

## City of Adelaide Heritage Survey (2008)

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**NAME:** *Attached cottages, 237-239 Gilbert Street*

**ZONE/POLICY AREA:** RA11

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**APPROVED / CURRENT USE:** Houses / Houses

**FORMER USE:** Dwellings

**DATE(S) OF CONSTRUCTION:** 1893

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**LOCATION:** 237-239 Gilbert Street

ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5804/597

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993

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*Attached cottages, 237-239 Gilbert Street — Views to southeast*

**DESCRIPTION:**

These are two single-storey double fronted cottages that form a complex of three attached cottages. The western cottage (No. 239) is asymmetrical in floor plan and a mirror image of the easternmost cottage (No. 233). Masonry walls are painted with window surrounds to main elevation highlighted by a contrasting colour. Roof is hipped with a gablet and of corrugated iron: the party wall extends above the roof line: red brick chimneys have simple decorative tops. Windows and doors are timber-framed, windows are double-hung sash. There is a modern simple verandah to No. 237: there is a timber-framed verandah to No. 239.

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**STATEMENT OF HERITAGE VALUE:**

These cottages are part of a complex of three that are of historical significance because they show the development of this part of the city for residential purposes. They display typical architectural features used for this type of residential cottage in the local area in this period. The complex retains original fabric, reflects its original form, and features of the early residential occupation of the area, and complements other dwellings in the area; this value is enhanced because the cottages form a group of three and have a corner location. The group 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 as it shows the development of this part of the city for residential purposes in the late Victorian period; and
  - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area
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**ELEMENTS OF HERITAGE VALUE:**

**Inclusions**

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

### **Exclusions**

- Interior detailing
- Any 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, 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:**

This attached house—the end house of a row of three—was constructed on portion of Town Acre 627 that was originally granted to Colonel Light on 23 December 1837.

The late Victorian attached house appears to have been constructed in 1893. Assessment records indicate that at the end of 1893, JP Boucaut was the owner of unfinished buildings on Town Acre 627 in Gilbert Street. By the following year, 1894, there were three houses with annual assessment values of £24, £26 and £24 respectively. Building Surveyor's Notices confirm that in July 1893 Council was informed that three cottages would be erected on Town Acre 627 with a total expected cost of £1,000.

Town Acre 627 was still unsubdivided in 1913 when it was amalgamated with other land—Town Acre 696 and portion of Town Acres 628 and 695—on to the title that included the Duke of Brunswick Hotel by then owned by Alexander Boucaut and Arthur Y Harvey. In March 1916, Boucaut and Hillary Boucaut acquired ownership and set about placing some of the land on separate titles.

The Board of Trustees of the State Bank of South Australia acquired the house in August 1920 and retained ownership until July 1940. During the time of the bank's ownership, a red brick wall to the existing verandah with a bullnose top was constructed. According to Council records, the State Bank used the house as a Soldiers Home 'and is being purchased by the occupier Mary Hayes ...' Mrs Hayes ultimately purchased this part of the property in July 1940. In 1949, the Commonwealth purchased a small portion of the land for a right of way.

Alterations have occurred to the house. Council approved the rebuilding of the kitchen (1965), and the replacement of the laundry at the rear of the house (1973).

The house continues to be used for residential purposes.

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### **REFERENCES:**

Adelaide City Council, Department of Building Surveying, File No. 1020, 237–239 Gilbert Street, Adelaide City Archives (information concerning the Soldier's Home).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 22.7.1893, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 945/101; CT 1173/104.

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