



**HERITAGE SURVEY OF
THE TOWN OF WALKERVILLE**
for
**THE CORPORATION OF THE TOWN OF
WALKERVILLE**
Volume 1

April 2005

McDougall & Vines
Conservation and Heritage Consultants
27 Sydenham Road, Norwood, South Australia 5067
Ph (08) 8362 6399 Fax (08) 8363 0121
Email: mcdvines@bigpond.com

HERITAGE SURVEY OF THE TOWN OF WALKERVILLE

CONTENTS

	Page No
1.0 INTRODUCTION AND REASONS FOR REPORT	1
1.1 Background	
1.2 Objectives of the Heritage Survey	
1.3 Study Area	
1.4 Methodology - Background to Survey and Planning Processes	
1.4.1 Planning Based Approach of Heritage Survey	
1.4.2 Liaison with Council and Meetings with Council Staff	
1.4.3 Field Work and Documentation	
1.4.4 Determination of Heritage Value and Character of each of the Historic (Conservation) Policy Areas	
1.4.5 Planning SA - Related Policy Development	
2.0 OVERVIEW HISTORY OF WALKERVILLE	6
2.1 Introduction	
2.2 Thematic Overview History of the Area	
2.2.1 Land and Settlement	
2.2.2 Primary Production	
2.2.3 Transport and Communications	
2.2.4 People, Social Life and Organizations	
2.2.5 Government	
2.2.6 Work, Secondary Production and Service Industries	
2.3 Housing Periods, Styles and Types in Walkerville	
2.3.1 Early Victorian Houses (1850s to 1870s)	
2.3.2 Victorian Houses (1870s to 1890s)	
2.3.3 Edwardian House Styles (1900 to 1920s)	
2.3.4 Inter-War Residential Housing Styles (1920s to 1942)	
2.3.5 Post War Housing Styles (1950s onwards)	
2.3.6 Altered Houses	
2.4 Statement of Cultural Heritage Value of Walkerville	
3.0 RECOMMENDATIONS OF SURVEY	18
3.1 Places of State Heritage Value	
3.2 Places of Local Heritage Value	
3.3 Heritage Area Protection	
3.4 Existing Heritage Planning Provisions and Plan Amendment Recommendations	
3.4.1 Overview	
3.4.2 Metropolitan and Council wide Principles of Development Control	
3.4.3 Zone Provisions and Structure	
3.4.4 Tables of Heritage Places	
3.5 Heritage Management Recommendations	
3.5.1 Process of Interim Protection for Identified Heritage Places	
3.5.2 Public Consultation	
3.5.3 Implementation of Heritage Provisions in the Development Plan	
3.5.4 Government Leadership in Conservation	
3.5.5 Heritage Awards	
3.5.6 Heritage Incentives	

CONTENTS (cont)

	Page No
4.0 HERITAGE ASSESSMENT REPORTS: STATE HERITAGE PLACES <i>(see Volume 2 of this Report)</i>	26
5.0 HERITAGE ASSESSMENT REPORTS: STATE HERITAGE AREAS	27
6.0 HERITAGE ASSESSMENT REPORTS: PLACES OF LOCAL HERITAGE VALUE <i>(see Volume 2 of this Report)</i>	28
7.0 HISTORIC (CONSERVATION) POLICY AREAS	29
7.1 Historic (Conservation) Policy Area 1 - Gilberton	
7.1.1 Background History	
7.1.2 Delineation and Character of the Area	
7.1.3 Schedule of Contributory Places	
7.1.4 Recommendations for the Area	
7.2 Historic (Conservation) Policy Area 2 - Gilberton North - Edwin Terrace & Environs	37
7.2.1 Background History	
7.2.2 Delineation and Character of the Area	
7.2.3 Schedule of Contributory Places	
7.2.4 Recommendations for the Area	
7.3 Historic (Conservation) Policy Area 3 - Medindie	42
7.3.1 Background History	
7.3.2 Delineation and Character of the Area	
7.3.3 Schedule of Contributory Places	
7.3.4 Recommendations for the Area	
7.4 Historic (Conservation) Policy Area 4 - Walkerville Village	49
7.4.1 Background History	
7.4.2 Delineation and Character of the Area	
7.4.3 Schedule of Contributory Places	
7.4.4 Recommendations for the Area	
7.5 Historic (Conservation) Policy Area 5 - Church Terrace (Walkerville)	53
7.5.1 Background History	
7.5.2 Delineation and Character of the Area	
7.5.3 Schedule of Contributory Places	
7.5.4 Recommendations for the Area	
7.6 Historic (Conservation) Policy Area 6 - Walkerville Terrace Cottages	58
7.6.1 Background History	
7.6.2 Delineation and Character of the Area	
7.6.3 Schedule of Contributory Places	
7.6.4 Recommendations for the Area	
7.7 Historic (Conservation) Policy Area 7 - Lansdowne Terrace Cottages	62
7.7.1 Background History	
7.7.2 Delineation and Character of the Area	
7.7.3 Schedule of Contributory Places	
7.7.4 Recommendations for the Area	

Appendices

- | | |
|-------------------------------|----|
| 1.0 SOURCES OF INFORMATION | 67 |
| 2.0 LIST OF EARLY PHOTOGRAPHS | |

1.0 INTRODUCTION AND REASONS FOR REPORT

1.1 Background

The Heritage Survey of the Town of Walkerville has been commissioned by the Corporation of the Town of Walkerville. It forms part of a systematic program of review of earlier Heritage Surveys which are being undertaken in Adelaide and throughout South Australia, and aims to clearly identify the heritage resources within this Municipality. It is the result of a resolution of Council dated 5 May 2003 that resulted from a report to Council about heritage protection and the need to budget for this in the 2004/05 financial year.

The survey provides a review of the heritage assets of Walkerville and outlines associated planning recommendations which will serve as a basis for the preparation of a Heritage Plan Amendment Report (PAR). This represents a significant ongoing step in the protection of the historical significance and built form of these early Adelaide suburbs.

The Corporation of the Town of Walkerville has undertaken this review in response to community concerns about the steady erosion of the historic built form and character within the Council area, through some demolition and ongoing change. A previous survey of Walkerville was undertaken in 1988-89 and since that time there has been limited protection for places which were identified as having heritage significance.

The heritage survey builds on the background of this early Heritage Survey. There are currently 2 places on the State Heritage Register and no places on a Local heritage Register. The study recommends places to be included on a Local Heritage Schedule within the Council Development Plan. Area conservation is also addressed. There are currently three Historic (Conservation) Policy Areas delineated within the suburb which provide for protection and appropriate heritage management for these areas. They are:

- Area 10- Gilberton - Park Terrace to River Torrens Policy Area
- Area 11 - Gilberton - Edwin Terrace, Frederick Street and portion of Stephen Terrace Policy Area
- Area 12 - Medindie - Robe Terrace, The Avenue and Herbert Street Policy Area

This survey recommends the expansion of the boundaries of two of these areas, and also recommends the addition of four more Heritage Conservation Policy Areas.

The subsequent Heritage Plan Amendment Report will be prepared for Council using the findings and recommendations of this survey, and converting these to Development Plan format.

It should be noted that this survey excludes all aboriginal sites and relates only to post-settlement heritage. It should also be noted that those places within Walkerville that are included on the South Australian Heritage Register have not been reviewed in this survey. The places already on the Register include the following:

- Dwelling ('Vale House'), Levi Park, 69 Lansdowne Terrace, Vale Park (SHR 14175)
- Dwelling ('Roseneath'), including two storey building, tunnel and outbuildings, 5 Cluny Avenue, Walkerville (SHR 11651)

1.2 Objectives of the Heritage Survey

The primary objective of the Corporation of the Town of Walkerville Heritage Survey is to provide an authoritative description and evaluation of the heritage resources of the Council area for the purposes of assessment, conservation and to facilitate the preparation of a Heritage PAR to amend the Development Plan to provide recognition of these.

The brief to the consultants outlined that specifically the Corporation of the Town of Walkerville Heritage Survey will:

- (a) make recommendations for the entry of places in the State Heritage Register;
- (b) make recommendations for the declaration of State Heritage Areas;
- (c) identify places of local heritage value within the Council area, for inclusion in the Council's Development Plan; and
- (d) Review the zone boundaries of the existing Historic (Conservation) Zone - Residential (HCZ) and the three Policy Areas contained within the HCZ and investigate the formation of a new policy area for Frederick Street and portion of Edwin Terrace, Gilberton.
- (e) Form the basis of the investigations for the preparation of a Local & State Heritage Places Plan Amendment Report that establishes a policy framework for the conservation of significant heritage in the Council area.

The outcomes of the survey will be recommendations for a Heritage Plan Amendment Report for the Corporation of the Town of Walkerville.

This will allow Council to:

- Identify, define and conserve places and areas of cultural heritage value, and areas of significant historic built-form character;
- Promote forms of heritage conservation that enhance the city's identity and social, economic and environmental well-being;
- Promote opportunities for sensitive infill development in areas of historic built-form character and for adaptive use of heritage places.

Through careful formulation of heritage planning objectives and principles of development control, the Heritage PAR will be the formal management tool which will enable Council to achieve these objectives.

1.3 Study Area

This Heritage Survey covers the complete Walkerville Council area which is outlined on the following map:



BOUNDARY OF SURVEY AREA

1.4 Methodology - Background to Survey and Planning Processes

1.4.1 Planning Based Approach of Heritage Survey

This Survey emphasises the importance of heritage area conservation as an appropriate tool for managing heritage assets. Heritage area conservation within local government development plans is achieved by delineation of either State Heritage Areas or Historic (Conservation) Policy Areas. The Heritage Planning Bulletin (2001) guidelines require that a proposed Historic (Conservation) Policy Area should demonstrate significant consistent historic built form and character. Within Historic (Conservation) Policy Areas, places that contribute to the character of the Area are scheduled. These places will include State Heritage places, local heritage places and other places which contribute to the defined character of the area.

1.4.2 Liaison with Council and Meetings with Council Staff

Regular meetings were held throughout the consultancy to clarify and refine parameters for the Heritage Survey and to discuss in an informal way the preliminary recommendations of the consultants.

1.4.3 Field Work and Documentation

A full visual and documentary assessment of the Walkerville Council area has been undertaken to identify, assess and describe the places which are of heritage significance. The documentation has been assisted by the previous 1989 Heritage Survey and by relevant publications and all files of the Heritage Branch (Department of Environment and Heritage), the Heritage Unit (Department of Administrative and Information Services), the National Trust, the Australian Heritage Commission and any other local agencies including local histories of Walkerville, Gilberton, Medindie and the Town of Walkerville, have been referred to and incorporated into the assessment of each place where relevant.

Searches for early photographs have been undertaken and where relevant they have been included on the assessment sheets.

A definitive assessment of the heritage value of each place has been prepared using the criteria for determining local heritage value in the *Development Act 1993*.

A photograph has been taken of every place identified as having state and local heritage value and these photos have been catalogued digitally by area and street. In addition, the majority of places which contribute to the heritage character of the identified Historic (Conservation) Policy Areas have also been photographed.

The annual rate assessments for the Walkerville Council are incomplete through to the early twentieth century, so that evidence for date of construction of a property is often not clearly available. However, by careful use of relevant Certificates of Title, Council Rate Assessments and South Australian Directories, it is possible in most cases to make an estimate of construction dates of places.

The documentation in this survey will provide Council with an excellent resource base, and will provide planning staff with ready access to photographs of the majority of places within Walkerville considered as having either local heritage value or those places which contribute to the character of identified Historic (Conservation) Policy Areas.

1.4.4 Determination of Heritage Value and Character of each of the Historic (Conservation) Policy Areas

The analysis of the historical and physical development of the Walkerville Historic (Conservation) Policy Areas was accompanied by a Statement of Heritage Value for the Policy Area which incorporates many layers of cultural heritage value.

1.4.5 Planning SA - Related Policy Development

Planning SA is currently preparing a Module for heritage related Development Plan provisions that are intended to apply across the State. The Draft Heritage Module has been referred to during this report and it is considered that the recommendations fit within the proposed module framework. These modules cover the following

- Historic (Conservation) Zone – residential (Urban/ Suburban)
- State and Local Heritage Places
- Historic Conservation Zones – non residential (Main Street/Town Centre)

These modules address the following:

- Demolition of places (state, local and contributory) within Historic (Conservation) Zone
- The use of a heritage place supporting the conservation of that place (ie allowing some flexibility of use if this change of use supports conservation of the place);
- The division of land identified as a "conservation site" and within an H(C)Z;
- Preservation of landscape character
- Fences and gates
- Advertising on the site of or on a building identified as a heritage place.

The module includes policies that are intended to apply to all Councils across the State, although some additional policy or minor amendments may be negotiated where it relates to an issue unique to a particular Council area.

2.0 OVERVIEW HISTORY OF WALKERVILLE

2.1 Introduction

The Town of Walkerville is located adjacent North Adelaide, to the north east of the City, along the edge of the Torrens River. It has become an important and distinctive part of the Greater Adelaide area, as an historic early village settlement which has developed into a significant inner suburb on the edge of the parklands.

A number of histories have been written about the Town of Walkerville and the information from these sources has been used as a basis for this brief outline history and the other historical information in this Heritage Survey. [refer: Sources of Information]

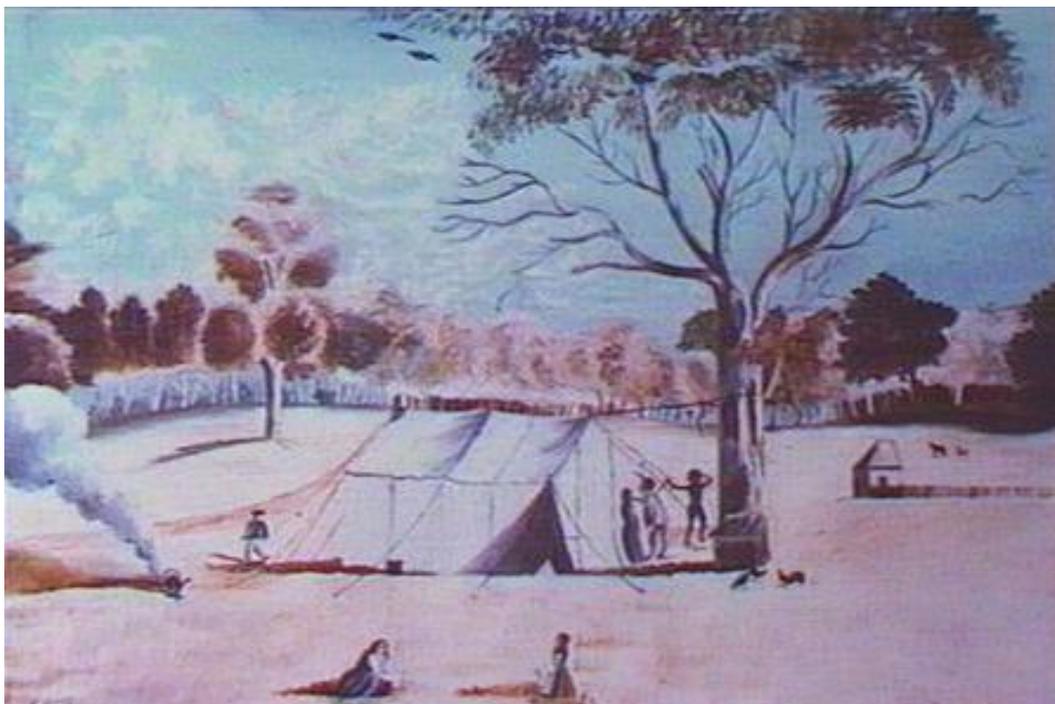
2.2 Thematic Overview History of the Area

2.2.1 Land and Settlement

After the survey and division of the land outside the City of Adelaide by Colonel William Light and his survey team, the country sections were made available for settlement. The 1839 Arrowsmith Map of Colonel Light's survey of the area close to the City of Adelaide, particularly along the Torrens River, indicates that there are six of these early sections which make up modern Walkerville. All but one of these fronted the River Torrens, which made them attractive sections for selection by original selectors, one of whom was Governor Hindmarsh, and another George Fife Angas.

Initially these Sections were used for agriculture and market gardening, but the central Section of 476 was soon sold to be subdivided in 1838-9 into a village, now known as Walkerville. The northern Sections 478 and 479 remained agricultural until well into the 1960s when Vale Park began to be subdivided as a residential area. Section 475 to the south, now known as Gilberton, was subdivided in stages from 1849 onwards and, with the establishment of Walkerville Terrace, clearly separated into north and south Gilberton, with significantly different physical characteristics. Section 460 to the west, now known as Medindie, was subdivided into larger allotments in 1849 and developed as an entirely residential area with substantial residences after 1856. Section 477, which became the residential area of Walkerville proper, was first divided into eight allotments, which were resubdivided in 1857. Walkerville Terrace (known early on also as Richman and William Street) initially finished at Fuller Street, but was continued, as Barker Street, through to link up with Lansdowne Terrace in 1900.

Suburban growth in Walkerville took place in the period of the creation of the area as a residential suburb and a full range of dwelling types from small attached cottages through to large mansions, were constructed during this time (see section 2.3). Consolidation of settlement in the town of Walkerville took place from 1915 onwards, as by 1920 most of the land, apart from the rural sections of Vale Park to the north, were already built on. The suburbs within Walkerville are clearly delineated by the ongoing subdivisions of the original early sections and the character of Walkerville as a predominantly residential area was set from the first stages of subdivision.



First Home of the Adamson Family near Walkerville Terrace, c1839

(Source: SLISA: B52786)

2.2.2 Primary Production

Through the 1840s and 1850s the well watered sections along the River Torrens maintained some elements of farming and market gardening, and apparently some early vineyards. However, the use of the land along the northern side of the river as agricultural land was generally not as significant as the agricultural and horticultural activities on the flatter flood plain south side of the river in Payneham. The close location to the City and the links with public transport ensured that Walkerville soon became a growing suburb and there was soon considerable pressure on any agricultural activities, particularly in the 1860s and 1870s. The only areas which remained agricultural into the twentieth century were the northern sections which now make up Vale Park, and North Walkerville which was essentially farming land until the turn of the century, although most of the area had been subdivided and auctioned from 1882 onwards.

2.2.3 Transport and Communications

Roads out of the north east corner of the City, through the South Australian Company sections, passed across the Hackney Bridge and into Gilberton. Main North East Road ran along the northern boundary of the suburb, and this linked the northern parts of Walkerville to North Adelaide. Walkerville Terrace developed with the growth of the Walkerville village itself, and allowed communications into the centre of the area, and was extended through to Lansdowne Terrace in 1900. By 1881 there was an omnibus service through Walkerville and the tramway was opened by 1882. The horse tram service from Adelaide to Smith Street operated from 1882 and the electric tram service which replaced the horse tram service system developed after 1909. In 1909 significant roadway changes took place and the terraces were named at that time, Nottage Terrace, Northcote Terrace and Park Terrace.

By the 1880s Walkerville also had in place gas lighting for the streets, sanitation services and deep drainage. The River Torrens served as a barrier between Walkerville and Payneham, and public facilities were developed, such as a swing bridge across the River into St Peters, constructed c1920. Later, main roads across the Torrens River at Stephen Terrace, Ascot Avenue/Lower Portrush Road and O.G Road also assisted in linking Walkerville with the suburbs south of the River. In 1980 the development and installation of the O-bahn busway system affected the southern sections of Gilberton close to the river.

2.2.4 People, Social Life and Organizations

From the 1870s onwards the Walkerville area developed into a closely settled suburban village with community facilities such as churches, schools, hotels and other facilities. Its proximity to the City and the smallness of the area meant that not a large number of these developed, but those that did serviced the immediate community.

Religion

As in other early settled areas, the various branches of Methodism were represented early in Walkerville. The first of the Wesleyan Churches had been constructed in Smith Street in 1844 next to the cemetery, and this was later extended, then replaced by the third Methodist Church on the site in Smith Street, now known as the Uniting Church, in 1912. The first Anglican Church in Walkerville was St Andrew's Anglican Church constructed in 1847. Later churches included two Congregational Churches, one in Main North Road, built in 1881 and demolished after a fire in the 1960s, and the Thomas Memorial Congregational Church in Park Terrace, which was constructed in 1910.

St Monica's Roman Catholic Church was built in 1953 following the successful establishment of a school in the late 1920s. All of the early churches had associated educational facilities, the most significant of these was St Andrew's School which opened in 1850. Other schools were operating within Walkerville, and during the 1850s and 1860s a number of small private, one teacher schools flourished. The most significant of these went on to become Wilderness School for Girls which was opened in 1884. The Walkerville Primary School was established by the State Government in 1885, and Vale Park Primary School was opened in 1965 to cater for the new residential area which had developed in that suburb.



St Andrew's Church, 1857
(Source: SLSA: B9876)

Hotels

Residents of the early colony used their hotels for a variety of purposes. As well as providing a place for refreshments and often entertainment, they often served as the location for public meetings. A number of hotels have traded in Walkerville, and the Buckingham Arms and the Sussex Arms remain along the main commercial thoroughfare of Walkerville Terrace. The first two meetings of the Walkerville Council were held in 1855 in the Sussex

Arms. Some early hotels made use of the riverside location, including the original Walker's Arms, which was established on Allotment 40 and traded until 1848. This early building was demolished in the 1970s to allow the Highways Department to be constructed. Other early hotels were established on the river, including one known as the Fountain Inn which functioned during the 1850s, but ceased trading in 1861. A new Walker's Arms was licensed in 1848 on North East Road, and this hotel has also continued to trade but the premises have been substantially altered.



Walkerville, Walker's Arms Hotel, Main North East Rd, cnr Fuller St, 1969 -
Now demolished and replaced by new hotel

(Source: SLSA B19433)

Community Facilities

The Town of Walkerville bought land in North Walkerville in 1909 which became the nucleus of the existing recreation grounds in the centre of the suburb. The Belt Memorial Gardens were added soon after. Other community facilities included the swimming club which was established in 1915 on the river at Gilberton. The Smith Street Cemetery was initially established by the Methodist Church, but was opened for public burials from 1850 onwards.



Swimming Club, off Severn Street, Gilberton, c1930

(Source: SLSA: B50254)

2.2.5 Government

Walkerville had developed sufficiently to enable the Town of Walkerville, which included Sections 460, 475, 476 and 477, to be declared in 1855. In 1859 a triangular piece of Section 474 was included, which was a result of the straightening of a right-angled bend of Main North East Road at that point. In 1970 the two Sections 478 and 479, known as Vale Park, were excised from Enfield and added to the Town of Walkerville.

The Town of Walkerville Council met in various rooms in hotels and other public facilities until the construction of the Town Hall and Council Chambers in 1893. A new community library was established on the site in 1980 accommodated in the altered police station. There had been a library in Walkerville since the early 1900's which became a public library in the 1960's.

State Government action within Walkerville is highlighted by the construction of the Highways Department building in 1963-64 on land which was cleared of early residences, and the original Walkers Arms Hotel. This was part of a push for decentralisation of government offices at the time. The construction of South Australian Housing Trust flats from 1959 is also an example of state government activity in Walkerville.

2.2.6 Work, Secondary Production and Service Industries

Commercial Activity

The main reflection of the development of Walkerville was the growth of Walkerville Terrace as a community service centre and commercial and retail strip, with small shops and attached dwellings being constructed along this main street, particularly between Stephen Terrace and the blocks to the west. The original purpose built post office was on the corner of Church Terrace and Stephen Terrace opposite the Walkerville Primary School but the Post Office relocated to Walkerville Terrace. Three banks were also established along this street, which retained its village character until the 1980 development changed the architectural form of the area. Many small shops still remain, but larger more recent development has occurred.

Walkerville has no very significant industrial base, but early industries included brickworks along the river and an abattoir located at the river end of Fuller Street which impinged on the health of Walkerville residents. The slaughter yards remained active until well into the twentieth century. The former slaughter yard now forms part of the E C Scales River Park.

The main activity on the river was the development of breweries, and by 1890 one of the 1860s breweries was developed into the Walkerville Brewing Company. However, by the late 1890s the Walkerville Brewing Company had merged with the Torrens Side Brewery and operations were moved to Southwark. Brewing on the Torrens made use of the water source, but also resulted in discharge of effluent back into the river.

More recently the development of some service industries along Walkerville Terrace has occurred including normal retail facilities such as chemist stores, florists and offices for professional service providers such as accountants and lawyers.

2.3 Housing Periods, Styles and Types in Walkerville

For much of Walkerville, it is its domestic architecture which creates its essential physical character and defines its historic qualities of the area, through its physical form and collective visual effect. Examples of houses from all periods of development, with representatives of a wide range of styles and types from each period, still remain. These houses which represent periods of Walkerville's history and development are important in the cumulative heritage value and historic physical character of the area. Among these there are a large number of architecturally designed residences of high quality, and these are included as recommended State and Local Heritage Places within this Survey. Specifically, the mansions of the wealthy residents who benefited from the mining and

pastoral booms of the 1870s-80s, and also the 1890s, form an significant subset of residences within Walkerville, underlining the acceptability of the town as a place of residence for the newly wealthy at that time.

Periods for housing development have been outlined to reflect the major stages of growth within Walkerville and the most common house styles and types have been identified. The following pages outline predominant house types.

2.3.1 Early Victorian Houses (1850s to 1870s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Sometimes these were early farmhouses surrounded by large allotments which were later subdivided. These small houses were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs may have been added at a later date and fences typically were timber pickets, paling or corrugated iron with timber capping. Houses such as these can be found particularly in Gilberton, south of Walkerville Terrace.



2 Clarke Street, Walkerville



5 Eliza Street, Gilberton



13 Eliza Street, Gilberton



49 Fuller Street, Walkerville

2.3.2 Victorian Houses (1870s to 1890s)

During this period of intensive development in Walkerville, solid masonry houses of a range of forms and scale were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storeyed and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim, and cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing.



8 Avenel Gardens Road, Medindie



25 Dutton Terrace, Medindie



2-4 Edwin Terrace, Gilberton



14 Darling Street, Medindie



47 Gilbert Street, Gilberton



11 Northcote Terrace, Medindie



49 Northcote Terrace, Medindie



27 Robe Terrace, Medindie



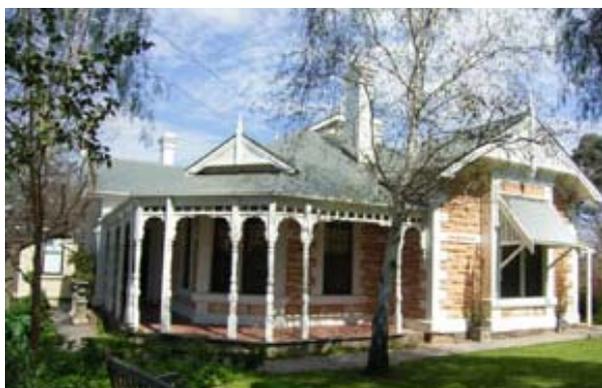
4 Tyne Street, Gilberton



7 Victoria Avenue, Medindie

2.3.3 Edwardian House Styles (1900 to 1920s)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America with the use of picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Mansions exhibiting these design features can be seen along Robe Terrace and Edwin Terrace particularly. Later in the period distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. Bungalows and Tudor residences started to be constructed in this time.



24 Avenel Gardens Road, Medindie



40 Dutton Terrace, Medindie



8 Frederick Street, Gilberton



6 Palm Street, Medindie



15 Tennyson Street, Medindie



60 Walkerville Terrace, Gilberton

2.3.4 Inter-War Residential Housing Styles (1920s to 1942)

In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in Walkerville during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development slowed in Walkerville during the period 1942 to 1950 as a result of the materials shortages caused by the Second World War.



6 Acacia Street, Medindie



32 Avenel Gardens Road, Medindie



6 Briar Avenue, Medindie



35 Hawkers Road, Medindie

2.3.5 Post War Housing Styles (1950s onwards)

During this period a range of new styles became popular. The main styles constructed in Walkerville were Old English, Georgian Revival and rare examples of moderne styles. Houses in these styles were constructed both before and after the Second World War and were either infill or replaced earlier houses. The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.



3 Briar Avenue, Medindie



53A Dutton Terrace, Medindie



54 Hawkers Road, Medindie



4 Briar Ave, Medindie



5 The Avenue, Medindie



12 Briar Ave, Medindie

2.3.6 Altered Houses

It should be noted that there are some houses in Walkerville which have undergone what could be characterised as low level changes to the exterior, usually to the front elevation, while the main structure of the house is intact. The most common change has been the removal of the original verandah and replacement with a verandah of materials and construction which is generally unsympathetic to the style of the house. Other changes may include rendering masonry and changing door and window openings. This survey has concluded that the heritage value of these places still remains and that appropriate elements such as a verandah could be reinstated. Consequently, these places have been identified as contributory places within the relevant Historic (Conservation) Policy Areas. The process of rebuilding or reinstating removed elements such as verandahs has been successfully undertaken now in many parts of the Council area and throughout Adelaide as a whole.

2.4 Statement of Cultural Heritage Value of Walkerville

The Town of Walkerville is part of historic Adelaide. The existing character of the Council area provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of the metropolitan area over time.

The Town of Walkerville is essentially a group of residential suburbs clustered around the core of the village of Walkerville, on the eastern edge of the City of Adelaide, separated from the square mile of the city south by a belt of parklands and gardens. As such it has developed in parallel with the city but with a greater emphasis on residential growth and the provision of services for immediate residents. The commercial centre along Walkerville Terrace developed early to serve the needs of nearby residents with small shops, typically with verandahs, often the front rooms of the residences behind, while St Andrew's and its associated buildings and school reflect the 'parish' quality of much of the town..

The geography of the area which became Walkerville was a large determinant of house styles and sizes – the "lower" areas of Gilberton near the river retain early simple workers cottages to provide accommodation for the workers involved in the limited range of commercial and industrial activities in this vicinity. The "upper" areas of the north section of Gilberton and Medindie became the location of the grand mansions and large houses on substantial garden allotments. This physical character has been retained and forms the basis of the built heritage of Walkerville.

3.0 RECOMMENDATIONS OF SURVEY

3.1 Places of State Heritage Value

There are currently two state heritage places in Walkerville as follows:

- Dwelling ('Vale House'), Levi Park, 69 Lansdowne Terrace, Vale Park (SHR 14175)
- Dwelling ('Roseneath'), including two storey building, tunnel and outbuildings, 5 Cluny Avenue, Walkerville (SHR 11651)

It is recommended that an additional 11 places be added to the State Heritage Register as follows

	NAME OF PLACE	PROPERTY ADDRESS	C.T.	HERITAGE ACT CRITERIA
GILBERTON				
RSHR01	House	2-4 Edwin Terrace	5466/924 (2); 5342/805 (4)	d, e
RSHR02	Craigmellon	3 Edwin Terrace	5194/904	e, g
RSHR03	Ivanhoe	9 Edwin Terrace	5691/17	d, e, g
RSHR04	Aston	20 Edwin Terrace	5746/708	d, e, f, g
MEDINDIE				
RSHR05	The Briars	15 Briar Avenue	5442/867, 5443/75, 5443/77	d, e, g
RSHR06	House	20 Robe Terrace	5404/510	b, e, g
RSHR07	Willyama	12 The Avenue	5731/711, 5151/208, 5151/209	d, e, g
WALKERVILLE				
RSHR08	St Andrew's Church	43 Church Terrace	LTX/40	d, e, g
RSHR09	Monklands	52 Church Terrace	5684/968	e, g
RSHR10	Holmwood	20 Devonshire Street	5350/858	e, g
RSHR11	Somerset Cottages	1/1-18/1 Margaret Street	5821/639	d, e, g

Volume 2 of this report provides the detailed assessment sheets for these places recommended for addition to the register.

3.2 Places of Local Heritage Value

There are currently no local heritage places in Walkerville. It is recommended that a Schedule of Local Heritage Places (and maps indicating their locations) be included in the Heritage PAR

Places identified as physically contributing to the heritage qualities of Walkerville have been assessed as local heritage places. It should be noted that generally these places are outside the identified Historic (Conservation) Policy areas, and the provisions of the H (C) Z protect places which have been identified as contributing to the character of the area (these are contributory items). Local Heritage Places within these areas are identified where these have special historical, architectural or other features, making them of specific interest.

Places of Local Heritage Value

The following places are proposed for consideration for listing as local heritage places. The following inventory is presented in alphabetical street order by suburb.

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
GILBERTON				
House & fence	1 Edwin Terrace	5688/278	Local-HCZ	a, d, e
Former Shop & Attached House	17 Gilbert Street (corner Torrens Street)	5297/857	Local-HCZ	a, c, d
Former Shop & Attached House	21 Gilbert Street (corner Torrens Street)	5723/27	Local-HCZ	a, d
Former Stables	13 James Street (original stables to 1 Edwin Tce)	5458/105	Local-HCZ	a, d, e
Attached Houses	8-10 Northcote Terrace	5878/620	Local	a, d
House	12 Northcote Terrace	5878/606	Local	a, d, e
House & Outbuilding	32 Northcote Terrace	5716/865	Local-HCZ	a, d, e
Former Thompson Memorial Church	11 Park Terrace	5878/38	Local-HCZ	a, c, d, e
Jervis Entrance Arch	off Severn Street	n/a	Local-HCZ	a, c
Suspension Bridge	off Severn Street	n/a	Local-HCZ	a, c, d
Buckingham Arms Hotel	1 Walkerville Terrace	5782/735, 5878/618, 5611/691, 5776/866, 5782/220, 5878/617	Local	a, c, d, f
House & Fence	7 Walkerville Terrace	5219/297	Local	a, d, e
House & Fence	9 Walkerville Terrace	5164/460	Local	a, d, e
Olive House	19 Walkerville Terrace	5324/649	Local-HCZ	a, d
House	65 Walkerville Terrace	5801/31	Local	a, d
Walkerville Town Hall	66 Walkerville Terrace	5228/543	Local	a, c, d
MEDINDIE				
House	11-13 Briar Avenue	5810/714, 5810/713	Local-HCZ	a, d, e
House & Fence (Sunbury)	53 Dutton Terrace	5667/989	Local-HCZ	a, d, e
The Myrtles	17 Hawkers Road	5891/777	Local HCZ	a, c, d, e
Wilderness School (House)	20 Hawkers Road	5832/79	Local	a, c, d
Wilderness School (House)	22 Hawkers Road	-	Local	a, c, d
Wilderness School (House)	42 Hawkers Road	5845/873	Local	a, c, d
Wilderness School (House)	23 Northcote Terrace	5819/143	Local	a, c, d
Wilderness School (House)	25 Northcote Terrace	5669/416, 5686/89	Local	a, c, d
Wilderness School (House)	27 Northcote Terrace	5707/496, 5718/944	Local	a, c, d
Wilderness School (House)	47 Northcote Terrace	5795/870, 5796/298, 5799/783	Local	a, c, d
House & Fence	15 Robe Terrace	5654/676, 5661/987, 5669/3	Local-HCZ	a, d
House & Gates	16 Robe Terrace	5189/127	Local-HCZ	a, d, e
House & Fence (St Stephens)	26 Robe Terrace	5553/828	Local-HCZ	a, d
House & Fence (Rosemoynes)	27 Robe Terrace	5795/710, 5795/711	Local-HCZ	a, d, e
House (Ennis)	28 Robe Terrace	5257/402	Local-HCZ	a, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
VALE PARK				
House	13 Angas Avenue	5690/305	Local	a, d
House	35 Angas Avenue	5777/685	Local	a, d
House	37 Angas Avenue	5795/846	Local	a, d
House	67 Angas Avenue	5660/302	Local	a, d
House	32 Harris Road	5486/910	Local	a, d
House	19 Ilford Street	5379/464	Local	a, d
House	69 Lansdowne Terrace	5874/181	Local	a, d
House	71 Lansdowne Terrace	5830/440	Local	a, d
House	105 Lansdowne Terrace	5447/27	Local	a, d
House	3 Wallace Street	5333/713	Local	a, d
House	11 William Road	5803/778	Local	a, d
WALKERVILLE				
St Andrew's School, Parish Hall	39 Church Terrace	5163/140	Local	a, c, d
Belt Memorial Garden	Church Terrace	5698/190	Local	a, d, e
House	74 Church Terrace	5519/323	Local	a, d
House	1 Devonshire Street	5535/245	Local-HCZ	a, d, e
House (The Almonds)	7 Fuller Court	5579/463	Local	a, d, e
House	47 Fuller Street	5511/470	Local	a, d
House & former Shop	51 Fuller Street	5819/797, 5821/296	Local	a, d
House	45 Gawler Terrace	5499/456	Local	a, d
St Andrew's School, Dove Hall	George Street	5824/811	Local	a, c, d
Wesleyan Cemetery	Smith Street	5874/230	Local	a, c, d, f
Uniting Church	17 Smith Street	5900/707	Local	a, c, d
St Andrew's School Building (Kennion House)	19-21 Smith Street	5815/663	Local	a, d, e
St Andrew's School original building	22 Smith Street	4008/793, 5153/755	Local	a, c, d
House	26 Smith Street	5255/826	Local	a, d
House	28 Smith Street	5743/141	Local	a, d
Walkerville Primary School	157 Stephen Terrace	5817/179, 5797/697	Local	a, c, d
Sussex Hotel	68 Walkerville Terrace	5193/951	Local	a, c, d
Shop (Walkerville Drapers)	75 Walkerville Terrace	5220/217	Local	a, d
Office	77 Walkerville Terrace	5146/169	Local	a, d
Former Houses	84-86 Walkerville Terrace	5801/50, 5825/739	Local	a, d
House	94 Walkerville Terrace	5707/509	Local	a, d
House & Attached Shop	95 Walkerville Terrace	5718/951	Local	a, d
Corner Shop (now office)	99 Walkerville Terrace	5173/812	Local	a, d
Shop (Bootmakers)	100 Walkerville Terrace	5805/424	Local	a, d
Shop & Attached former House	105 Walkerville Terrace	5326/927	Local	a, d
House	107 Walkerville Terrace	5678/552	Local	a, d
Shop & Attached House (now consulting room)	109 Walkerville Terrace	5364/793	Local	a, d
Shop & Attached House (now office)	111 Walkerville Terrace	5775/532	Local	a, d
House (now office)	113 Walkerville Terrace	5241/550	Local	a, d
House	125 Walkerville Terrace	5828/349	Local	a, d

NAME OF PLACE	PROPERTY ADDRESS	C.T.	REC. LISTING	DEVELOPMENT ACT CRITERIA
House	163 Walkerville Terrace	5630/912	Local	a, d
House	38 Warwick Street	5737/169	Local	a, d
House (Clayton)	46 Warwick Street	5786/588	Local	a, d
House & Stone Outbuilding	26 Wilsden Street	5149/277	Local	a, d
House	33 Wilsden Street	5469/396	Local	a, d
House	37 Wilsden Street	5784/963, 5787/717	Local	a, d

The individual Local Heritage Place assessment sheets form a separate volume to this report (see Volume 2).

Each assessment includes a current photograph, history and description of the place, a statement of heritage value, application of local heritage criteria from the Development Act, extent of listing and exclusions of elements with no heritage value, any early photograph available and sources of information.

Delineation of Significant Fabric - It is recommended that the elements of significant heritage fabric for each local heritage place be specified to assist conservation and assessment of development applications.

The assessment sheets include a section which defines the extent of the physical fabric of the house or building which is included in the listing as elements of heritage value. This is also included in the Schedule of local heritage places in the Heritage PAR. This will assist in the development assessment process. ***No heritage controls over the interior of local heritage places or contributory places are proposed. In addition, alterations and extensions to local heritage places and contributory places are appropriate, provided that these do not detract from the heritage value of the place and the character of the Historic (Conservation) Policy Area.***

It should be noted that for those places where reversible changes have occurred the extent of listing indicates the fabric which should be included as heritage value and what should be excluded.

3.3 Heritage Area Protection

Currently there are three historic Conservation Policy Areas within the Town of Walkerville. This report recommends ***that the historic residential character of the Town of Walkerville be retained and enhanced.*** To achieve this it will be necessary to:

- Conserve all places of heritage value within the area, including elements such as walls, fences and outbuildings.
- Continue the predominant existing pattern of open street frontages to dwellings.
- Restrict new extensions generally to the rear of existing heritage places, or where visible to the side (or in unusual circumstances, the front), in character with the existing.
- Specify parameters for development adjacent to heritage places and generally within recommended Historic (Conservation) Policy Areas.
- Control the height of new development.
- Ensure any new development reinforces existing character, using appropriate forms, proportions and design details.
- Reinforce the elements of streetscape and landscape character which serve as a setting for heritage places.

This report does not recommend that delineation of a State Heritage Area within Walkerville. However, it is recommended that the following Historic (Conservation) Policy Areas be delineated within the Town of Walkerville Development Plan. Past experience in other suburbs in Adelaide (and throughout Australia), has shown that area conservation is the most effective way of conserving consistent streetscapes, controlling both demolition of existing heritage places, and controlling the new development which occurs within the area.

- Historic (Conservation) Policy Area 1 – Gilberton (expands boundary of existing Gilberton - Park Terrace to River Torrens Policy Area)
- Historic (Conservation) Policy Area 2 – Gilberton North (expands boundary of existing Gilberton - Edwin Terrace, Frederick Street and portion of Stephen Terrace Policy Area)
- Historic (Conservation) Policy Area 3 – Medindie (expands boundary of existing Medindie - Robe Terrace, The Avenue and Herbert Street Policy Area)
- Historic (Conservation) Policy Area 4 – Walkerville Village
- Historic (Conservation) Policy Area 5 – Church Terrace (Walkerville)
- Historic (Conservation) Policy Area 6 – Walkerville Terrace Cottages
- Historic (Conservation) Policy Area 7 – Lansdowne Terrace Cottages

It is recommended that a Heritage PAR be prepared which contains Objectives and Principles of Development Control which will achieve the retention of the historic qualities of these Historic (Conservation) Policy Areas.

3.4 Existing Planning Provisions and Plan Amendment Recommendations – note this approach will be refined and confirmed during the preparation of the Heritage PAR

3.4.1 Overview

The following section provides an overview of the scope of Development Plan amendments required to implement the recommendations arising from the Walkerville Heritage Survey (2004) which includes:

- Introducing four new Historic (Conservation) Policy Areas.
- Introducing a list of local heritage places.
- Amending Council wide principles of development control to ensure that the policies are consistent.

Other amendments may be identified during the course of the formal investigations required to amend the Development Plan in order to ensure consistency and general expression of terminology.

These proposed amendments are based on the Development Plan current at the time of writing (16 October 2003).

3.4.2 Metropolitan and Council wide Principles of Development Control

Metropolitan Objective 34 states – the preservation of buildings or sites of architectural, historical or scientific interest. and

Objective 43 covers provisions related to appearance of buildings.

Principle of Development Control 36 requires advertisements to be in harmony with buildings of historic significance.

The **Council wide policies** apply to all development regardless of which zone applies to a particular piece of land. There are currently Conservation objectives (16-17) and a Heritage Objective 23 relating to conservation of items and areas of State heritage significance. Principle of Development Control 70 relates to Appearance of land and buildings.

The preparation of a Heritage PAR offers the opportunity to expand the range of issues covered in the policies of the Development Plan. It is recommended to introduce a new set of policies under a new heading Heritage Places. It will be necessary to consult with Planning SA on the pending Heritage Module provisions that are intended to apply across the State.

Recommended Policy Amendments:

- *Draft new Council wide provisions concerning development of and affecting Heritage Places to provide clearer policies and using updated terminology.*
- *Insert new Council wide policies under a separate heading Heritage Places.*
- *Write objectives related to Local Heritage places and the revised and expanded Historic (Conservation) Policy Areas.*

3.4.3 Zone Provisions and Structure

Currently there are three defined policy areas with the Historic (Conservation) zone (Residential) in the Development plan which have the following objectives:

OBJECTIVES

Objective 1: Conservation of dwellings and other buildings, gardens, trees or structures which positively contribute to the historic character of the policy area in which they are located.

Objective 2: A zone primarily accommodating residential uses of land and buildings that are compatible with the historic character of the relevant policy area.

The three policy areas have distinctive features and attributes and they contain a significant concentration of items of local heritage significance and other attractive streetscape features. Development as well as streetscape works in these areas needs to be designed and undertaken with great care and sensitivity by relevant experts, having regard to sound design principles and guidelines. Retention of slate and bluestone kerbs, bitumen paths and undergrounding of power lines are envisaged.

The Historic (Conservation) Zone - Residential is further divided into policy areas shown on [Map Walk/5](#) comprising:

- 10 Gilberton - Park Terrace to River Tomens (north of Simpson Street and south of Gamet Street).
- 11 Gilberton - Edwin Terrace, Frederick Street and portion of Stephen Terrace.
- 12 Medindie - Robe Terrace, The Avenue and Herbert Street.

Recommended Amendments:

Expansion of the three current policy areas and delineation of four other policy areas within the Historic (Conservation) zone (Residential) as outlined in Section 7 of this report.

Outline objectives for the Walkerville Historic (Conservation) policy areas including:

- *a statement of heritage value which primarily describes:*
 - *the historic elements that contribute to the area's character;*
 - *the physical character including built form and land division patterns which relate to the historic development of the area; and*
 - *identifiable historic, economic or social themes associated with an earlier era of development; and*
- *associated objectives and principles drafted to avoid repetition of the Council wide Precinct principles building on existing policies.*

3.4.4 Tables of Heritage Places

This Survey lists heritage places both within and outside the recommended Historic (Conservation) Policy Areas. These have also been mapped.

Recommendations

- *Lists of State, local heritage places and contributory places should be listed, consistent with the current formatting required by the Development Act and Planning SA.*
- *Prepare maps which correctly identify all heritage places.*

3.5 Heritage Management Recommendations

3.5.1 Process of Interim Protection for Identified Heritage Places

This report forms the basis for a Statement of Investigation for a Heritage Plan Amendment Report. Once the report and the Heritage PAR have been prepared and endorsed by Council, these need to be forwarded to Planning SA for discussion and approval. The Council should request interim protection of the places scheduled during the period of public consultation.

3.5.2 Public Consultation

A carefully designed public consultation program is recommended to explain the recommendations of this report to the public as follows:

- *Information brochure* – which summarises the recommendations of this report should be prepared in simple graphic format and included in the letters to property owners
- *Letters to affected property owners of Local and State heritage places* – explaining the proposed listings and the proposed information sessions and individual consultation
- The holding of a *information session* to explain the report to all those property owners within the existing and proposed Historic (Conservation) Policy Areas.
- *Provision for appointments* with property owners of proposed Local heritage places to clarify all issues of concern
- *Individual meetings* with owners of proposed State Heritage places

It will be necessary for Council to budget for this process, and to prepare suitable press releases to ensure that publicity around the study is well managed, and that the consultation process covers most community concerns.

3.5.3 Implementation of Heritage Provisions in the Development Plan

Implementation of heritage provisions in a Development Plan requires ongoing management processes and support. The following recommendations will assist with effective management of heritage places in Walkerville.

- **Staffing and Resources**
The processing of Development Applications for heritage listed buildings and areas requires specialist expertise. Council currently utilises a Conservation Consultant to assist with the processing of these applications, and the continuation of this is recommended. The recommendations of this Heritage Survey may result in additional advice being required on development within the Walkerville area.
- **Conservation Guidelines**
The current conservation guidelines should be adopted by Council and made readily available to the public. These guidelines should also be updated to include general

information about heritage provisions within the Historic (Conservation) Policy Areas and incorporated in the PAR.

- **Regular Training for Planning Staff**

It is recommended that the Town of Walkerville send planning staff to any relevant conservation training programs which may be available. This would assist with the Development Approval assessment of heritage places within Walkerville.

3.5.4 Government Leadership in Conservation

The Town of Walkerville owns some heritage buildings, and it is important that these buildings reflect the philosophy and policies of the Council in relation to heritage conservation and management.

The Corporation of the Town of Walkerville is responsible for elements of Walkerville's heritage qualities that sit in the public realm. Such elements include bluestone guttering and kerbing, street planting and landscaping, road and footpath surfaces, lighting and street furniture. Council should prepare a works guideline manual to ensure the retention of these elements and continue to conserve and maintain these elements. It is recommended that Council management of works in the public realm of the Residential HCZ incorporates the retention of heritage elements.

3.5.5 Heritage Awards

Local heritage awards are now held annually by many councils to recognise the achievements of heritage building owners who may have undertaken substantial conservation and restoration proposals. The City of Holdfast Bay hold these annually and this serves to raise awareness about the importance of heritage buildings and their protection. Such awards are not expensive – all that is needed is a simple A4 certificate recognising the project. This initiative should be explored by the Walkerville Council.

3.5.6 Heritage Incentives

Council may wish to explore the establishment of a Heritage Incentives Program such as currently exists at the City of Port Adelaide Enfield and the City of Holdfast Bay. These schemes provide a small grants program for conservation works which are considered to have an impact from the street. Alternatively (or in addition) the waiving of Development Application lodgement fees related to development of local and state heritage places could be considered.

4.0 HERITAGE ASSESSMENT REPORTS: STATE HERITAGE PLACES

The criteria for assessment noted on each assessment sheet are those included the *Heritage Act 1993* for places of State heritage value.

Volume 2 of this report provides the detailed assessment sheets for these places recommended for addition to the register (see Volume 2).

A place is of State heritage value if it satisfies one or more of the following criteria:

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particularly construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

5.0 HERITAGE ASSESSMENT REPORTS: STATE HERITAGE AREAS

There are no State Heritage Areas proposed in this report

6.0 HERITAGE ASSESSMENT REPORTS: PLACES OF LOCAL HERITAGE VALUE

During the survey of Walkerville, properties have been identified which are considered to satisfy the criteria for listing as Local Heritage Places.

The individual Local Heritage Place assessment sheets form a separate volume to this report (see Volume 2).

The *Development Act 1993* provides the opportunity for local councils, with ministerial approval, to apply development controls to places of local heritage value by including a list of such places in their development plans. This is discussed in detail in the *Heritage Planning Bulletin* (Planning SA - October 2001).

The criteria for places of local heritage are as follows:

- a) it displays historical, economic or social themes that are of importance to the local area; or
- b) it represents customs or ways of life that are characteristic of the local area; or
- c) it has played an important part in the lives of local residents; or
- d) it displays aesthetic merit design characteristics or construction techniques of significance to the local area; or
- e) it is associated with a notable personality or event; or
- f) it is a notable landmark in the area.

Places identified as having **local heritage value** fulfill one or more of these criteria.

In general, individual Local Heritage places have been identified **outside** the proposed Historic (Conservation) Policy areas as protection is provided for contributory places within these areas. However in some cases, Local Heritage places have been identified **within** the proposed Historic (Conservation) Policy areas and individual data sheets prepared for these. These places are those which have additional heritage significance, and are therefore identified as individual Local Heritage places. In some cases, Local Heritage places outside the proposed Historic (Conservation) Policy areas may be very similar to contributory places within the Historic (Conservation) Policy areas – but these also satisfy one or more of the above criteria and warrant protection. Note that in the following table, Local- HCZ refers to Local Heritage Places which are also located in the Historic (Conservation) Policy Areas.

7.0 HISTORIC (CONSERVATION) POLICY AREAS

This report does not recommend that delineation of a State Heritage Area within The Town of Walkerville. Currently there are three Historic (Conservation) Policy areas in Walkerville and this report recommends four additional policy areas.

The *Development Act* allows for the establishment of Historic (Conservation) Zones or Historic (Conservation) Policy Areas within Development Plans.

The legislation for designating a Historic (Conservation) Zones or Policy Area provides for demolition control. This means the approval of Council is required to demolish a building located within a Historic (Conservation) Zones or Policy Area where the building has been identified as a State, Local or contributory place.

Historic (Conservation) Zones or Policy Areas should comprise and demonstrate:

- Significant built form composed of historic elements that contribute to the character of the streetscape.
- Physical character including natural and cultural landscapes and land division patterns which relate to historic development of the local area; and
- Unified, consistent physical form in the public realm with an identifiable historic, economic or social theme associated with an earlier era of development.

The Heritage PAR prepared following this survey, will include the schedule of State Heritage Places, Local Heritage Places, and contributory items, within the Historic (Conservation) Policy areas, clarifying that these buildings require protection from demolition. Development of other sites within the policy area should be appropriate to the character of the area, but retention of non scheduled buildings on these sites is not required.

Past experience in other suburbs in Adelaide (and throughout Australia), has shown that area or precinct conservation is the most effective way of conserving consistent historic streetscapes, controlling the demolition of places which contribute to the character of the area and controlling the new development which occurs within the area.

It is recommended that the following Historic (Conservation) Policy Areas be delineated within the Town of Walkerville Development Plan (see map of Policy Areas following).

- Historic (Conservation) Policy Area 1 – Gilberton (expands boundary of existing Gilberton - Park Terrace to River Torrens Policy Area)
- Historic (Conservation) Policy Area 2 – Gilberton North (expands boundary of existing Gilberton - Edwin Terrace, Frederick Street and portion of Stephen Terrace Policy Area)
- Historic (Conservation) Policy Area 3 – Medindie (expands boundary of existing Medindie - Robe Terrace, The Avenue and Herbert Street Policy Area)
- Historic (Conservation) Policy Area 4 – Walkerville Village
- Historic (Conservation) Policy Area 5 – Church Terrace (Walkerville)
- Historic (Conservation) Policy Area 6 – Walkerville Terrace Cottages
- Historic (Conservation) Policy Area 7 – Lansdowne Terrace Cottages

Within these policy areas places which contribute to the character of the area have been scheduled as State Heritage Places and Local Heritage Places, and as contributory items. The criteria for State Heritage Places and Local Heritage Places have been outlined in sections 4 and 6 above.

Contributory items are those places which contribute to the character of the area, as surviving examples of the particular periods and its character.

This survey recommends:

- That all contributory items should be retained;
- That alterations and additions to contributory items should be developed to reflect and or complement the style and historic character of the area; and
- That redevelopment of places and sites that are not deemed as 'contributory' should reflect and or complement the historic character of the Zone.

Note - *the boundary of the recommended areas have been drawn up to align with the boundaries of current zones in the Walkerville Development Plan. Consequently, there are some heritage properties abutting the policy area but located in the adjacent zone. These properties can not be scheduled in an Historic (Conservation) Policy Area, so their protection is reliant on them being identified as a Local Heritage Place, although the property may be similar to places which contribute to the character of the adjacent Historic (Conservation) Policy Area.*

PAGE FOR A3 MAP OF AREAS

7.1 Historic (Conservation) Policy Area 1 - Gilberton

7.1.1 Background History

The southern part of Gilberton (Section 475) was owned by Joseph Gilbert in 1846, was settled early, the land use being chiefly agricultural, farming and gardening. The land remained largely undeveloped as a residential area despite having been subdivided in 1852 as "Gilbert Town", and there were only a few cottages located in the area by that time. (See early map - Deposited Plan 78, page 109, Book 1 on following page). In 1871 a northern section of 47 blocks were created abutting the 43 blocks of the southern divisions. After this time, there were cottages and small shops built south of Walkerville Terrace on small narrow allotments, and by 1900 the area had extensive housing development.

For instance, in Torrens Street, T B Ragless, a builder, divided land around his residence "Riverside" and built a series of almost identical houses with sandstone front walls, brick quoins and pitched roof.

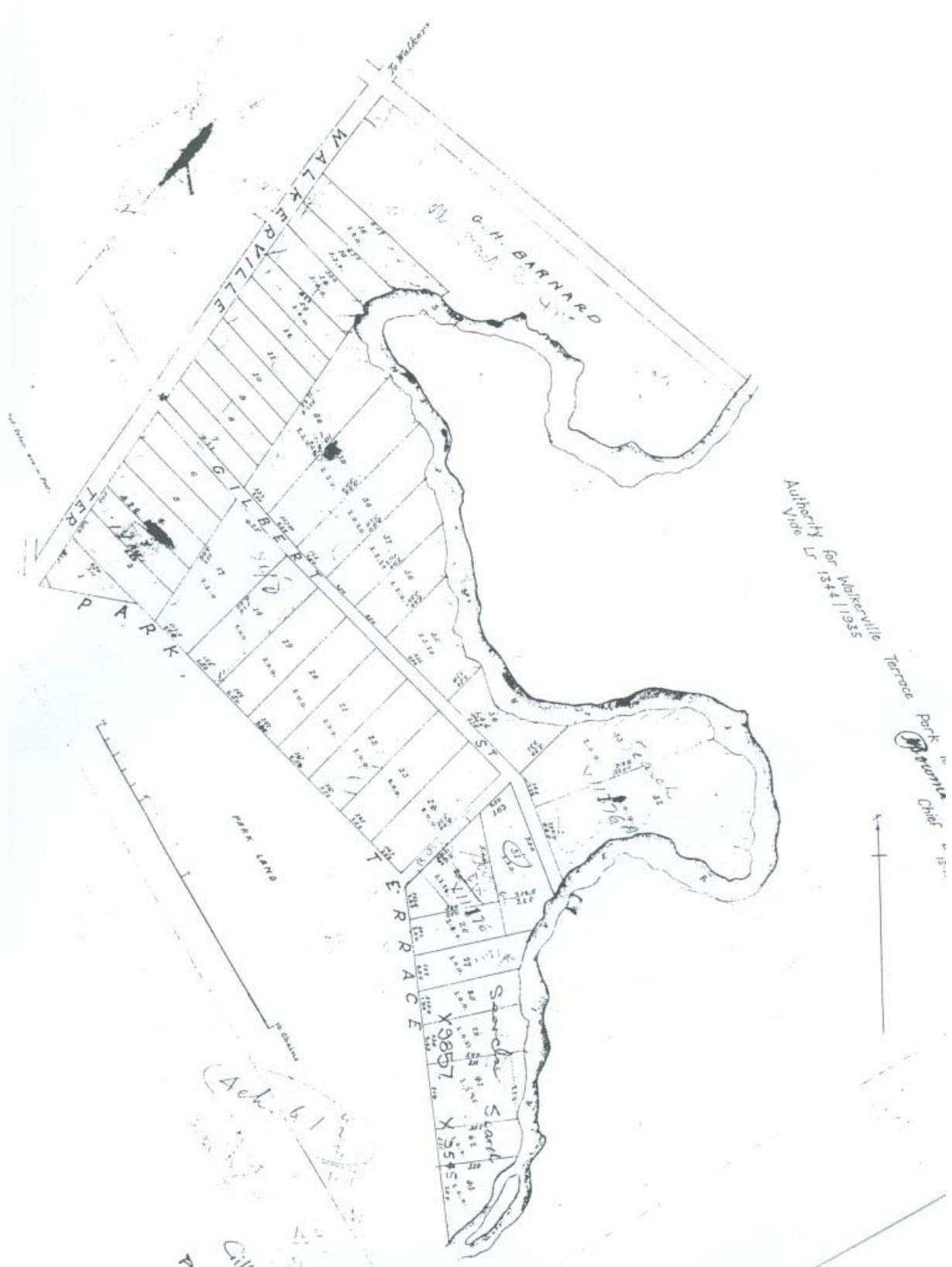
Many of the families who bought property in Gilberton bought more than one dwelling renting the others out. A close knit community grew in the area.

7.1.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area 1 - Gilberton is delineated by Park Terrace, Walkerville Terrace, Stephen Terrace, River Torrens and the southern side of Rose Street. This Policy Area expands upon the current Historic (Conservation) Policy Area as it is considered that there are many additional properties of equal heritage value as those within the current Policy Area. Properties fronting Walkerville Terrace, Stephen Terrace, Simpson Street and Rose Street have been included in a recommended expanded Policy Area.

The character of the area proposed as this expanded Historic (Conservation) Policy Area derives from:

- The early subdivision focusing on Gilbert Street. This area has a distinct 'village' feel with modest houses and cottages, two corner shops, a church on Park Terrace, and generally small allotments with narrow streets.
- The consistent high quality and detailing of houses, in particular consistent groups such as 1-15, 12-16 Torrens Street, which are all consistent villas, constructed by the builder TB Ragless.
- The character provided by the backdrop of the Torrens River, which has established dead ends streets and vistas through to landscaped areas of high quality. Of particular interest are the two proposed Local Heritage Places at the end of Severn Street, the suspension bridge and the former swimming pool gate.
- The consistent and substantially intact residential character of the south side of Walkerville Terrace with a variety of housing types from Victorian villas, bungalows and Tudor residences.
- The characteristic of the clear view of houses with low fences and close set-backs of the cottages and houses. The exception to this is Walkerville and Stephen Terrace, where higher fences are in place to mitigate against traffic volume.



EARLY SUBDIVISION OF GILBERTON, 1852

(Source: Government Records Office, Deposited Plan 78, page 109, Book 13)

PAGE FOR A3 MAP

7.1.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic Conservation Policy Area 1 - Gilberton. Places individually assessed as Local Heritage Places are in bold italics. Places which are contributory are in plain type.

Bardini Street	2, 4
Eliza Street	1, 5-7, 9, 11, 13 2, 4, 6, 8, 10, 12
Garnet Street	1, 3, 5, 7, 9 8, 12
Gilbert Street	1, 7, 9, 11, 13, 17, 19, 21 , 23, 25, 27, 29, 31, 33, 35, 37, 47 2, 6, 8, 10, 12, 14, 16, 18, 22, 24, 26, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 66
Matilda Street	1, 3, 5, 9, 11, 13 4, 6, 8, 14
Park Terrace	8, 9, 10, 11(Church) , 12, 13, 14, 15, 16, 17, 18, 19, 20, 28
Rose Street	3, 5, 7, 9, 9A 2, 8
Severn Street	2, 4, 6, 10, 12 <i>Jervis Entrance Arch at end of Street</i> <i>Suspension Bridge at end of Street</i>
Simpson Street	2, 4, 6, 8 7, 9
Stephen Terrace	124, 128, 130, 132
Stour Street	2, 4, 6 1, 3, 5, 7
Torrens Street	1, 3, 5, 7, 9, 11, 13, 15 2, 4, 8, 12, 14, 16, 18, 20
Tyne Street	4, 6, 18, 22, 30 5, 9, 11, 15, 17, 19
Walkerville Terrace	10, 16, 20, 22, 24, 26, 28, 32, 34, 36, 38, 40, 42, 44, 46, 48, 52, 54, 56, 58, 60

7.1.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 1 - Gilberton be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully conserved and maintained, and all work to early fabric

should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.

- The Walkerville Council should continue to make the services of a Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended Local Heritage Items should be carefully conserved.



21 Gilbert Street



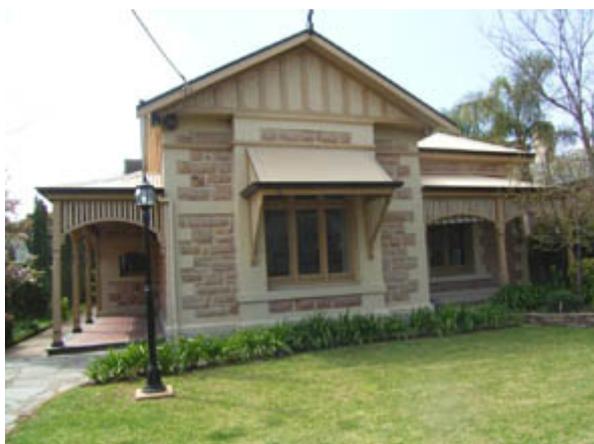
25 Gilbert Street



12 Eliza Street



3 Garnett Street



14 Park Terrace



22 Walkerville Terrace

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.2 Historic (Conservation) Policy Area 2 - Gilberton North - Edwin Terrace & Environs

7.2.1 Background History

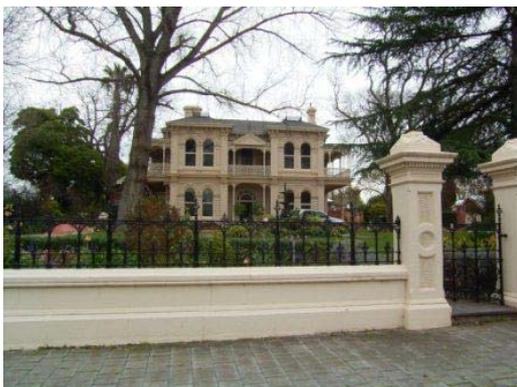
North Gilberton developed following the 1871 subdivision of this area when 47 blocks were released for sale north of Walkerville Terrace. (Refer map - Deposited Plan 298 on the following page). This upper section became renowned for large, fine houses where a community of Adelaide-based trade, finance, government, professional and political families settled. In 1878, J W Porter constructed "Cosford", and later the pair of large houses for his daughters at 2-4 Edwin Terrace on the corner of Northcote Terrace. George Brookman a merchant and stock exchange agent built "Craigmellan" at 3 Edwin Terrace, in 1884. In 1889-90 Brookman's second home "Ivanhoe" was erected at 9 Edwin Terrace, with the proceeds of his Western Australian mining interests. Many other substantial houses were erected during this time, enjoying the benefits of the newly reticulated water supply in the 1880's. Edwin Terrace soon became established as one of Adelaide's premier addresses. The streets around soon followed with development of substantial houses up the hill and more modest houses closer to Walkerville Terrace.

7.2.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area 2 – Gilberton North - Edwin Terrace & Environs is delineated by Walkerville Terrace, Stephen Terrace, and Northcote Terrace.

The character of the area proposed as an Historic (Conservation) Policy Area derives from:

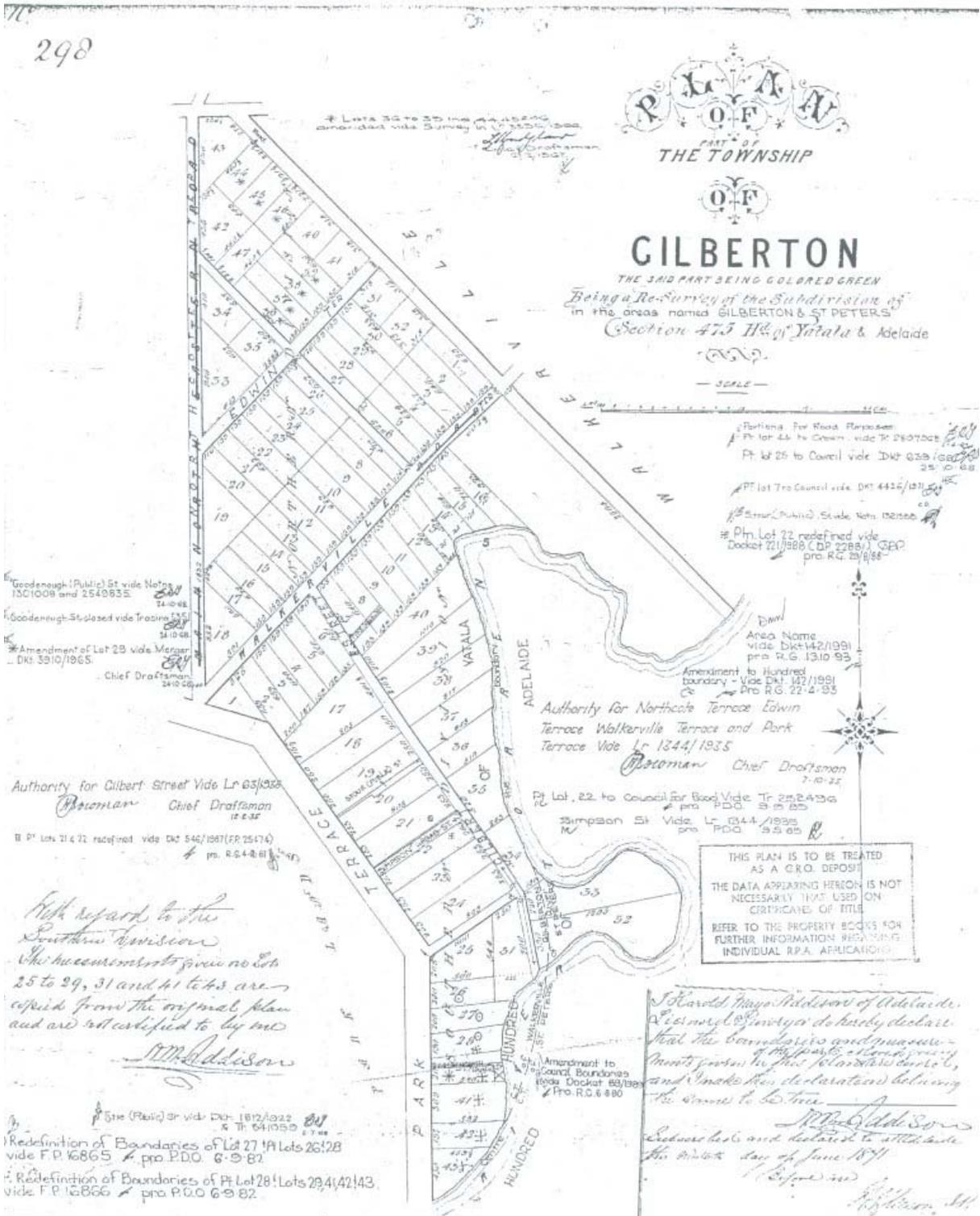
- The grand character of Edwin Terrace where a large collection of mansions have been developed on large allotments. The positioning of Edwin Terrace on the gentle slope of the Walkerville Hill allows for glimpses through blocks to the Adelaide Hills beyond. The high architectural quality of these houses establishes a grand residential character to the area.
- The consistent architectural quality of early substantially intact houses, with cottages, villas, and two storey residences being located throughout the area. These are constructed in stone and brick, generally with corrugated iron roofing. There are consistent houses within Frederick Street and the south side of Edwin Terrace, and in some cases the houses are built to an identical design.. There are also rows of consistent villas such as at 21-31 Walkerville Terrace and 1-5 Buckingham Street.
- The survival of stone and brick gutters which add character and patina to the streetscape.
- The substantial trees, both along streets and on private allotments, and the established landscape character of the area.
- The substantial nature of fences within the area. These are generally of a design which is consistent with the period of the house. Most are open in character in front of the house, providing views of the principal elevation.



Edwin Terrace mansions – 9 Edwin Terrace



2-4 Edwin Terrace



EARLY SUBDIVISION OF GILBERTON, 1871

(Source: Government Records Office, Deposited Plan 298)

PAGE FOR A3 MAP

7.2.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic (Conservation) Policy Area. Places individually assessed as Local Places are in bold italics. Places which are contributory are in plain type. Recommended State Heritage Items are noted as such (with RSHR) and also summarised at the base of the table.

Buckingham Street	1, 3, 5, 7, 9, 11, 15A, 15, 17 2, 8, 10
Edwin Terrace	1, 3(RSHR) , 5, 7, 9(RSHR) , 11 2-4(RSHR) , 8, 12, 14, 16, 18, 20(RSHR) , 22, 24, 28, 30, 32
Frederick Street	1, 3, 5, 7 2, 4, 6, 8, 10, 12, 14
James Street	4, 6, 8, 10, 13 , 15
Northcote Terrace	24, 26, 28, 32 , 50
Stephen Terrace	140, 142, 146, 158, 164, 170
Walkerville Terrace	19 , 21, 23, 25, 27, 29, 31, 37, 39, 43, 45, 47, 59

Recommended for State Heritage Register:	<ul style="list-style-type: none"> • 2-4 Edwin Terrace • Craigmellon, 3 Edwin Terrace • Ivanhoe, 9 Edwin Terrace • Aston, 20 Edwin Terrace
---	--

7.2.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 2 - Gilberton North - Edwin Terrace & Environs be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended Local and State Heritage Items should be carefully conserved according to legislative requirements.



5 Buckingham Street



17 Buckingham Street



16 Edwin Terrace



24 Edwin Terrace



14 Frederick Street



10 James Street



15 James Street



43 Walkerville Terrace

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.3 Historic (Conservation) Policy Area 3 - Medindie

7.3.1 Background History

Medindie became a fashionable residential area favoured by newly wealthy mining and pastoralist investors and entrepreneur, following the first subdivision in 1860. Examples of their grand houses included Charles Rasp's *Willyama*, and Hugo Muecke's *The Myrtles*, which were constructed on large allotments, in substantial landscaped grounds. Further land divisions followed, with streets constructed to provide access to the smaller allotments. These are recorded on early maps as follows:

1876 – Arthur Street and Herbert Street

1879 - Darling Street

1900 - Avenel Gardens Road,

1902 - Palm Street and Acacia Street,

Houses were quickly erected on these newly subdivided lots. As the large garden allotments have become broken up over time, houses have been in newly subdivided allotments. For example, on the recently subdivided land around *The Myrtles*, houses are now being constructed in 2005.

7.3.2 Delineation and Character of the Area

Historic (Conservation) Policy Area 3 - Medindie is bounded by Robe Terrace, Northcote Terrace, Nottage Terrace and inset from Main North Road.

The character of the area proposed as an Historic (Conservation) Policy Area derives from:

Robe Terrace frontage:

- The high architectural quality of the mansions which line Robe Terrace from a variety of periods including early Victorian, high Victorian, Edwardian, bungalows, Classic Revival and contemporary.
- The garden setting of the Robe Terrace mansions. The majority of these houses are set on large allotments with substantial fences, many being stone and cast iron. The designs of these fences are varied, but all are substantial and provide an appropriate setting for these houses, particularly those located on corners.
- The landscape setting of the houses with substantial driveways, established trees and plants, well tended gardens, and general garden settings which substantially enhance the presentation of the houses.
- The high architectural merit of individual houses. Many houses along Robe Terrace are architecturally designed, displaying skilful use of residential architectural building elements.

Remainder of Area:

- The consistent early stone and brick houses, many of which are Victorian villas, within this historic residential area.
- The consistent row of cottages along Darling Street - these are generally double fronted cottages of a symmetrical design with a regular set-back from the western end of Darling Street, which is a narrow section of this street with smaller allotments.
- The stone gutters (sometimes with brick bases) that characterize the area. In some locations these have been replaced with later concrete guttering, but there are many locations where the stone guttering remains.
- The high architectural quality of the mansions on larger blocks.

- The range of architectural styles. There is a large collection of Victorian cottages, villas and substantial houses with corrugated iron roofs, and some later houses incorporating more Edwardian features including red tiled roofs. There are also later domestic architectural styles including English Domestic and Classic Revival.
- The later post war housing, within the Policy Area, such as in the western end of Briar Avenue (in between Rasp Avenue and Willyama Avenue), where Inter War and Post War housing has developed, without the earlier setting of Victorian villas and Edwardian houses.
- The substantial nature of fences within the area. These are generally of a design which is consistent with the period of the house. Most are open in character in front of the house, providing views of the principal elevation. However, some are of a solid nature to circa 1600 high utilizing masonry detailing which coordinates with the detailing of the house period. Brush fencing is also characteristic of the area.
- The groups of housing, apparently constructed by the same builder, as these houses utilize identical detail. For example 2-6 Hawkers Road, which also retain their original and identical stone and cast iron fencing.
- The consistent avenue planting within the streets with a range of trees used including Jacarandas, Ashes, Golden Rain Trees, Plane Trees, ie, exotic deciduous trees, which provide a leafy context for this residential area.

It should also be noted that:

- Immediately abutting the area to the east is Wilderness School which fronts Hawkers Road and Northcote Terrace. This school retains and incorporates several stone and brick residences, which add to the residential character of the policy Area. It is important that the school recognizes the streetscape contribution of these former houses and plans for their retention. These are not included in the policy area due to them being located in an educational zone. They are therefore recommended in some cases as individual local heritage places.
- One early stone house at 3 Dutton Terrace is located in the adjoining Medindie Mixed Use Zone – this is scheduled even though it lies outside the residential zone as it is an important house, identical to many of the contributory houses in the policy area.

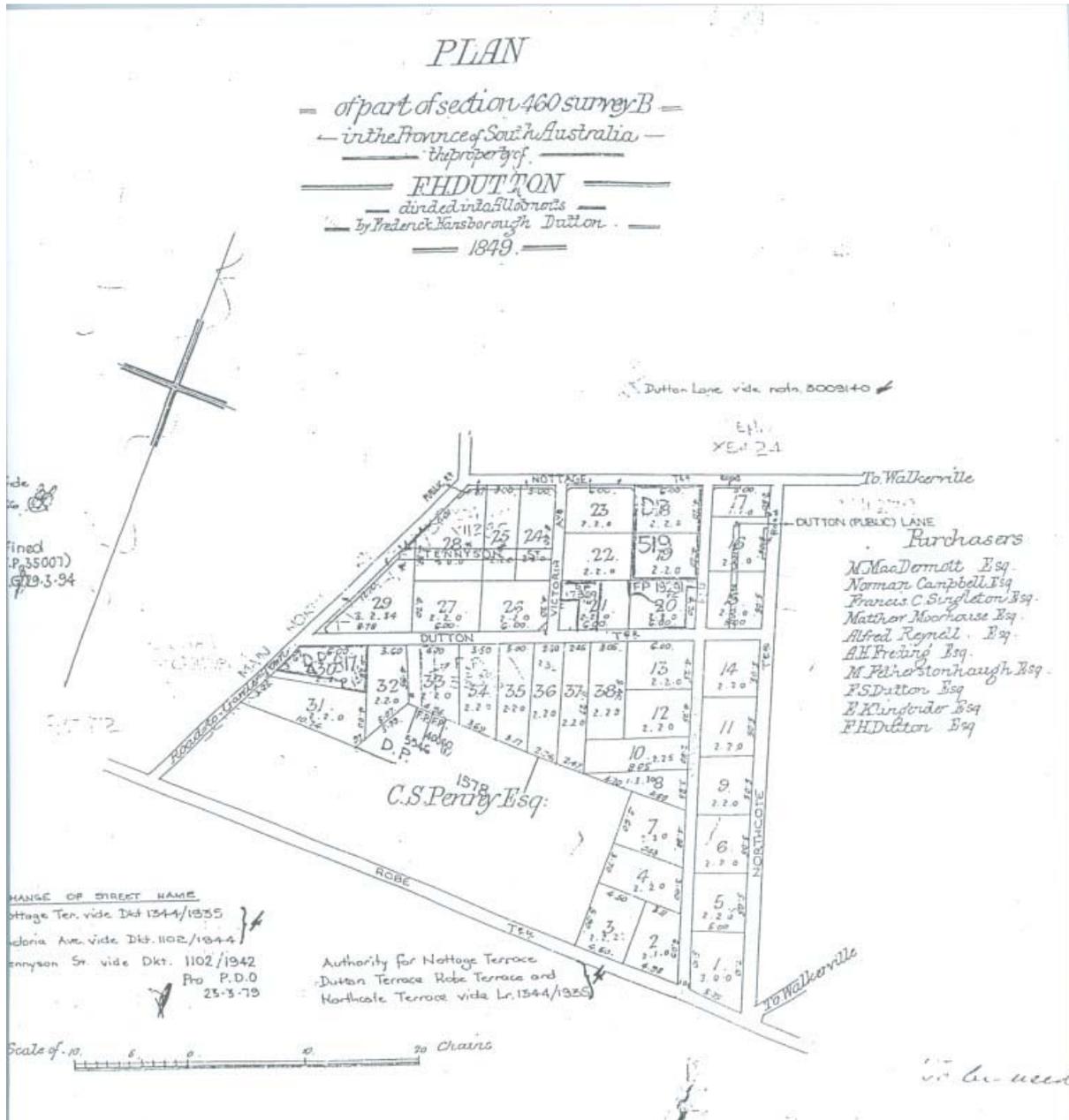


Willyama, 12 The Avenue



15 Briar Avenue

Examples of mansions erected in Medindie, both recommended for addition to the State Heritage Register.



PART OF ORIGINAL SUBDIVISION OF MEDINDIE, 1849

(Source: Government Records Office, Deposited Plan 308 OF 1860 (1849))

PAGE FOR A3 MAP

7.3.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic Conservation Policy Area. Places individually assessed as Local Places are in bold italics. Recommended State Heritage Items are noted as such (with RSHR) and also summarised at the base of the table. Places which are contributory are in plain type.

Acacia Street	3, 5, 6
Arthur Street	3, 11, 13 6, Coach house to rear of 27 Robe Terrace – 10 Arthur St, Coach house to rear of 28 Robe Terrace – 12 Arthur St
Avenel Gardens Road	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 28, 30, 32
Briar Avenue	3, 4, 6, 11-13 , 12, 15(RSHR) , 19
Darling Street	1, 3, 5, 7, 9, 11, 11A 4, 6, 8, 12, 14, 16, 18, 20,
Dutton Terrace	3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 39, 41, 53 2, 4, 8, 10, 14, 16, 18, 20, 22, 40, 46, 48
Elm Street	2, 4, 6, 8, 10, 12, 14
Ettrick Avenue	5, 15 4, 6, 10, 12, 14
Hawkers Rd	1, 17 , 27, 35, 47, 49, 51, 55, 59, 61, 63 2, 4, 6, 44, 52, 54, 62, 68, 74, 76, 80, 84, 86, 88
Herbert Street	2, 4, 12 9, 11
Northcote Terrace	7, 11, 15, 17, 19, 49, 51, 53, 61, 63, 65, 67, 69
Nottage Terrace	5, 7, 9, 11, 13, 17, 21, 23, 25, 27
Palm Street	1, 6
Robe Terrace	5, 6, 7, 8, 10, 11, 14, 15 , 16 , 17, 18, 20(RSHR) , 21, 22, 22 rear Coach House, 23, 24, 25, 26 , 27 , 28 , 30, 31, 32, 33
Tennyson St	5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 4, 6, 8, 10, 12, 14, 18
The Avenue	1 , 3, 5, 7, 9, 11, 12(RSHR) 2, 4
Victoria Avenue	1, 3, 5, 7, 9 2, 4, 6, 8
Recommended for State Heritage Register:	<ul style="list-style-type: none"> • 15 Briar Avenue • 20 Robe Terrace • Willyama, 12 The Avenue

7.3.4 Recommendations for the Area

- It is recommended that the proposed Historic(Conservation) Policy Area 3 - Medindie be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended Local and State Heritage Items should be carefully conserved according to legislative requirements.



6 Acacia Street



25 Avenal Gardens Road



9 Dutton Terrace



6 Briar Avenue

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA



35 Hawkers Road



11 Northcote Terrace



65 Northcote Terrace



6 Robe Terrace



15 Robe Terrace



27 Robe Terrace



9 The Avenue



11 The Avenue

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.4 Historic (Conservation) Policy Area 4 - Walkerville Village

7.4.1 Background History

Section 477, which became the residential area of Walkerville proper, was first divided into eight allotments, which were resubdivided in 1857. Walkerville Terrace initially finished at Fuller Street, but was continued, as Barker Street, through to link up with Lansdowne Terrace in 1900. The early 1857 subdivision map of Walkerville shows the early configuration of streets. Early Walkerville, which developed after this subdivision, was serviced by slaughter houses, several bakeries, small shops along Walkerville Terrace, butchers, milk vendors, and blacksmiths. The early brickworks were phased out, and the area never took on a strong industrial character. The residential village of Walkerville developed around the commercial core of Walkerville Terrace, with small workers cottages constructed in stone and brick.

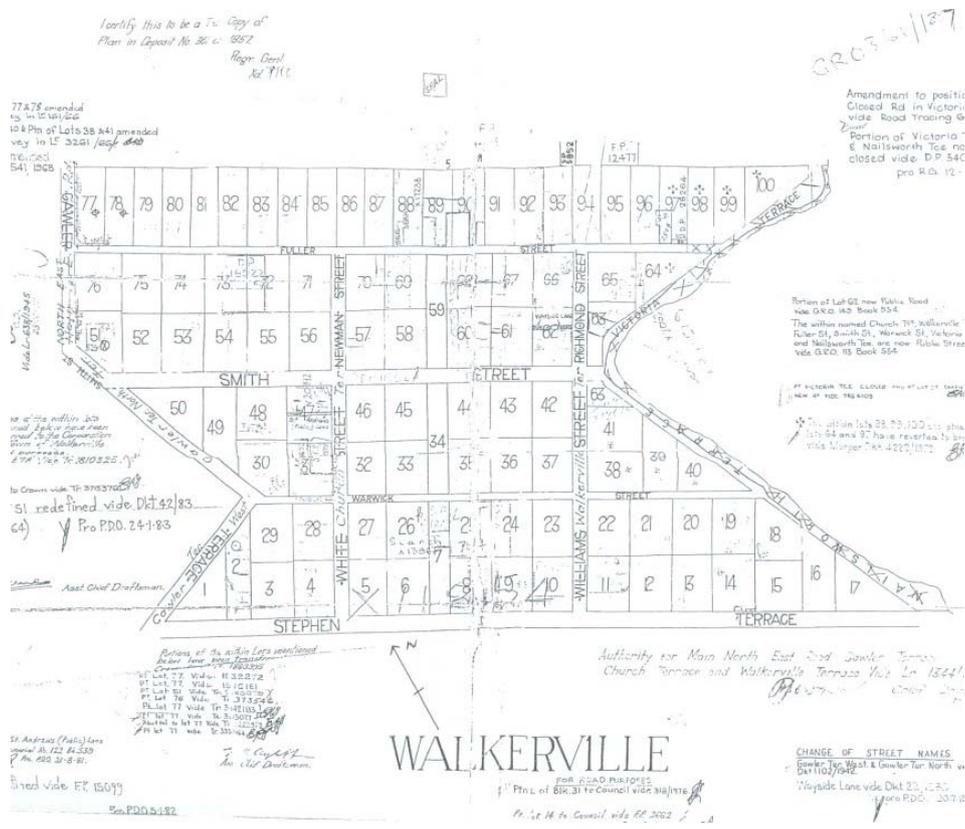
This policy area excludes the current commercial core zone along Walkerville Terrace.

7.4.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area is delineated by the boundary shown on the map on the following page.

The character of the area proposed as a Historic (Conservation) Policy Area derives from:

- The collection of early cottages and houses generally single storey, of stone and brick construction, located on modest size allotments. These cottages are typically double or single fronted, with simple detailing, and modest size rooms. Brick chimneys, front verandahs, and pitched corrugated iron roofs characterize the residential development in the area.
- The attached cottages along Margaret Street built by philanthropist and businessman Charles Drew, for the accommodation of the 'worthy poor'.



EARLY SUBDIVISION OF WALKERVILLE, 1857

(Source: Government Records Office, Deposited Plan 361)

PAGE FOR A3 MAP

7.4.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic (Conservation) Policy Area. Places individually assessed as Local Places are in bold italics. Recommended State Heritage Items are noted as such (with RSHR) and also summarised at the base of the table. Places which are contributory are in plain type.

Alfred Street	15, 17 4, 6
Church Terrace	3, 7, 9, 13 12, 16, 22
Clarke Street	2, 4, 10 11-13, 15-17
Fuller Street	35, 36
Margaret Street	1-35 (RSHR) , 39, 41, 45 2, 4, 6, 8, 10, 12
Smith Street	35
Stephen Terrace	149, 155, 157 Walkerville Primary School , 159, 161, 163, 165, 167, 169, 171, 177
Warwick Street	10, 14, 16, 18, 20, 22, 24, 26, 28 27, 29, 31

Recommended for State Heritage Register:

- Somerset Cottages, 1-35 Margaret Street

7.4.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 4 - Walkerville Village be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended Local and State Heritage Items should be carefully conserved according to legislative requirements.



9 Church Terrace



13 Church Terrace



2 Clarke Street



15-17 Clarke Street



10 Margaret Street



26-28 Smith Street



155 Stephen Terrace



18-20 Warwick Street

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.5 Historic (Conservation) Policy Area 5 - Church Terrace (Walkerville)

7.5.1 Background History

North Walkerville, as this area became known, like North Gilberton and Medindie, became the address for many families of substantial means. The area allows for views and vistas of the Adelaide hills and was an attractive location for large comfortable houses. Mansions on the scale of "Holmwood" and "Monklands" were surrounded by more modest houses, and both these properties still sit on their early large allotments. Land was subdivided in 1882 north of Fuller street, and Walkerville Terrace (known as Barker Street) and Church Terrace were extended through to Lansdowne Terrace. By 1900 about half of this land was still not sold, with most of Brunswick Street still unsold north east of Burlington Street.

7.5.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area 5 - Church Terrace (Walkerville) is shown on the following map.

The character of the area proposed as a Historic (Conservation) Policy Area derives from:

- The focal point provided by the dominant element of St Andrew's Church, which was begun in 1847, and the adjacent 1928 Hall building. This creates an early village parish atmosphere to this residential area.
- The number of Victorian, Edwardian and substantial bungalow residences built over a period of time in this area reflecting the solidity of this residential suburb.
- The topography with Church Terrace running parallel to the hill and providing views to the south across to the Adelaide Hills.
- The landscape quality of the streets and the private gardens. The area is characterized by mature Jacarandas, Ash Trees, Golden Rain and other trees. The topography also contributes to the character of the area resulting in unusual and unique street character. One notable example is Devonshire Street, where there are sloping verges which are heavily planted in an informal manner – resulting in an attractive and unusual landscape character.
- The survival of original fencing in the area, in particular bluestone plinths with cast iron fence railings above.
- The survival of stone kerbing and guttering in sections of Church Terrace and adjoining Streets.
- The second church on the Smith Street hill (Walkerville Uniting Church) (foundation stone: constructed in 1912).
- The architectural character of many of the residences, many of which appear to have been architecturally designed, reflecting the prosperity of Walkerville at the time of their construction. Houses are of a range of architectural periods, predominantly early stone villas and cottages, but some later bungalows and Tudor houses. Houses are constructed in stone and brick with projecting chimneys, pitched roofs and verandahs. These are generally set in well landscaped gardens.

BARGAINS FOR EVERYONE. TO CLOSE ACCOUNTS. GREAT SACRIFICE.

We are instructed POSITIVELY TO SELL, at Nominal Prices, in order to close trust accounts, all the

UNSOLD LAND IN NORTH WALKERVILLE

Since our auction sale in August last, we have sold a large number of Allotments, and are now clearing them out daily. Some of the best sites still remain, but purchasers must come speedily to secure them. Soon all will be gone. This is the cheapest and best land in the market at from seven shillings per foot.

Note the terms at the foot hereof.
The Township of North Walkerville furnishes charming views and splendid sites for family mansions and villa residences.
The Walkerville tram terminus is only 100 yards from the western boundary of the township.

The land is sold in lots to suit purchasers. A single allotment, or a block comprising several allotments, containing several acres, can be purchased at a low price on easy terms.

The land adjoins the residences of Messrs W. A. Horn, T. Horn, C. H. T. Conant, E. J. Cox, and others.

Note.—Clearing sale to close accounts in a Trust Estate.
Terms—25 per cent. down and 25 per cent. yearly, with interest on unpaid principal at the rate of 5 per cent.

LAND COLOURED IS FOR SALE.



UNSOLD LAND IN NORTH WALKERVILLE 1900

(Source: Government Records Office)

PAGE FOR A3 MAP

7.5.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic Conservation Policy Area. Places individually assessed as Local Places are in bold italics. Recommended State Heritage Items are noted as such (with RSHR) and also summarised at the base of the table. Places which are contributory are in plain type.

Burlington Street	1, 7, 29 4, 6, 8, 10, 40, 42, 44, 46, 50
Brunswick Street	1, 17, 21, 33 14, 20, 34
Church Terrace	36, 38, 40, 52(RSHR) , 52 (stables), 66, 74 59, 65, 69, 71, 73, 77, 81, 83, 85
Devonshire Street	1 20(RSHR)
Fuller Street	27, 35, 43, 47
St Andrew's Street	6, 10, 14, 16, 18, 22 13, 15, 17, 19, 21, 29
Wilsden Street	3, 5, 7, 19, 25, 33, 37 4, 8, 26

Recommended for State Heritage Register:

- 52 Church Terrace
- 20 Devonshire Street

7.5.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 5- Church Terrace (Walkerville) be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended State and Local Heritage Items should be carefully conserved.



20 Brunswick Street



8 Burlington Street



52 Church Terrace



59 Church Terrace



85 Church Terrace



13 St Andrews Street



4 Wilsden Street



8 Wilsden Street

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.6 Historic (Conservation) Policy Area 6- Walkerville Terrace Cottages

7.6.1 Background History

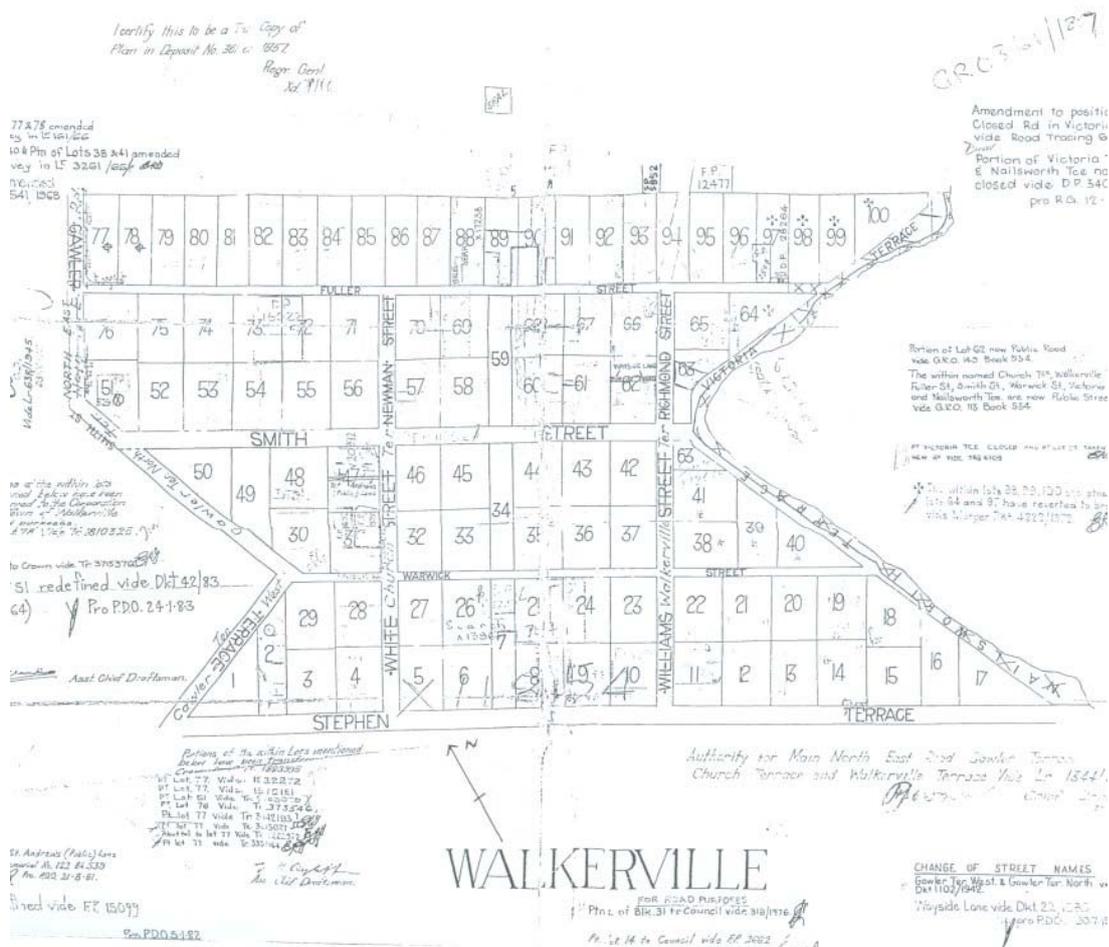
This section of Walkerville Terrace was developed after Walkerville Terrace was put through past Fuller Street. The early 1857 layout did not show this road in place. The houses were then developed over time, generally many before 1900 incorporating typical detailing of that time.

7.6.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area 6 - Walkerville Terrace Cottages, is delineated on the map on the following page, and is characterised by cottages generally fronting Walkerville Terrace as shown.

The character of the area proposed as an Historic (Conservation) Policy Area derives from:

- The grouping of modest stone and brick cottages constructed 1880-1900s , all single storey, which incorporate consistent detailing of stone, brick, pitched corrugated iron roofing, projecting chimneys and simple verandahs
- The later cottages at 136-146 Walkerville Terrace, which incorporate bungalow stylistic details



EARLY SUBDIVISION OF WALKERVILLE, 1857

This is prior to the construction of these cottages – note that Walkerville Terrace and Church Terrace do not continue through at this time past Fuller Street

(Source: Government Records Office, Deposited Plan 361)

PAGE FOR A3 MAP

7.6.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic Conservation Policy Area. Places individually assessed as Local Places are in bold italics. State Heritage Items are noted as such. Places which are contributory are in plain type.

Group 1 (northern group of cottages)

Fuller Street	49, 51
Walkerville Terrace	141 128, 130, 132, 134, 136-146

Group 2 (southern group of cottages)

St Andrew's Street	41
Walkerville Terrace	193 184-194

7.6.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 6 - Walkerville Terrace Cottages be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Recommended State and Local Heritage Items should be carefully conserved.



49 Fuller Street



51 Fuller Street



128 Walkerville Terrace



141 Walkerville Terrace



144-146 Walkerville Terrace



163 Walkerville Terrace



184-194 Walkerville Terrace



193 Walkerville Terrace

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

7.7 Historic (Conservation) Policy Area 7 - Lansdowne Terrace Cottages

7.7.1 Background History

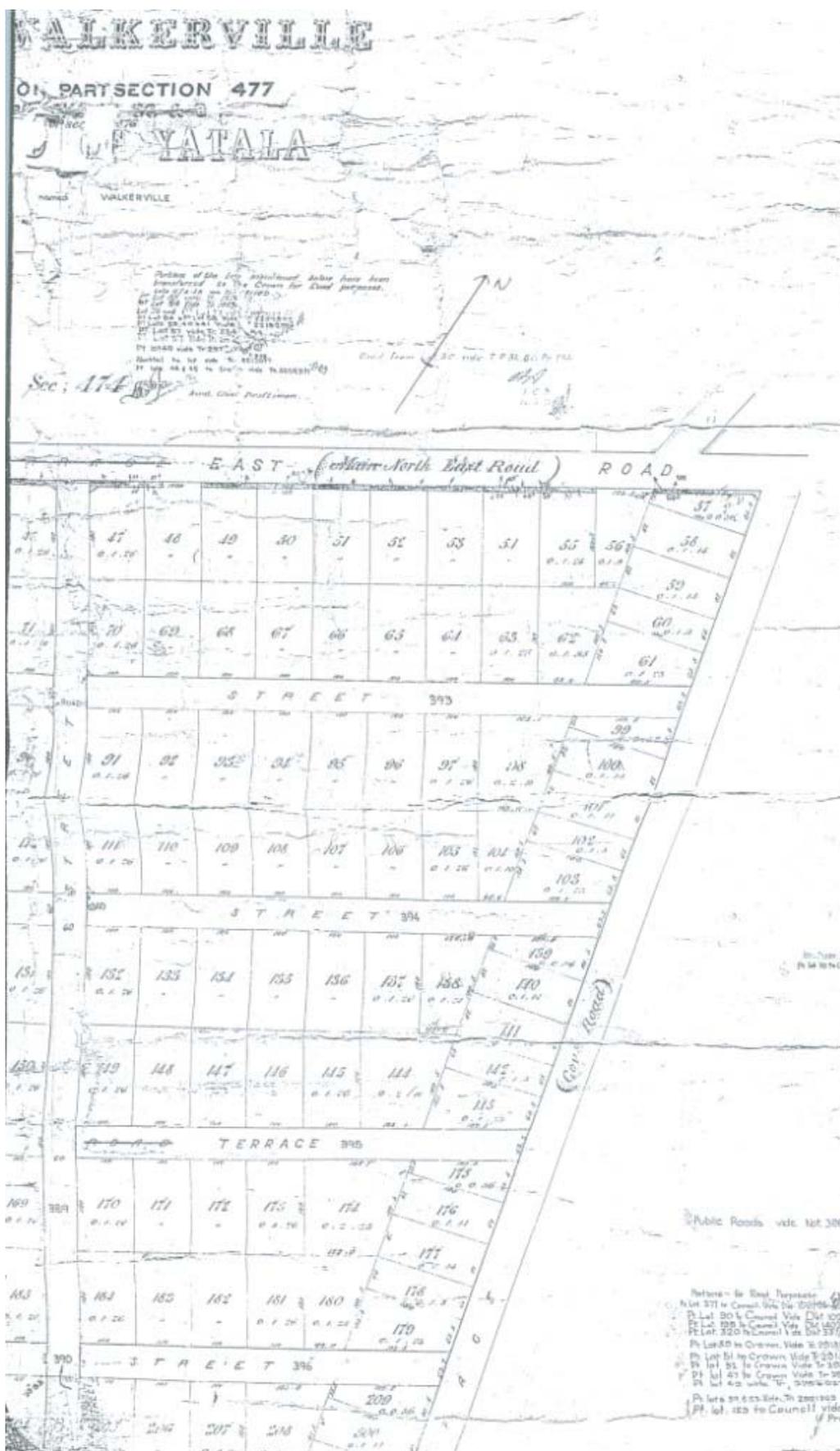
These cottages on Lansdowne Terrace were clustered around the dairy located on Lot 53. The houses were originally intermingled with farmland, and retain a village character with all cottages being located on the west side of the street. The allotments, where these cottages are located, (lots 57-61 of Section 477) were developed between 1884 – 1905. Following the death of George Fife Angus owner of Section 477 in 1879, the land was subdivided into 375 lots and by 1889 the cottages at 8-10 Lansdowne Terrace had been constructed. By c1900 2 Lansdowne Terrace had been erected by blacksmith Johann Carl Bothe, who established his shop facing North East Road. By 1903, number 4 Lansdowne Terrace a five room residence had been constructed, also by Bothe. By this time the farm yards, associated walling and five room dwelling at number 6 and 8 was in constructed, being the property of dairyman and former cattle dealer Charles Webster. This dairy became known as the Gilles Plains Dairy and operated for several decades, the land remaining in the Webster family into the 1990's.

7.7.2 Delineation and Character of the Area

The Historic (Conservation) Policy Area 7 - Lansdowne Terrace Cottages comprised cottages on the west side of Lansdowne and also 54 Brunswick Street.

The character of the area proposed as an Historic (Conservation) Policy Area derives from:

- The consistent group of houses 2-12 and 54 Brunswick St, all constructed of sandstone, and erected c1884-1905.
- The topography with the sloping land resulting in a “stepped” appearance of the cottages
- The clustering of the houses around the early dairy land and the stone walling on this land
- The early house at 54 Brunswick St, a larger dwelling, but considered to be part of this grouping



PART OF EARLY SUBDIVISION OF WALKERVILLE, 1866 –
(cottages were built on lots 57-61, and lot 99)
 (Source: Government Records Office, Deposited Plan)

PAGE FOR A4 MAP

7.7.3 Schedule of Contributory Places

This schedule lists all places which contribute to the character of the Historic Conservation Policy Area. Places individually assessed as Local Places are in bold italics. State Heritage Items are noted as such. Places which are contributory are in plain type.

Brunswick Street	54
Lansdowne Terrace	2, 4, Lot 53 (remnants of stable walling), 6, 8, 10, 12, 22

7.7.4 Recommendations for the Area

- It is recommended that the proposed Historic (Conservation) Policy Area 7 - Lansdowne Terrace Cottages be incorporated into the Heritage Plan Amendment Report (PAR) being prepared for Walkerville Council. Objectives and Principles of Development Control should be written for the Heritage PAR which will ensure the retention of the historic character of this policy Area.
- All places identified as contributory places within this Historic (Conservation) Policy Area should be carefully maintained, and all work to early fabric should be in the nature of conservation, and any new work should be appropriate to the style and period of the building.
- The Walkerville Council should make the services of the Heritage Adviser and appropriately trained planning staff of Council available for consultation at any point when owners of all contributory places within this proposed Historic (Conservation) Policy Area require heritage planning advice.
- Any new infill development on Lot 53 should be carefully undertaken to ensure that the built form, materials and set back are all compatible with the adjacent cottages. Preference is given to retention of some of the remnant stone walling.
- Recommended Local Heritage Items should be carefully conserved.



2 Lansdowne Terrace



4 Lansdowne Terrace



6 Lansdowne Terrace



8 and 10 Lansdowne Terrace



12 Lansdowne Terrace



54 Brunswick Street

PHOTOGRAPHS OF BUILDINGS IN PROPOSED HISTORIC (CONSERVATION) POLICY AREA

APPENDIX ONE - SOURCES OF INFORMATION

- *Advertiser*, 12 January 1935, obituary of Sir Herbert Phillips; 10 August 1982, Stewart Cockburn, 'Pioneer who tackled the "useless land"'; *Advertiser*, 5 August 1991, death and funeral notice for BH MacLachlan.
- Hamish Angas, Family history information relative to Byron H MacLachlan.
- Apperly, Irving, et al, *Identifying Australian Architecture*, 1989
- Judith Armstrong, *Anya: Countess of Adelaide*, 1998
- *Australian Dictionary of Biography*, Vol 7, 1891-1939, A-C, for Sir George Brookman, 1979
- Ian Auhl, *The story of the Monster Mine*, 1986
- RO Beames, JAE Whitehill, *Some Historic Gardens in South Australia*, 1981
- Blackie & Son, *Villa & Cottage Architecture*, 1868, plans for Holmwood House, Cathcart, Renfrewshire, Scotland.
- John V Bourke, *The Rostrevor Story: 1923-1983*, 1991
- *The Bulletin*, 'How the laird of Commonwealth Hill built his wool empire', 9 Dec 1986
- *The Chronicle*, 10 October 1896, obituary of C Drew
- Peter and June Donovan, *150 Years of Stained & Painted Glass*, 1986
- City of Enfield Rate Assessment Books, 1882 - 1889, 1869
- General Registry Office, RPA Applications 12556, 14820, 20732
- Ron Gibbs, *Bulls Bears and Wildcats: A centenary history of the Stock Exchange of Adelaide*, 1988
- A Gomme & D Walker, *Architecture of Glasgow*, revised edition 1987
- Eric Gunton, *Gracious Houses of Colonial Adelaide*, 1983
- Frederick Halcombe, *St Andrew's Walkerville, 1847-1914*, 1914
- Frankie Hawker and Rob Linn, *Bungaree: Land, Stock & People*, 1992
- John Healey (ed) *S.A.'s Greats: the men and women of the North Terrace Plaques*, Sir George Brookman
- J L Hoad, *Hotels and Publicans in South Australia*, 1999
- D Hilliard, *Godliness and Good Order*, 1986
- JH Jose, *The Church of England in South Australia, 1836-1857*, Vol. 1, 1937
- Lands Titles Office Certificates of Title
- Lands Titles Office, Plan Deposit 1157, North Walkerville, circa 1881
- J Lewis, *The Walkerville Story: 150 Years*, Adelaide, Corporation of the Town of Walkerville, 1988
- Rob Linn, Historical Consultants Pty Ltd *Walkerville Heritage Survey*, 1988
- *The Mail*, 8/9/1928, 19/1/1929
- Marsden, S, Stark, P, Sumerling, P, *Heritage of the City of Adelaide: an illustrated guide*, 1990
- S Pikusa, *The Adelaide House, 1836 to 1901*
- Wilf Prest (ed), *The Wakefield Companion to South Australian History*, 2001

- Marjorie Scales, Bill Walls, *Walkerville Sketchbook*, 1977
- Marjorie Scales, *John Walker's Village*, Adelaide, Rigby, 1974
- *SA Directories* 1895-1950
- *SA Register* 2/9/1899 p5 - article about George Brookman and mining.
- St Andrew's Anglican Church - within the church are several early pictures of the church, including an early small watercolour of the original 1848 church.
- Salvation Army Heritage Centre, Nailsworth (Information from Norm Blakely)
- The South Australian Directories
- Gavin Stamp, *Alexander 'Greek' Thomson*, 1999
- State Heritage Branch 'Rostrevor House' - Item 6628-13746.
- State Library - Mortlock Photos
- State Records, GRS 513/3/1894/69 - Coolgardie Gold Mining Co shareholders, 1897.
- Jacqueline Urford, *Architecture of Peter Neil Muller*, 1993 MA Thesis, Sydney University.
- Walkerville Council Rate Assessments

APPENDIX TWO - LIST OF EARLY PHOTOGRAPHS

Early photographs are an invaluable aid to conservation. The following list is an indication of the range of photos available of buildings within the Walkerville area from the State Library of South Australia. There is also a collection in the Walkerville Library Local History Section.

Description	Date	Source
Gilberton		
Members of the Muecke family playing tennis in Gilberton	c1905	SLSA B56790
Thompson Memorial Church, 11 Park Terrace	1920	SLSA B33369
Thompson Memorial Church, 11 Park Terrace	1920	SLSA B33371
Thompson Memorial Church, 11 Park Terrace	1920	SLSA B33370
Annie Foulis House, Park Terrace	c1910	SLSA B53721
Swimming, off Severn St	1925	SLSA B50125
Swimming, off Severn St	c1930	SLSA B50254
Medindie		
15 Briar Ave	c1890	SLSA B41857
The Briars	c1880	SLSA B41858
The Briars Hallway	c1880	SLSA B41859
Walker Residence, Robe Terrace	1905	SLSA B58671
Willyama	c1890	SLSA B15977
Willyama	c1890	SLSA B28300
Willyama	c1890	SLSA B28301
Willyama	c1890	SLSA B28302
Willyama	c1890	SLSA B28305
Willyama fish ponds and gardens	c1890	SLSA B28303
Willyama fountain	c1890	SLSA B29599
Willyama gardens	c1890	SLSA B29596
Willyama greenhouse	c1890	SLSA B28298
Willyama, view to Mt Lofty Ranges	c1890	SLSA B28304
Willyama west verandah	c1890	SLSA B28299
Willyama fernery	c1905	SLSA B50054
Willyama living room	c1905	SLSA B50055
Willyama Ballroom	c1890	SLSA B28297
Willyama hallway to ballroom	c1890	SLSA B28308
Vale Park		
Vale House, Lansdowne Tce	1948	SLSA B11549
Walkerville		
First Home of Adamson Family near Walkerville Terrace,	c1839	SLSA B52786
View of Walkerville	1881	SLSA B26495
Gilberton House	1884	SLSA B16787
Walker's Arms Hotel, Main North East Rd, cnr Fuller St	1969	SLSA B19433
Miss Fowler's Cooking School, interior	1913	SLSA B26289
Residence of John Acraman	c1872	SLSA B10770
Boys Home, Smith Street	c1912	SLSA B48678
Boys Home, Smith Street	c1950	SLSA B48679
Boys Home, Smith Street, dormitory	c1912	SLSA B48681
Boys Home, Smith Street, interior	c1912	SLSA B48680
Boys Home, Smith Street, dormitory	c1924	SLSA B48682
Boys Home, Smith Street	1925	SLSA B2460
Boys Home, Smith Street	1926	SLSA B3237
Boys Home, Smith Street	1926	SLSA B48684

Description	Date	Source
St Andrew's Church, sketch of first building	1848	SLSA B57318
St Andrew's Church	1857	SLSA B9876
St Andrew's Church	1886	SLSA B57319
St Andrew's Church	1916	SLSA B53106
St Andrew's Church, interior	c1910	SLSA B21687
St Andrew's Church	1928	SLSA B60793
Sussex Arms	1870	SLSA B41095
Sussex Hotel, Walkerville Tce	1930	SLSA B5863
Sussex Hotel interior, Walkerville Terrace	1950	SLSA B60666
Sketch of Somerset Cottages	5/9/1896	<i>The Chronicle</i>