

**City of Adelaide Heritage Survey (2008)**

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**NAME:** *Villa, 11-13 Kate Court*

**ZONE/POLICY AREA:** *RA2*

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**APPROVED / CURRENT USE:** House / House

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1894

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**LOCATION:** 11-13 Kate Court  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5717/349

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993

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*Villa, 11-13 Kate Court — View to northwest*

**DESCRIPTION:**

This is a double-fronted, single-storey asymmetrical villa. It is built close to the 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 timber 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.

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**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*.

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**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.
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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
- Iron boundary 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 and verandah, 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.

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### **BRIEF HISTORICAL BACKGROUND:**

Town Acre 502 was one of four town acres originally granted to resident commissioner James Hurtle Fisher, on 23 December 1837. By 1865, William Paxton, a gentleman of London, had become the owner of a large land acreage in this part of the city, including Town Acre 502. In 1876 he subdivided it into many smaller allotments and Frederick Redman, a licensed victualler, purchased allotments 1, 2, 12 (this property) and 13 of Part Town Acre 502. In 1877, Redman sold these allotments to Henry Stanbury, who built a shop and premises on that part of the land that fronted on to Carrington Street in 1878 (Lot 2 was on the corner of Carrington Street and Kate Street, as it was then called).

In 1886 Stanbury transferred the property title to his wife, Elizabeth Amy Stanbury, including the shop and premises that included adjoining vacant land. But it was not until 1894 that this house was built in Mrs Stanbury's name on Allotment 12, fronting on to Kate Court, as it was now named. The style and construction of the house is remarkably similar, but in reverse image, as the one built next to the shop on Carrington Street for Mrs Stanbury in 1896–1897 suggesting that the same builder, W Tanner, was responsible for their construction. However, this house in Kate Court was unoccupied at the end of 1894 but by the end of 1895 another house had been built next to this one, in Mrs Stanbury's name, and both were tenanted. The shop and premises in Carrington Street also continued in Mrs Stanbury's name, although occupied by James Stanbury, probably a son.

Mrs Stanbury continued as the owner until her death in 1942, when it passed to Lillie Amy Hill, a married woman of Torrensville, probably a daughter. In 1944, the land was subdivided, with Lot 12 remaining with Lillie Hill until 1960, when it was sold to Con Theodore. Mr Theodore's wife became a part owner in 1965 and in 1991 Peter Theodore became a part owner with Con Theodore.

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### **REFERENCES:**

Adelaide City Archives, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: 1876 (14.12.1876); 1881 (29.11.1880); 1889 (28.11.1888); 1894 (11.12.1893); 1895 (17.12.1894); 1896 (13.1.1896).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 231/81; CT 1825/78.

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