

City of Adelaide Heritage Survey (2008)

NAME: *Villa, 265 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1876

LOCATION: 265 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5239/860

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Villa, 265 Carrington Street — View to southwest

DESCRIPTION:

This single storey Victorian Georgian style house has a face bluestone facade and random bluestone walls, a corrugated iron hipped roof and two large chimneys. Original features in the facade include painted and rendered quoins, two double hung sash windows and a timber door with side and top lights. Both the windows and door have cement-rendered surrounds. The building has a concave corrugated iron verandah under a separate roof, above which are paired timber brackets to the timber eaves. The original verandah detailing incorporated a projecting gable end and fine cast iron balustrading. However, the verandah has been simplified with the removal of this gable treatment and cast iron detailing and has been rebuilt with a straight front. The verandah retains the original yellow and black tiles. The house is slightly more setback than others nearby, and has a front garden and recent wire fence, with the original gate.

STATEMENT OF HERITAGE VALUE:

This bluestone villa 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 a good example of a typical double-fronted Victorian house and it forms a cohesive row of residences with the adjacent pair of single-fronted cottages constructed about the same time. 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; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area, as it is a good example of a typical double-fronted Victorian house. It forms a cohesive row of residences with the adjacent pair of single-fronted cottages (267–269 Carrington Street) constructed about the same time.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form of the original building, including exterior walls and roof; two large chimneys; and verandah with original tiling;
- Fabric and detailing of the façade.

Exclusions

- Interior detailing
- Any additions at rear
- New front fence and 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, external walls, roof and verandah and chimneys. 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 villa was erected on part of Town Acre 498 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837.

The South Australian Company held title to many town acres, and in January 1870, the *Register* noted that, particularly in the south-eastern portion of the city, the company had released allotments for sale and that this 'led to the erection of numerous cottages, many if not most of which have been built and are owned by the occupants'.

The first Torrens Title issued in January 1878 for this site was in the name of Charles Chester, pawnbroker. An outline of this cottage appears on the 1880 Smith Survey, and it appears that Chester had the cottage built. Assessment records note that the South Australian Company owned vacant land on this town acre in 1875. By the following year, 1876, Charles Chester is noted as owning a house with an annual assessed value of £45.

He then sold it to William Blackler, a gentleman, in 1880. In 1883 it was transferred to Fanny Craig, a widow of Carrington Street, and then back to Blackler in 1885. Blackler retained ownership until 1891, when Elizabeth Carr, the wife of Joseph Carr, an agent, became the owner for the next 30 years. When she died in 1921, it was transferred to James and Glenloth Carr, who, after 1967, held it as tenants in common, while living at 263 Carrington Street. Both retained ownership until their deaths, James in 1974 and Glenloth in 1994. From 1974 Joan Y M Darby (a relative) became joint owner with Glenloth Carr and from 1987 they were joined by Elizabeth Y Darby. Joan and Elizabeth Darby are the current owners, but do not reside at the property.

The villa appears to have changed little from its original form and scale.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 498, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1877 (4.12.1876).

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 270/96; CT4035/258; CT 4289/346.

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

Smith Survey, 1880, Sheet No. 25, Adelaide City Archives.