

**City of Adelaide Heritage Survey (2008)**

---

**NAME:** *Offices, 346-350 Carrington Street*

**ZONE/POLICY AREA:** RA2

---

**APPROVED / CURRENT USE:** House / House

**FORMER USE:** Dwelling / Office / Shop

**DATE(S) OF CONSTRUCTION:** 1881

---

**LOCATION:** 346-350 Carrington Street

ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

**LAND DESCRIPTION:** CT-5564/272

---

**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993



*Offices, 346-350 Carrington Street— View to northwest*

**DESCRIPTION:**

Two storey symmetrical building on the northwestern corner of Carrington and Gladstone Streets. The building is of bluestone, with painted quoins and door and window surrounds and plinth. Roof is hipped and of corrugated iron with a simple red brick chimney. There are paired brackets beneath the southern cornice and eaves. Door and windows are timber-framed, with first-floor windows being multi-paned double-hung sash: there is a double awning window to the ground in Gladstone Street. There is an elaborate front door with arched head and surrounds, with side and fanlights. The cantilevered portico over the front door is a later addition.

There are one-time stables at the rear.

---

**STATEMENT OF HERITAGE VALUE:**

This two storey building, formerly a dwelling, with its associated stables, and a butcher's shop for many years makes an interesting complex that reflects and early lifestyle enjoyed by residents of the city. It is of heritage value because of this and because of the quality of its architectural detailing, and the manner in which it reflects early construction techniques and the residential nature of the area. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 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 which was once predominantly residential; and
  - (b) it represents customs or ways of life that are characteristic of the local area in the associated stables; and
  - (d) it displays aesthetic merit, and design characteristics and construction techniques common in early Adelaide.
- 

**ELEMENTS OF HERITAGE VALUE:**

**Inclusions**

- External form of the original building, including exterior walls and roof;
- Fabric and detailing of the façades of the southern and eastern elevations;
- Stables at the rear.

### **Exclusions**

- Interior detailing
- Any additions at rear
- Portico over front entrance
- 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 and chimneys, 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:**

This two storey building was constructed as a shop on portion of Town Acre 435 that was originally granted to Osmond Gilles on 23 December 1837.

By January 1871, Town Acre 435 was part of a much larger land-holding held jointly by Patrick T Russell and Julian ET Woods that included Town Acres 253, 255, 339, 623, 624 and 699. Woods transferred his interest in part of the land to Russell, then the Archdeacon of the Roman Catholic Church in Adelaide, in February 1876. Town Acres 253 and 435, along with portions of Town Acres 255 and 1339 were transferred in to the name of The Catholic Church Endowment Society Inc in March of that year.

In July 1880, agent William Paddock, surveyor James HC Langdon and accountant Thomas Fabian acquired Town Acre 435 and almost immediately subdivided the land into 17 pieces. Lot 3, measuring 31 ft x 90 ft, was acquired by David J Bickford the following month (August) and by late October he took out the first of three mortgages.

Assessment records note the land remained vacant until 1880 and this is confirmed by the Smith Survey of 1880. However, by 1881 (adopted 29 November 1880) when 'D J Bickford' had become owner, a shop was in the course of erection. David Bickford was a butcher and the building remained as a butcher's shop under several successive owners: Edward Laughton, a stock agent (1882–1885, 1887–1892); Archibald Hancock, butcher (1885–1886); Eliza Hancock, wife of Archibald (1886–1887); Annie E Powell, wife of butcher Joseph Powell (1892–1898); Richard H Jackson (1898–1926); and Lillian M Jackson, wife of Richard (1926–1960). By this time, 1960, a small piece of land on the western side was included under the title, and the building was noted as being used as a shop and offices.



**SLSA: B 15304 – Carrington Street, 1963**

Alterations and additions have occurred to the building over the years: new toilets (1960); office and store additions (1963); and in 1968 alterations that resulted in the removal of the shop front. In 1977, Council sought the advice of the National Trust of South Australia following an application to undertake restoration work on the building then used for office purposes. The former shop was listed by the National Trust on its Recorded List, and its advice to Council noted that 'it would not be in the best interests of the building to apply cement render on the existing stonework and brickwork'. The builder for the project was Alan Sheppard Constructions Pty Ltd. In 1991, Council approved the erection of a canopy over the main front entrance to the building; this was completed by 11 September 1992.

The current owners acquired the property in 1981.

---

#### **REFERENCES:**

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Adelaide City Archives: 1875 (7.12.1874); 1878 (26.11.1877); 1880 (24.11.1879); 1881 (29.11.1880); 1884 (26.11.1883).

Adelaide City Council, Department of Building Surveying, File No. 2740, 346-350 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, File No. D0435-76/01, 346-350 Carrington Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, Heritage File 18/0116, 346-348 Carrington Street, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 151/44; CT 221/221; CT 338/108; CT 341/11; CT 1428/11.

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

Smith Survey, 1880, Image 29, Adelaide City Archives, indicates the vacant land fronting Carrington Street.

State Library of South Australia, Library Database (Photographs): B.15304, December 1963