

City of Adelaide Heritage Survey (2008)

NAME: *Attached cottage, 293 Carrington Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1879

LOCATION: 293 Carrington Street

ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5096/848

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Attached cottage, 293 Carrington Street — View to south

DESCRIPTION:

This is the central one of a continuous row of three attached cottages, all of which have sandstone facades, with random bluestone to the western side wall and brick to the eastern side wall. It has a hipped corrugated iron roof and there are paired timber brackets under the eaves. A concave verandah, with timber posts and fine cast iron brackets, is continuous across the front of the terrace. Each cottage is single fronted, with a double hung sash window, a timber door with transom light, rendered cement surrounds to windows and doors, and a rendered plinth. Front courtyards are of concrete and this one is tiled, with a high brush fence at the front and a tall timber gate.

STATEMENT OF HERITAGE VALUE:

This one of three attached sandstone and bluestone cottages is of historical significance as it shows the type of construction in this part of the city for residential purposes, in the late Victorian period. It is of architectural interest as it is an excellent example of unified row housing designed to appear as one building, to accommodate workers close to the city. It complements other similar residential cottages built in this street around the same time. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s).*

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 type of construction in 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 an excellent example of unified row housing designed to appear as one building, to accommodate workers close to the city in this period.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any additions at rear
- Brush fencing, front gate and 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, external walls, roof and verandah 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 1874 James Inseal was the owner of this property, Part Town Acre 499, following a transfer from Thomas Clarkson. William Rogers the Younger, a builder, purchased the land in 1876 and took out a mortgage with Louisa Chance in 1879. Rogers built the row of attached cottages in 1879 and retained a portion of vacant land next to them. In July 1882 he sold the property to James Chapman Lovely, a surveyor, who sold it on the same day to Mary Mackie, a married woman.

Louisa Ann Chance of Parkside, who had provided the mortgage to Rogers, purchased the property in 1887. There were several other transfers in the following years, with party walls being delineated on both sides of this one of the three attached cottages in 1955, when the owner, Alfred Trim, subdivided the property. Trim sold one portion of the land to Attilio Donati and another portion, this property, to Domenico Cocci; he sold the balance of the land to Alfred Masciatonio.

Domenico Cocci, a labourer of Modbury, who lived at 293 Carrington Street, sold this property to Domenico Parente, a terrazzo worker in 1957. Parente made alterations to the bathroom and laundry in 1970 and sold it to the current owner in 1984.

In c. 1990 the rear external wall extension of the adjoining cottage, 295 Carrington Street, was repaired and in 1992 the current owner sold a portion of the property at 293 Carrington Street to Gregory Walker and Roslyn Ross.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 499, Adelaide City Archives: 1877 (4.12.1876); 1878 (26.11.1877); 1879, (25.11.1878); 1880 (24.11.1879).

Adelaide City Council, Department of Building Surveying, File No. 5076, 293 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. DF 5076:01, 293 Carrington Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 194/149; CT 1916/68; CT 2429/154.

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