

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

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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.
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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, 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 8.2.1856 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.