

City of Adelaide Heritage Survey (2008)

NAME: *Dulwich Centre, 345–349 Carrington Street*

ZONE/POLICY AREA: *RA2*

APPROVED / CURRENT USE: Office / Office

FORMER USE: Shop and dwelling

DATE(S) OF CONSTRUCTION: 1878

LOCATION: Dulwich Centre
345-349 Carrington Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5181/597

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Dulwich Centre, 345–349 Carrington Street — View to southwest

DESCRIPTION:

This a large two-storey building, built to the Carrington Street alignment with the eastern elevation built to the Kate Court alignment. The original ground floor shopfront has been altered, with the modern replacement of large picture windows. The walling is of bluestone; quoins and door and window surrounds are rendered and painted: the first floor features French doors that have decorative moulded surrounds with decorative keystones. There is a parapet and central pediment with a name plate that conceals the roof: there are paired brackets beneath the associated deep cornice. First floor door and windows are timber-framed. French doors provide access to the first floor cantilevered balcony that features timber and metal panel balustrading.

The assessment includes the whole of the building, though not the interior detailing.

STATEMENT OF HERITAGE VALUE:

The building is of heritage value because it retains original fabric and good quality external detailing, for the manner in which it reflects the commercial nature of this part of Carrington Street and the scale and form of late Victorian buildings, and because it makes a major contribution to the area. It illustrates several key themes in the city's history: *2.4 City Dwellers: Householders, Boarders and Tenants; 3.5.2 Retail and Wholesale Industry; 4.3 Development of the Building Industry, Architecture and Construction; and 4.6.2 Victorian Houses (1870s to 1890s); 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; and
 - (d) it displays aesthetic merit, design characteristics and construction techniques of significance to the local area reflected in the quality of the external detailing; and
 - (f) it is a prominent feature in the area.
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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
- 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:

Former Shop and Dwelling

External form, including original fabric and detailing of facade, external walls, roof, chimneys and balcony as visible from the street. Excludes ground floor shopfronts and any later additions.

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

BRIEF HISTORICAL BACKGROUND:

This shop and residence was constructed on part of Town Acre 502 that was originally granted to James Fisher on 23 December 1837.

Certificate of Title records indicate that absentee owner William Paxton, a gentleman of London, was the owner of Town Acres 502, 503, 510, 511 and 659, and portion of Town Acre 658, in August 1865. Pieces of the land were sold, with the remaining land—Town Acres 502, 503, 510 and 511—subdivided into 32 allotments. Lots 1, 2, 12 and 13 of Town Acre 502 were purchased by victualler Frederick Redman in July 1876.

Redman disposed of the vacant land that extended along Carrington Street to the corner of Kate Street (as it was then known) and with a frontage of 91 ft 6 inches to Carrington Street, in September 1877 to Henry Stanbury, a draper. The shop was built in the following year, 1878, and is indicated on the Smith Survey of 1880; assessment records note the land and vacant shop owned by Stanbury with an annual assessed value of £70. For many years, from 1879, James Stanbury ran the [draper's] shop.

In March 1886, Henry's wife, Elizabeth, became the registered owner, along with other property in Kate Court (as it is now known). She died in June 1942 with her executor selling portions of the land. This piece (Lot 2)—now measuring 49 ft 7 inches x 110 ft—was acquired by Henry Stanbury, Lillie A Hill and Elsie M Whitrod in 1944. Henry died in March 1962. Executors administered the estate and in 1964 the unoccupied property was bought by John Aarons, salesman of Prospect, and in March 1970 by Farrington Pty Ltd. The current owners acquired the property in April 1987.



SLSA: B 15923 – Dulwich Centre, Carrington Street, 1965

During that time, the shop front has undergone extensive alteration. More recent records note that Council approved:

1964 — use of premises for office purposes;

1965 — building a cantilevered balcony in front of the premises to extend over the footpath of Carrington Street—in the original application a verandah had also been proposed;

1965 — construction of a timber-framed garage to the premises that were now used as offices and dwelling;

1970 — external wall opening, partitions to offices and a verandah. Architect: Jansen & Treloar;

In 1972, an application was made to Council to demolish an existing galvanised iron structure and erect extensions to the main building for use as offices. It is unsure if this went ahead because in 1980 Council approved the demolition of an existing lean-to with an extension of the two-storey building at the rear. The extensions, as proposed, noted the use of face brick work of 'London Grey' with timber framed windows and roof extension using the same materials as the original. Provision was also made for car parking for 5–6 vehicles. At some stage, it would appear that the extension has been rendered. The architect for the project was McLeay & Harris, and the builder was S J Weir Contractors.



SLSA: B 38097 – Carrington Street, 1980

Approval was also given for the installation of air conditioning in 1981 and a timber solar pergola in 1984.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 502, Adelaide City Archives: 1875 (7.12.1874); 1876 (6.12.1875); 1878 (26.11.1877); 1879 (25.11.1878); 1880 (24.11.1879); 1881 (29.11.1880); 1896 (13.1.1896); 1897.

Adelaide City Council, Department of Building Surveying, File No. 1345, 341–343 Carrington Street, Adelaide City Archives.

Bond, Colin and Ramsay, H, *Preserving Historic Adelaide*, Rigby, Adelaide, 1978, p. 10— includes a reproduction of an early photograph.

Department for Transport, Energy & Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 70/54; CT 217/132; CT 231/81; CT 1825/76; CT 4199/645.

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

Smith Survey, 1880, Sheet No. 26, Adelaide City Archives.

State Library of South Australia, Library Database (Photographs): B.15923, April 1965; B.38097, February 1980.