

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

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**NAME:** *Attached cottage, 38 Delhi Street*

**ZONE/POLICY AREA:** *RA6*

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

**FORMER USE:** Dwelling

**DATE(S) OF CONSTRUCTION:** 1902

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**LOCATION:** 38 Delhi Street  
ADELAIDE SA 5000

**LOCAL GOVERNMENT AREA:** Adelaide City Council

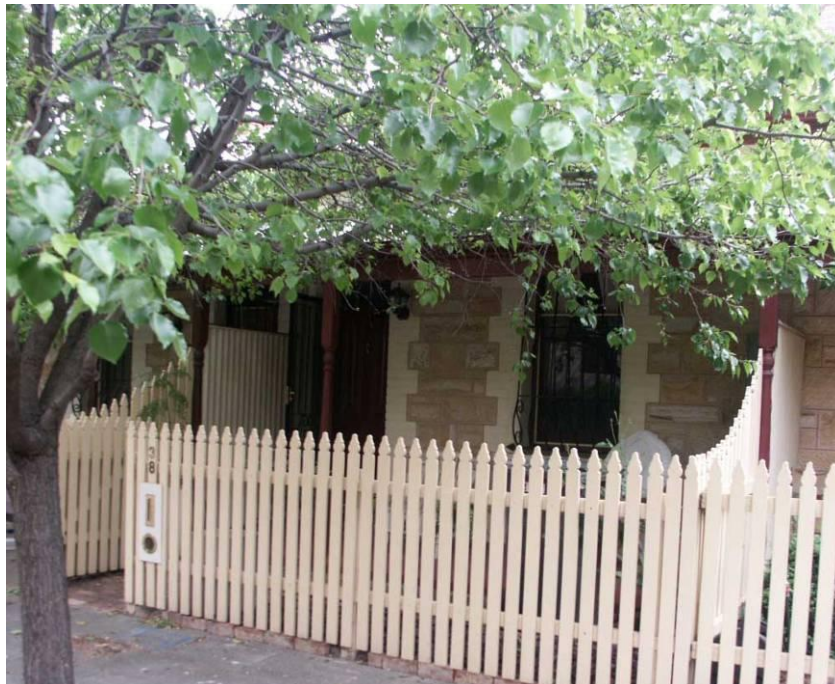
**LAND DESCRIPTION:** CT-5412/420

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**HERITAGE STATUS:** Local Heritage Place

**OTHER ASSESSMENTS** McDougall & Vines, 1993

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*Attached cottage, 38 Delhi Street — View to northwest*

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**DESCRIPTION:**

A single-storey dwelling, one of a group of four built close to the Delhi Street alignment: this is one of the central cottages. Walling is of dressed sandstone, with painted quoins and window and door surrounds. Roof is hipped and of corrugated iron: the brick party wall extends beyond the roof line. Window and door of front elevation are timber-framed: window is double-hung sash; door is timber-panelled with a transom above. A simple timber-framed verandah extends across the front of the group of cottages: it features turned timber posts. There is a picket fence at the boundary.

The assessment includes the whole of the original cottage; it excludes the interior detailing.

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**STATEMENT OF HERITAGE VALUE:**

This simply-designed cottage — one of a group of four — has no known significant associations but is of heritage value because it is a surviving example of an early, attached worker's cottage that retains original fabric, reflects original form and features of the early residential development and occupation of the area and complements other former dwellings there. The speculative building of small, often row dwellings was a practice followed by many of Adelaide's 19th century settlers, many of whom were themselves builders or artisans of other trades. It complements other cottages nearby. 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).*

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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 which was once predominantly residential; and
  - (b) it represents customs or ways of life that are characteristic of the local area in the close residential settlement; and
  - (d) it displays aesthetic merit, design characteristics and simple construction techniques of significance to the local area reflected in the external detailing.
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**ELEMENTS OF HERITAGE VALUE:**

**Inclusions**

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

**Exclusions**

- Interior detailing

- Any rear additions
- New services

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NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property are as follows:

Dwellings

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.

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**BRIEF HISTORICAL BACKGROUND:**

This attached cottage was constructed on Town Acre 645 that was originally granted to James Fisher on 23 December 1837. When the first Torrens Title was issued in January 1861, Charles George Ive, Commission Agent, was noted as owning Part Town Acre 645 along with Town Acres 664 and 674, and the eastern half of Town Acre 665. The land was subsequently subdivided passing through several owners.

Ludwig Illert, sawyer of Adelaide, acquired a portion of the land measuring 67 ft 6 inches x 85 ft in 1895. Architect Henry James Cowell acquired the property on 15 August 1902 and appears responsible for the construction of the cottages—Nos 36–40—and no doubt the design. Assessment records indicate the vacant land at the end of 1900 and the existence of the cottages in 1902. Building Surveyor's Notices confirm that on 4 February 1902 builder HJ Cowell, Delhi Street, Town Acre 646, was to construct four cottages on his own land. The cost of construction was noted as £900. This presumably refers to these cottages (Nos 36–40) and those at (24–30) that Cowell also owned.

Henry Cowell was born at Clarendon, South Australia, in March 1855, and was educated at Clarendon and Norwood. While employed with the building firms of Baker & Humbly and later Brown & Thompson, he studied architectural drawing at the Adelaide School of Design. In 1875, he commenced business at Norwood as a builder and timber merchant, and later founded the firm of Cowell Brothers and Company. Later still, he began practice as an architect and was responsible for many residences. He is most remembered for his design and supervision of the construction of the New East End Market on the corner of Grenfell Street and East Terrace.

In January 1905, Cowell transferred the title to Alice Tibbits, a hospital proprietress then of Parkside who had established a private hospital and nurses' home in Wakefield Street. The title passed to Richard William Swan on 21 October 1910, Doris Keatish on 5 November 1925 and Douglas William Hendrickson on 19 January 1926. Later, between 1957 and 1959 the properties were placed on to four titles.

Ownership has continued to change, although the cottage appears little changed from its original form and scale.

## REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 645, Adelaide City Archives: 1901 (17.12.1900); 1903.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 4.2.1902, microfilm 1895–1910, Adelaide City Archives.

Burgess, HT (ed.), *The Cyclopaedia of South Australia*, Vol. 1, Facsimile Edition, Austaprint, 1978, Hampstead Gardens, pp. 546–47.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide, CT 17/248; CT 20/222; CT 48/244; CT 58/81; CT 59/70; CT 70/32; CT 96/223; CT 599/76; CT 2667/16.

*Chronicle*, 15.1.1897, p. 19 (reference to Miss Tibbits).

McDougall & Vines, *The City of Adelaide. A Thematic History*, Norwood, South Australia, August 2006, p. 12.

State Library of South Australia, Library Database (Photographs): B.23303, 16.7.1971—22 Delhi Street is in the foreground and other attached cottages are visible alongside to the west.