

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

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**NAME:** *Villa, 13 Hamilton Place*

**ZONE/POLICY AREA:** *RA8*

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

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1876

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**LOCATION:** 13 Hamilton Place  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5695/95

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993

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*Villa, 13 Hamilton Place — View to south*

**DESCRIPTION:**

A single-storey detached double-fronted dwelling, forming part of a row of early cottages facing another row across the narrow street. Walling is of bluestone, quoins and window and door surrounds are of rendered and painted brick. There is a painted brick parapet with brick detailing and a simple central pediment. Roof is gabled and of corrugated iron with brick chimney. 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.

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**STATEMENT OF HERITAGE VALUE:**

This well-designed cottage has no known significant associations but is of heritage value because it is a surviving example of an early worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements neighbouring dwellings, forming part of a small surviving precinct of workers' dwellings. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.1.5 1860s-1880s Boom; 3.2.2 Limestone, Bluestone and Other Stones; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions.*

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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
  - (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;
- Verandah detailing, including cast iron bracketing and posts and front timber balustrade fence
- 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, verandah, external walls, roof and chimneys, as visible from the street.. Excludes later additions, front fence and gate.

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

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### **BRIEF HISTORICAL BACKGROUND:**

The subdivision of town acres in the western and southern sections of Adelaide into a network of streets and lanes lined with cottages occurred early in the city's history. In November 1873, Samuel James Way (1836–1916)—later Chief Justice of South Australia—acquired Town Acres 631 and 692 and subdivided the land. John Wells became owner of Lot 23 of portion of Town Acre 692, on which this cottage was erected, in 1874 and then sold to Elizabeth Riches, wife of William Anderson Riches a plasterer, in November 1875. Assessment records indicate that the cottage was built some time during 1876.

Sands and McDougall's South Australian Directories first list Hamilton Place in 1877, but no houses until 1879. Hamilton Place was shown in the Smith Survey of 1880 with this house already constructed together with its neighbours, forming one of many enclaves of workers' dwellings and a closely-settled community. Sands and MacDougall Directories also record the existence of five dwellings on each side of the street, as there are now. William Riches, may have built some or all of the cottages on this side of the street, as he was recorded as a resident in 1879 and in a later assessment (1890, adopted 25 November 1889) owned and occupied one house and owned and leased another two. Thomas Galbraith, a laborer was another original resident also listed in 1890 as an owner/occupier.

Later residents of this house included J Bee, a labourer (1910) followed by Jos Tudor, a painter, who lived there through the 1920s. Their neighbours included other labourers, a driver, a bootmaker, a poulterer, a butcher and a french polisher, and single women.

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### **REFERENCES:**

Adelaide City Council, Department of Building Surveying, Assessment Books, Grey Ward, Town Acre 692, Adelaide City Archives: 1874 (5.12.1873); 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876); 1890 (25.11.1889).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 184/62; CT 197/87.

Jolly, Bridget, *Historic south west corner, Adelaide South Australia*, Adelaide City Council, 2003.

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

*Sands and McDougall South Australian Directory, 1872, 1885, 1910, 1913, 1919, 1925.*

Smith Survey, 1880, Sheet No. 3, Adelaide City Archives.