

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 12 Weil Street*

ZONE/POLICY AREA: RA11

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1877

LOCATION: 12 Weil Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5291/536

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



Attached cottage, 12 Weil Street — View to southeast

DESCRIPTION:

An attached cottage, one two attached cottages, built close to the Weil Street alignment. Walling is of bluestone, quoins and window and door surrounds are of brick. Roof is hipped and of corrugated iron: there is a skillion roof at the rear. Windows and door are timber-framed: windows are double-hung sash with multi-panes in upper leaf; door is timber-panelled with a transom above. A simple timber-framed verandah extends to the property boundary with a picket fence between the posts.

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

STATEMENT OF HERITAGE VALUE:

This simply-designed attached 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.
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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
- 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, and roof, 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 is one of two attached cottages constructed on portion of Town Acre 629 that was originally granted to Frederick Handcock on 23 December 1837.

Over time, the land was subdivided and in September 1868, Johann M J T Weil, a tinmaker of Springbank, is noted as the owner of land measuring 85 ft x 175 ft on the corner of Gilbert Street and a 'Private Road'. This 'Private Road' was later to become Weil Street, most likely named after Johann Weil or his family.

'Julius Wehl' was noted as the owner of four houses in Gilbert Street, and vacant land and a shed off Gilbert Street, in assessment records of 1871 (adopted 10 January 1871) and 1875 (adopted 7 December 1874). Weil sold the vacant land to cabinetmaker John Wells the Elder in February 1876. Wells had previously owned the land in the late 1860s and by the end of 1876, assessment records indicate that he was the owner of a shed on the land.

Wells proceeded to break up the land and, in May 1877, Peter Murphy acquired a portion—measuring 69 ft x 85 ft. The two attached cottages were constructed under Murphy's ownership in 1877 and fronted Weil Street. The Smith Survey of 1880 notes the outline of the attached cottages and assessment records of 1878 (adopted 26 November 1877), confirm that Peter Murphy owned four houses in Weil Place: James Flatstead, Jeremiah Murphy and Thomas Byrt occupied a house each while one remained vacant.

In June 1910, Peter Murphy and Michael E Murphy, a sharebroker's clerk, became the registered owners. When Peter Murphy died in October 1912, Michael Murphy retained ownership until August 1950. It was at this time, that the land was placed on to two titles with Phillip J Butler, a plasterer, acquiring one of the pair of attached cottages. Butler placed the attached cottage on to two titles in 1952.

Since that time, this section of one of the attached cottages has passed through many hands, although the building appears to have retained its original form and scale. For over two years, from February 1977 until October 1979, owners included former *Advertiser* journalist Anthony Baker and his wife Lili.

Alterations/additions to the cottage have included a new laundry (1981) and the construction of a pergola (1986).

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 629, Adelaide City Archives: 1871 (10.1.1871); 1875 (7.12.1874); 1877 (4.12.1876); 1878 (26.11.1877); 1880 (24.11.1879); 1890 (25.11.1889).

Adelaide City Council Index Cards, 12 Weil Street.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 119/25; CT 119/77; CT 251/6; CT 2116/41; CT 2231/119.

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

Smith Survey, 1880, Sheet No. 2, Adelaide City Archives.