/892

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS Nil



Attached cottage, 36a Delhi Street — View to north

NAME: *Attached cottage, 36a Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a group of four built close to the Delhi Street alignment: this is one of the central cottages. Walling is of dressed sandstone, with painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door of front elevation are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the group of cottages: it features turned timber posts. There is a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage — one of a group of four — has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade;
- Picket fence.

Exclusions

- Interior detailing

- Any rear additions
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof, and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

Ludwig Illert, a sawyer of Adelaide, acquired a portion of the land measuring 67 ft 6 inches x 85 ft in 1895. Architect Henry James Cowell acquired the property on 15 August 1902 and appears responsible for the construction of the cottages—Nos 36–40—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 36–40) and those at (24–30) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In January 1905, Cowell transferred the title to Alice Tibbits, a hospital proprietress then of Parkside who had established a private hospital and nurses' home in Wakefield Street. The title passed to Richard William Swan on 21 October 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. Later, between 1957 and 1959 the properties were placed on to four titles.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 48/244; CT 58/81; CT 59/70; CT 70/32; CT 96/223; CT 599/76; CT 2512/35.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 38 Delhi Street*

ZONE/POLICY AREA: *RA6*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 38 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5412/420

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 38 Delhi Street — View to northwest

NAME: *Attached cottage, 38 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a group of four built close to the Delhi Street alignment: this is one of the central cottages. Walling is of dressed sandstone, with painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door of front elevation are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the group of cottages: it features turned timber posts. There is a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage — one of a group of four — has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade;
- Picket fence.

Exclusions

- Interior detailing

- Any rear additions
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

Ludwig Illert, sawyer of Adelaide, acquired a portion of the land measuring 67 ft 6 inches x 85 ft in 1895. Architect Henry James Cowell acquired the property on 15 August 1902 and appears responsible for the construction of the cottages—Nos 36–40—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 36–40) and those at (24–30) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In January 1905, Cowell transferred the title to Alice Tibbits, a hospital proprietress then of Parkside who had established a private hospital and nurses' home in Wakefield Street. The title passed to Richard William Swan on 21 October 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. Later, between 1957 and 1959 the properties were placed on to four titles.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 48/244; CT 58/81; CT 59/70; CT 70/32; CT 96/223; CT 599/76; CT 2667/16.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 40 Delhi Street*

ZONE/POLICY AREA: RA6

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1902

LOCATION: 40 Delhi Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5451/529

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS Nil



Attached cottage, 40 Delhi Street — View to northwest

NAME: *Attached cottage, 40 Delhi Street*

ZONE/POLICY AREA: RA6

DESCRIPTION:

A single-storey dwelling, one of a group of four built close to the Delhi Street alignment: this is the westernmost. Walling is of dressed sandstone, with painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door of front elevation are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the group of cottages: it features turned timber posts. There is a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

STATEMENT OF HERITAGE VALUE:

This simply-designed cottage — one of a group of four — has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential; and
 - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
 - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade;
- Picket fence.

Exclusions

- Interior detailing

- Any rear additions
- New services

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

Dwellings

External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

Ludwig Illert, sawyer of Adelaide, acquired a portion of the land measuring 67 ft 6 inches x 85 ft in 1895. Architect Henry James Cowell acquired the property on 15 August 1902 and appears responsible for the construction of the cottages—Nos 36–40—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 36–40) and those at (24–30) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In January 1905, Cowell transferred the title to Alice Tibbits, a hospital proprietress then of Parkside who had established a private hospital and nurses' school in Wakefield Street. The title passed to Richard William Swan on 21 October 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. Later, between 1957 and 1959 the properties were placed on to four titles.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Chronicle, 15.1.1897, p. 19 (reference to Miss Tibbits).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 48/244; CT 58/81; CT 59/70; CT 70/32; CT 96/223; CT 599/76; CT 2667/17.

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.

City of Adelaide Heritage Survey (2008)

NAME: *Morecroft House, 272-275 East Terrace* **ZONE/POLICY AREA:** *RA1*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1914–1915

LOCATION: 272-275 East Terrace

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5144/682

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Morecroft House, 272-275 East Terrace — View to west

NAME: *Morecroft House, 272-275 East Terrace*

ZONE/POLICY AREA: *RA1*

DESCRIPTION:

This is a grand residence built overlooking the East Parklands, set back from East Terrace in a spacious garden. The residence is of two storeys and asymmetrical in plan form. It is constructed of red brick. The shingle-clad roof is gabled, high pitched with triangular vents: there is a prominent gable to the main elevation above a projecting room and entry porch on the ground floor with a timber-framed balcony and verandah above: the gables are half-timbered. There are brick string courses and moulding about windows. Most windows are paired, though that to the projecting room on the ground floor is a triple-light window. Windows and doors are timber-framed: windows are double hung sash. The first floor balcony has timber balustrading. A visible timber elements are painted white and contrast with the brickwork.

The front fence complements to building.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value primarily because it is an example of a grand Edwardian style villa built overlooking the parklands. It retains original fabric form and external detailing, and continues in its original use. It is of particular value because reflects the long-standing desirable nature of a residence on the southeast portion of the city, particularly one overlooking the East Parklands. *It illustrates several key themes in the city's history: 2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; 4.6.3 Edwardian House Styles (1900 to 1920s); and 4.6 Heritage and Building Conservation.*

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

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area overlooking the parklands; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the external detailing of the original dwelling: and
-

ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade, including first floor balcony and verandah;
- The associated front fence.

Exclusions

- Interior detailing
- New services

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

Dwelling

External form, including original fabric and detailing of two storey building, including facade and balcony/porch, external walls, and roof, . Excludes reconstructed front fence, roof vent and later additions to rear original building.

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

BRIEF HISTORICAL BACKGROUND:

This large residence was constructed on portion of Town Acres 660 and 661 that were originally granted to Osmond Gilles and John Bright respectively on 23 December 1837.

In September 1883, Thomas R Bowman was noted as owner of land on these town acres measuring approximately 50 ft x 271 ft 6 in and with a frontage to East Terrace. Bowman was a sheep farmer of Campbell House near Meningie and owned several pieces of land in the immediate vicinity (Part Town Acres 658, 659 and 665) as well as an adjoining portion on Town Acre 662 fronting East Terrace. Title to both these portions of land transferred to Bowman's wife, Elizabeth, in November 1894.

It was during Elizabeth's ownership that the residence—later named Moorcroft House—was erected on the portion covering Town Acres 660 and 661. Plans were submitted to Council for the construction of the residence in January 1914, and assessment records for the following year note that the house was 'unfinished'. The Return of the Building Surveyor's Notices for 13 March 1914 confirms these details. It reveals that TW Waters was contracted to build a residence for Mrs Bowman on Town Acre 661 at a cost of £3,500.

Elizabeth Bowman retained ownership of both properties until August 1936 when she became a joint owner with Mary Love and Roberta R Love. Elizabeth died in November 1939 and the properties remained mostly in the ownership of the Loves until 1954 when both had died (Mary in 1948 and Roberta in 1953). Ella LH Matthews of Mt Lofty became the owner in 1954 and retained ownership until February 1960, when The Fairbridge Society (Inc.), London, acquired the properties.

The Fairbridge Society's intention in purchasing the residence (Moorcroft House) was to use it to house 16 or 17 children sent out from Britain to attend local schools. However, before purchase, the Society sought assurance from the Council that its use of the dwelling would not contravene current by-laws; Council informed the Society that its use of the dwelling would fall within the residential zoning by-laws for the area.

In February 1966, the Society relinquished ownership of the properties when both titles were transferred to the Crown. This followed the transfer of the title covering St Corantyn at the corner of Gilles Street and East Terrace in November 1962 to the Crown. All three properties were placed on the one title in 1968.

The State government's Mental Health Services used Moorcroft House as its headquarters until 1989. In August 1973, it provided plans to Council noting its intention to erect a two-storey office extension at the rear of the residence: brick at ground level and salt treated pinus timber at the first floor level with metal decking roof. The Development Committee of the Council 'expressed horror at the appearance of the new building' noting that it 'is quite out of character with the style of the fine old home it is supposed to match', and that had it been submitted by a private builder would have been refused. A revised plan was forwarded in August 1974 that was noted by those involved at the Council as being 'more in character with the existing house'.

In July 1990 and later in September, applications were received to redevelop the larger site that included St Corantyn and Coach House. Part of the redevelopment proposal was to demolish Moorcroft House. On 3 October 1990, The City of Adelaide Planning Commission concurred with the decision of the Adelaide City Council to grant approval to the redevelopment. However, a further application of 23 October 1992 proposed that redevelopment:

... alter and refurbish three (3) buildings to create 4 (4) houses; construct a 4 storey building for use as three (3) dwellings; construct a 4 storey building for use as three (3) dwellings; and construct 5, 2 storey town houses at 261–275 East Terrace.

Lands SA were given Council approval on 30 April 1993 and the redevelopment proceeded. Moorcroft House, once listed for demolition, was sold in December 1993 when the title transferred to its current owners. Since then, external alterations have been made to the residence that have included windows and the verandah. A front fence was built in 1994.

REFERENCES:

Adelaide City Council, Department Building Surveying, Assessment Books, Young Ward, Town Acre 660/61, Adelaide City Archives: 1900; 1909; 1912 (27.11.1911); 1915 (23.11.1914).

Adelaide City Council, Department of Building Surveying, Docket No. TCDKT1959/3145, 274 East Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. D0661–05:01, 261–275 East Terrace, Adelaide City Archives (quotes regarding extension of August 1973 and August 1974).

Adelaide City Council, Department of Building Surveying, File No. D0661–05:02, 261–275 East Terrace, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 13.3.1914, microfilm 1910–1924, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: 1) CT 409/18; 2) CT 430/5; 3) CT 552/86. These three were then amalgamated on to CT 3581/75.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.

