

City of Adelaide Heritage Survey (2008)

NAME: *Cottage, 67 McLaren Street*

ZONE/POLICY AREA: *RA4*

APPROVED / CURRENT USE: House / House

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1892

LOCATION: 67 McLaren Street
ADELAIDE SA 5000

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5880/344

HERITAGE STATUS: Local Heritage Place
OTHER ASSESSMENTS McDougall & Vines, 1993



Cottage, 67 McLaren Street — View to southeast

DESCRIPTION:

This single fronted cottage is built of face bluestone, with brick side walls, the eastern side having two arched windows with sills and brick voussoirs. It retains original features including painted and rendered quoins, large double hung sash window and timber door with side and top lights. The window and door have cement-rendered surrounds. It has a corrugated iron hipped roof and a verandah under separate roof with original cast iron trim and painted metal posts. There are corrugated iron sheets at each end of the verandah. The brick chimney has been removed but its original form can be seen on the adjacent house. It has a shallow setback with a courtyard and a concrete and metal fence at the front. The house is in fair condition and the two vents above the verandah roof, the string course, the timber eaves and fascia are all badly in need of painting.

STATEMENT OF HERITAGE VALUE:

This bluestone cottage 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 of architectural interest as it displays features of this period used for this type of modest residential cottage in the local area in this period. It forms a cohesive residential precinct with similar cottages lining both sides of this street. 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); 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.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

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

Exclusions

- Interior detailing
- Any additions at rear
- Front yard elements, including concrete and metal fence

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 and verandah, external walls, and roof, 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:

The cottage was erected on part of Town Acre 514 that was originally granted to George Fife Angas and others (the South Australian Company) on 23 December 1837. The South Australian Company of London still held the title in 1880. In 1881, it was transferred to John William Parsons, an Adelaide land agent, and it was noted that the land was split in two. In 1882 the title was transferred to Walter Stephen Hunt, a clerk of Adelaide, who took out two mortgages on the property, one with the City of Adelaide Land and Investment Company Ltd, which included further property. Assessment records for 1890 (adopted 25 November 1889) note the land as still vacant. In 1891 it was transferred to the National Bank of Australasia, before being transferred later that year to Thomas Ashton Stamp, a gentleman of Adelaide, and on the same day to Land and Estate Agents, Frederick William Bullock and James Viner Smith, as tenants in common.

In 1892, the land was subdivided, probably in keeping with the earlier division, and portion went to James Bond, a policeman, and his wife, Fanny. At this stage, a private road is shown to the east of the property. It appears that James and Fanny lived in the house that was erected in 1892. Assessment records of 1893 (adopted 1 November 1892) note James Bond as the owner of two houses in McLaren Street with an annual assessed value of £16 each. The Return of Building Surveyor's Notices indicates that on 26 May 1892 builder FW Bullock was contracted to construct two cottages on Town Acre 514, McLaren Street, at a total cost of £700, most likely James Bond's cottages.

Following their deaths, Fanny in 1925 and James in 1927, the property was transferred to Ethel Bond in 1931. When Ethel died in 1937, it was transferred to Maud Lynch, who died in 1942. Ownership then passed to John Clement Lynch, a mail officer, in 1942, and was transferred to Edith Hill, a married woman, in 1949. Edith died in 1967, and it was transferred to John Temple Hill, and later that same year to Eugene Capaldo, a driver, and his wife, Angelina. After Eugene's death in 1981, it passed to a series of owners, up to the present title holder.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 514, Adelaide City Archives: 1890 (25.11.1889); 1892 (4.1.1892); 1893 (1.11.1892); 1895 (17.12.1894).

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 26.5.1892, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: 200/223; 212/140; 333/1; CT 370/171; CT 554/161 CT 562/18.

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

Register, 1.1.1870, p. 3.

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