

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 14-16 McLaren Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / house

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1878

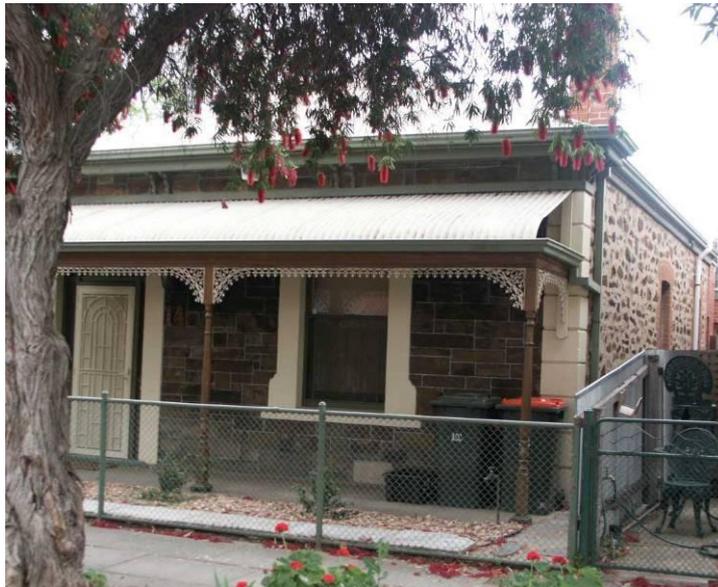
LOCATION: 14-16 McLaren Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5416/221

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 14-16 McLaren Street — View to north

DESCRIPTION:

This single fronted cottage is built of face bluestone, with random bluestone side walls, and retains original features including rendered quoins, double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. It has a corrugated iron hipped roof and face brick chimney. There are paired timber brackets to the fascia board above the bullnose verandah under separate roof, which has been rebuilt, but cast iron detailing appears to be original. There is a shallow setback with a small gravelled garden bed and concrete front yard, with recent metal and wire fencing. It is in very good condition.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage is of historical significance as it shows the development of this part of the city for residential purposes in the late Victorian period. It is of architectural interest as it displays features of this period used for this type of modest residential cottage in the local area in this period. It forms a cohesive residential precinct with similar cottages lining both sides of this street. 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*.

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 as it shows the development of this part of the city for residential purposes in the late Victorian period;
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it shows architectural features of this period used for this type of modest residential cottage in the local area. It forms a cohesive residential precinct with similar cottages lining both sides of this street.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; brick chimney; bullnose verandah with cast iron detailing
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- Front yard elements, including fencing

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 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.

BRIEF HISTORICAL BACKGROUND:

In 1878 the title to this property, Part Town Acre 496, was held by Francis Jury, a carpenter, together with a right of way over the private road at the rear of the property. In 1875 the title shows that Jury took out a mortgage on the property with the trustees of the Loyal Princess Royal Lodge IUOOF Friendly Society, which he discharged in 1882.

The Assessment records do not show Jury as the owner of this land in 1875 or 1877 and the owners of Part Town Acre 496, McLaren Street, at this time were Fx. Fairweather and Wiles Peacock. In 1878, the records show Thomas Clarkson as the owner of two houses built in McLaren Street, both of which were vacant. By the end of 1879 Jury is listed as the owner of these same two houses; he was living in one, and had a tenant in the other. Therefore the houses were built in 1878, probably for Jury, although Clarkson is shown as the owner, and may have had the houses built before selling them to Jury. Clarkson was also the owner of Part Town Acre 499 (see 293 Carrington Street) but did not build on the land and was probably a land speculator.

Jury took out a further mortgage in 1883 and discharged it in 1887; at the same time he sold the property to Caroline Louisa Watts, wife of Frederick Jared Watts, a gentleman of Adelaide, for her separate use. After Frederick Watt's death in 1923, an arrangement was made for transfer of the property in respect of the children of Frederick and Caroline Watts and when Caroline died in 1926 it was transferred to Harold Percy Watts.

When Harold Watts died in 1933 it passed to Alice Watts, a widow, and Mollie Watts, a spinster; it was divided as part estate in freehold for Alice and part estate in fee simple for Mollie. In 1947 the property was transferred as an estate in fee simple to Hanorah Donellan, a married woman, of Parkside. In 1982 it became the property of the current owner, Peter Prinse, a Company Director. In the same year The Corporation of the City of Adelaide acquired a right of way over the property.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 496, Adelaide City Archives: 1877 (4.12.1876); 1878 (26.11.1877); 1879 (25.11.1878); 1880, (24.11.1879).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 285/103; CT 4196/106.

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