

## City of Adelaide Heritage Survey (2008)

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**NAME:** *Cottage, 13 Vincent Street*

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

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

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** c. 1870s –

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**LOCATION:** 13 Vincent Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5671/410

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**HERITAGE STATUS:** Local Heritage Place  
**OTHER ASSESSMENTS** Nil

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*Cottage, 13 Vincent Street — View to southwest*

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**DESCRIPTION:**

Single-storey single-fronted dwelling, one of a pair of free-standing adjacent cottages of very similar appearance (Nos 13 and 17) alongside two further cottages of similar age, forming a group of High Victorian houses along the narrow street. Walling is of painted masonry (possibly sandstone like the front of No. 15). Rendered painted side wall is built close to the Vincent Place alignment, the cottage marking the corner. Verandah extends to Vincent Street alignment with decorative timber posts and concave roof. Windows, fanlight and door timber-framed. Corrugated galvanised iron roof with painted chimney.

Assessment excludes interior (not viewed).

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**STATEMENT OF HERITAGE VALUE:**

This cottage is of heritage value because it is a surviving example of the variety and sequence of workers' dwellings built in the city that retains original fabric, reflects original form and features of the dense residential development and occupation of the area. In association with adjoining cottages it forms a row of typical, Victorian houses, maintaining the typical streetscape of Adelaide at the peak of residential occupation in the early twentieth century. It illustrates key themes: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.3.1 Land Speculation and Property Investment; 4.4 Residential Development, Building Types and Living Conditions; and 4.6 Housing Styles in Adelaide.*

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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 is 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 construction techniques of significance to the local area reflected in the external detailing.
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**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;
- Front fence and cement verandah floor, although in sympathetic style;
- 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:

#### Dwelling

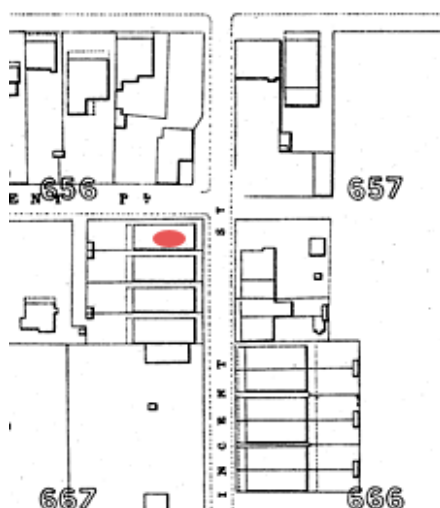
External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street.. Excludes any later additions.

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

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### BRIEF HISTORICAL BACKGROUND:

These cottages were built along a side street in the South East of the city still largely undeveloped in the 1870s. The whole site of all four cottages (Nos 13–19), Part Town Acre 656, was owned by a builder, William Baillie Holmesby and his wife Annie Sophie. Holmesby, listed as a painter, and resident in Vincent Street in 1873, probably built the four cottages along the western side of the street before the property was divided into two allotments, and sold in 1877 and 1878. Indeed, assessment records indicate that William Holmesby owned several houses on Town Acres 656 and 657 during the 1870s.



Annie Holmesby took out mortgages in 1877 and 1878 (the second to a building society) before selling the corner property (site of present Nos 13 and 15) to John Sheldon Crocker, a publican, in 1878. Crocker died in 1894 and the cottages passed to another hotel proprietor, Robert Nurse with WE Moss, a draper. Their tenants in 1895 were Benedick Pfaendler, brass finisher (living in the present No. 13) and AJ Chambers, book-keeper (No. 15).

The pair of cottages (Nos 13 and 15) remained in single ownership, rented to a succession of working class tenants, including for many years a laborer and tobacco twister, FB Magaghan, who lived in both Nos 17 and 13 between 1900 and the 1920s. Mortgage Advances Ltd bought Nos 13 and 15 in 1938 and sold No. 15 separately to Ewen and Stefania Hurko in 1953, although the cottages returned to single ownership for a period between the 1970s and 1990s when approval was given for minor alterations and additions including the brick fence at No. 15.

## REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 656, Adelaide City Archives: 1871 (10.1.1871); 1872 (19.12.1871); 1873 (19.11.1872); 1876 (6.12.1875); 1877 (4.12.1876); 1878 (26.11.1877).

Adelaide City Council, Planning Department, Index Card.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 248/193; CT 1728/130.

Morton, Peter, *After Light: A History of the City of Adelaide and its Council, 1878–1928*, Wakefield Press, Adelaide, 1996.

*Sands and McDougall South Australian Directory*, 1873, 1888, 1889, 1895, 1900, 1912, 1914, 1923.

Smith Survey, 1880, Sheet No. 8, Adelaide City Archives.