
**SURVEY & RECOMMENDATIONS FOR THE
CITY HERITAGE AND CHARACTER
PLAN AMENDMENT REPORT
CITY of ADELAIDE**

VOLUME 2, PART 3 (H-L)

Building Data Sheets : Local Heritage Places

2004

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HOUSE

Address: 18 Hack Street
Certificate of Title: 5232/18

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the one to the north are visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE & WALL

Address: 22 Hack Street
Certificate of Title: 5248/342

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah. It also retains a masonry boundary wall which is characteristic of this house style.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the one to the south are visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, and face brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 26 Hack Street
Certificate of Title: 5094/148

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the ones either side are visible on the Survey. This house remains an important indication of the type of residences constructed during the 1860s, and the use of South Australian masonry as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style. Excludes verandah.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 28 Hack Street
Certificate of Title: 5411/743

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an example of an 1840s-1860s simple workers cottage. It exhibits stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the ones to the south are visible on the Survey. This house remains an important indication of the type of residences constructed during the 1860s, and the use of South Australian masonry as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of this early Victorian residence, including the walls, the predominant roof form associated with the house style and excluding later extension.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 11 Hart Street
Certificate of Title: 5707/883

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, rendered quoins and trim to windows and doors, with decorative timber gable elements and a verandah with cast iron brackets..

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian/Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 12 Hart Street
Certificate of Title: 5566/864

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and frieze, and eaves brackets.

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 15 Hart Street
Certificate of Title: 5194/137

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets.

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

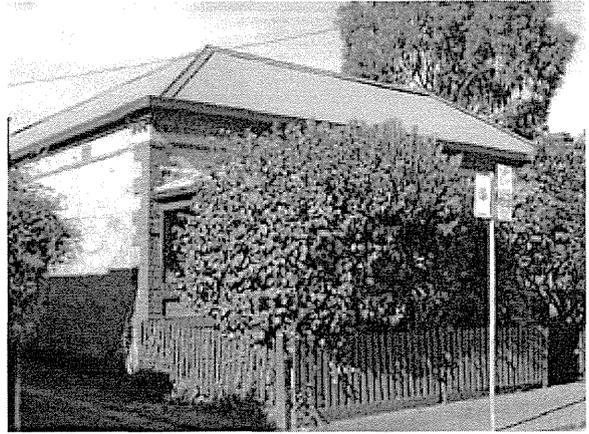
- Smith Survey 1880

HOUSE

Address: 16 Hart Street
Certificate of Title: 5331/160

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including dogtooth brickwork to eaves, brick quoins and facings to windows and doors, and verandah

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and decorative red brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

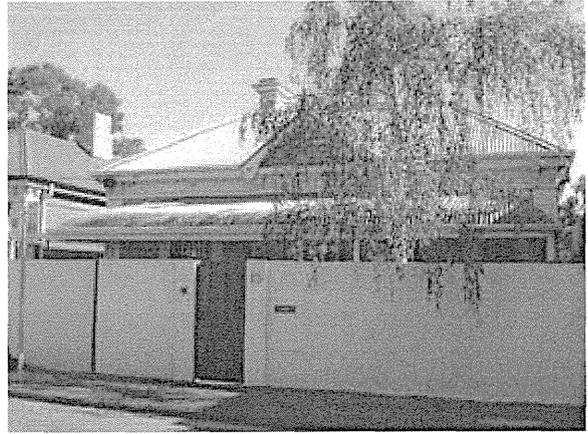
- Smith Survey 1880

HOUSE

Address:	19 Hart Street
Certificate of Title:	5678/876

Use:	Residence
Current Precinct:	R11
Proposed HCZ Area:	Lower North Adelaide

Heritage Status:	Nil
Other Assessments:	Townscape 1993
Conservation Reports:	Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of late Victorian residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, rendered quoins to windows and doors, eaves brackets verandah and decorative timber elements to gable.

This area of North Adelaide was not subdivided until after 1880, as the Town Acres are shown vacant on the Smith Survey. It was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1900, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1900.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this late Victorian transitional masonry residence, including the walls and roof form associated with the house style.

REFERENCES

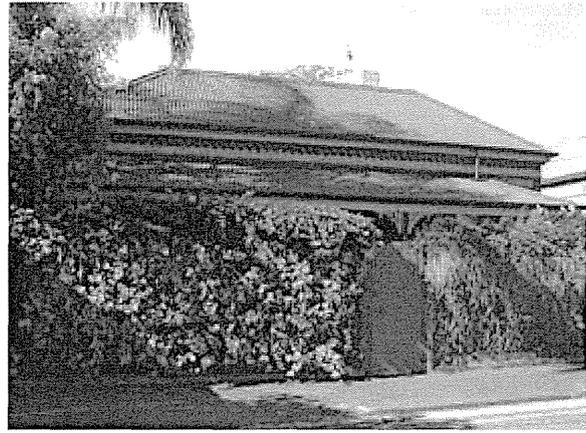
- Smith Survey 1880

HOUSE

Address: 20 Hart Street
Certificate of Title: 5501/85

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including dogtooth brickwork to eaves, red brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, with decorative red brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 15 Hill Street
Certificate of Title: 5248/611

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, pebble dash and brick chimneys, masonry verandah pillars, brick walls.

This style of house was constructed as infill development as Town Acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick walls, broad gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

HOUSE

Address: 21 Hill Street
Certificate of Title: 5304/210

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, pebble dash and brick chimneys, masonry verandah pillars, brick walls.

This style of house was constructed as infill development as Town Acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick walls, broad gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

RED BRICK FENCE

Address: 2-40 (associated with original Calvary Buildings)
Hill Street

Certificate of Title: 5888/266; 5187/582-5844, 587-591

Use: Boundary wall

Current Precinct: R1

Proposed HCZ Area: Upper North Adelaide



Heritage Status: Nil

Other Assessments: Nil

Conservation Reports: Nil

HISTORY AND DESCRIPTION:

This substantial boundary wall to the Calvary Hospital is an important streetscape element at this significant corner of Hill Street and Strangways Terrace. It is associated with the development and expansion of the hospital during the 1930s and 1940s.

Calvary Hospital which was established utilising a former large mansion on Town Acre 763 and was originally set up as the North Adelaide Private Hospital from 1883, expanded and developed across six Town Acres. Becoming Calvary Hospital in 1900, and with plans to expand, Town Acre 769 on the corner of Hill and Barnard streets was bought in 1914 as vacant land.

The wall is believed to be constructed between 1917 and 1922. In 1917 when substantial additions were undertaken on the site of the earlier hospital buildings by Woods Bagot Jory & Laybourne Smith, for £6200, nurse's quarters costing £2500 were also built on the vacant town acre. There does not appear to be a specific reference to the building of the wall along this Hill Street boundary at this time. However, it is assumed because nurses were 'protected' and were subject to curfews and other draconian regulations, a wall such as this would have been apt as one nurse remembered, 'returning to the nurses' home after 11 pm curfew on their one late leave per week entailed some fancy footwork to avoid detection'.

Additions to the nurses' home were also undertaken in 1921. In 1922 it was stated that a large sum of money was advanced 'to build a fence around the enclosure of the private hospital and the site of the projected general hospital'.

STATEMENT OF HERITAGE VALUE:

This substantial red brick wall is an important element in the historic streetscape of this section of upper North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (d) This wall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a consistent and well designed brick boundary wall which establishes the character of this section of the streetscape.

EXTENT OF LISTING:

Full extent of red brick fence to Hill Street.

REFERENCES

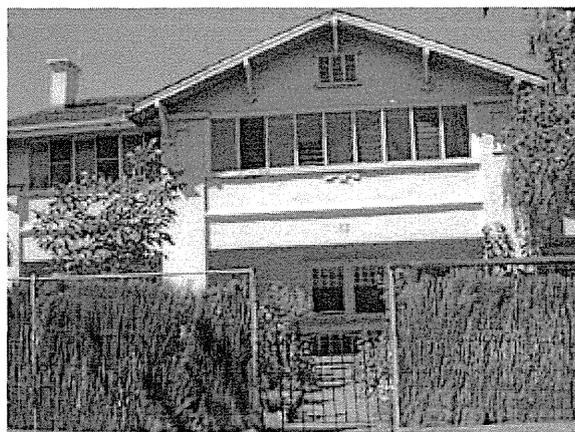
- ACC Building Surveyors Dept - Return of Plans 31/5/1917
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1917
- ACC Rate Assessments 1875-1920
- ACC Smith Survey 1880 - 1925
- Ian Forbes, Calvary Hospital Adelaide, 2000, pp 53-58
- LTO CTs 1003/30, 5888/266

HOUSE

Address: 52 Hill Street
Certificate of Title: 5523/996

Use: Residential
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This two storey house is an excellent example of a 1920s-1930s Inter-War "Gentleman's" Bungalow style residence. It retains important stylistic elements including broad roof form, bracketed gable ends, brick chimneys, masonry verandah pillars, brick or walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

An application to build a dwelling on this site was first made in 1916. Built for TC Craven, the residence was to be built by contractor HSC Jarvis for £1500. In November 1926 there was a further application by T C Craven to build on this site. This time it was for £4000 with the builder being Vincent Dutton.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of two storey residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This two storey house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This two storey house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

The external form, materials and details of the two storey Inter War gentleman's Bungalow including walls, verandah and roof form associated with the house style. Excludes later infill to verandah.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans November 1926
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1916
- ACC Rate Assessments 1914-1928
- Smith Survey 1880
- LTO Title records

HOUSE, 52 Hill Street (cont)



SLSA - B4881 - 1928

HOUSE

Address: 77 Hill Street
Certificate of Title: 5547/481

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town acre 799 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls, detailed render decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 82 Hill Street
Certificate of Title: 5753/317

Use: Residential
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins and facings to windows and doors, with decorative verandah elements.

Although Town Acre 853 remained vacant until the 1890s, by 1898 there were three properties on site. In February 1902 an application was made to the Adelaide City Council on behalf of builder J E Murphy for owner John Howell (a former governor of the Adelaide Gaol) to build this property on a commanding corner site at 82 Hill Street for £1300.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

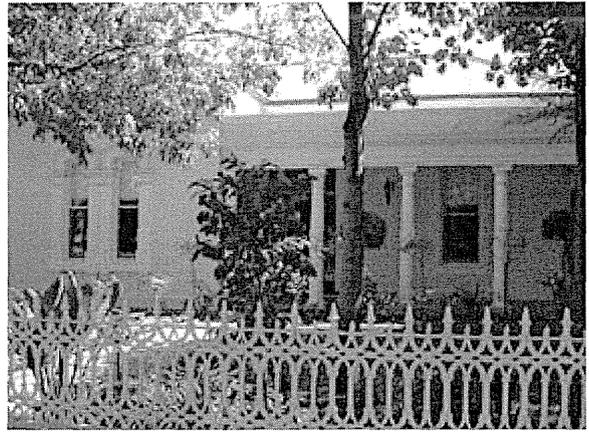
- ACC Building Surveyors Dept - Return of Surveyor's Notices February 1902
- ACC Rate Assessments 1889-1911
- Smith Survey 1880
- LTO Title Records

HOUSE & FENCE

Address: 83 Hill Street
Certificate of Title: 5104/441

Use: Residential
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted bluestone/sandstone residence. It retains important stylistic elements including projecting front wing, brick/rendered quoins and facings to windows and doors and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. The characteristic 1870s verandah has been altered and now has solid columns

This dwelling was part of a pair that was built in 1878 by James Peek in the corner allotment of Town Acre 852. The attached dwelling to the north has now been demolished.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this asymmetrically fronted Victorian residence, including walls and roof form and masonry and iron fence associated with the house style. Excludes later verandah.

REFERENCES

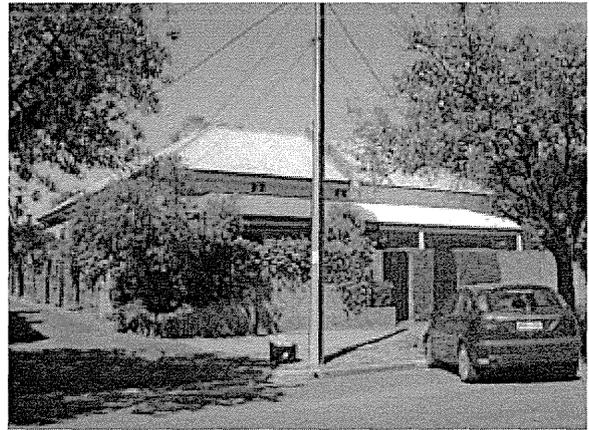
- ACC Rate Assessments 1875-1880
- Smith Survey 1880
- LTO Title Records

SEMI-DETACHED HOUSES

Address: 88 & 90 Hill Street
Certificate of Title: 5269/82; 5231/576

Use: Residences
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1890s-1920s semi-detached residence of a transitional design. It retains important stylistic elements including masonry wall construction, corrugated iron roof, eaves brackets and quoins and trim to windows and doors, with verandah.

Town Acre 853 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This pair of houses remains an important indication of the type of semi-detached residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of semi-detached residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this pair of houses, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian semi-detached residence of a transitional design, displaying consistent use of typical materials.

EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional masonry residences, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 96 Hill Street
Certificate of Title: 5782/249

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 853 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- SLSA B 6809 - 1936
- Smith Survey 1880

HOUSE, 96 Hill Street (cont)



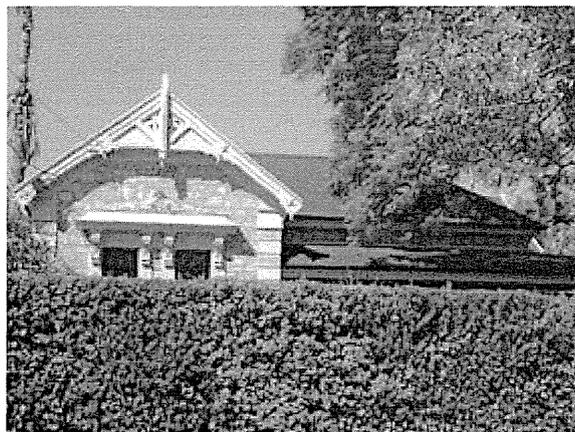
SLSA - B 6809 - 1936

HOUSE

Address: 102 Hill Street
Certificate of Title: 5315/338

Use: Residential
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acres 835 and 888 are shown as vacant in the Smith Survey of 1880 and were subsequently developed during the decades following. This property which was built for Miss CA Thomas in 1897 was designed by architect J H Cowell. It was built by J H Mattingly and cost £650. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

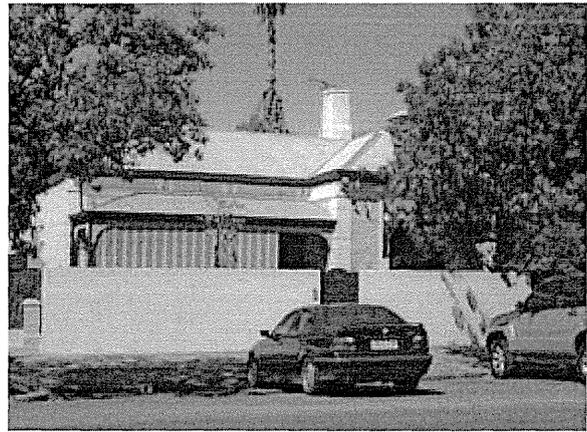
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1897
- ACC Rate Assessments 1905-1915
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 106 Hill Street
Certificate of Title: 5775/620

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

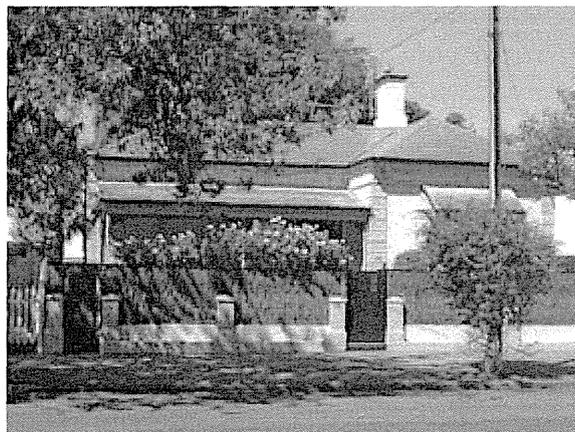
- Smith Survey 1880

HOUSE

Address: 110 Hill Street
Certificate of Title: 5565/574

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s-1890s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

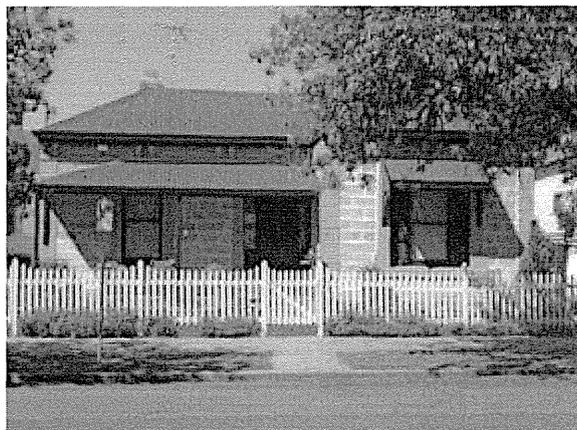
- Smith Survey 1880

HOUSE

Address: 114 Hill Street
Certificate of Title: 5266/17

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s-1890s asymmetrical sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrical house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 118 Hill Street
Certificate of Title: 5223/873

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s-1890s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 888 on which this house is located was vacant at the time of the Smith Survey of 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

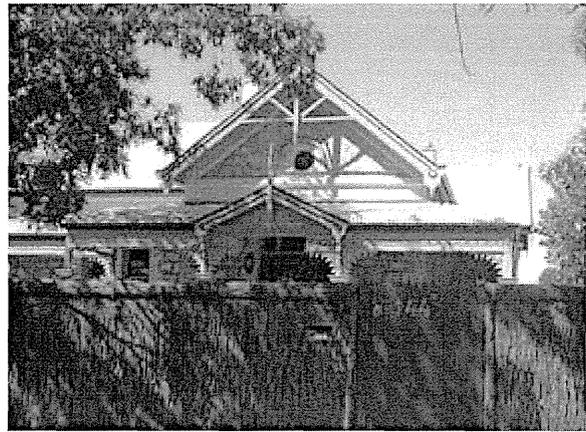
Original external form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address:	144 Hill Street
Certificate of Title:	5751/235
Use:	Residential
Current Precinct:	R1
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1900 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

Town Acre 930 remained unsubdivided at the time of the Smith Survey in 1880, and was subsequently developed in the following decades. This single storey dwelling was built in 1900. Similarly styled dwellings at 154 and 160 Hill Street were built a year later in 1901, possibly by the same architect who was responsible for this property. The builder for this house was F Tomlinson, while those built alongside a year later were by Boyce & Son.

This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the turn of the century, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed at the turn of the century throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This asymmetrically fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the early 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1900s Edwardian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

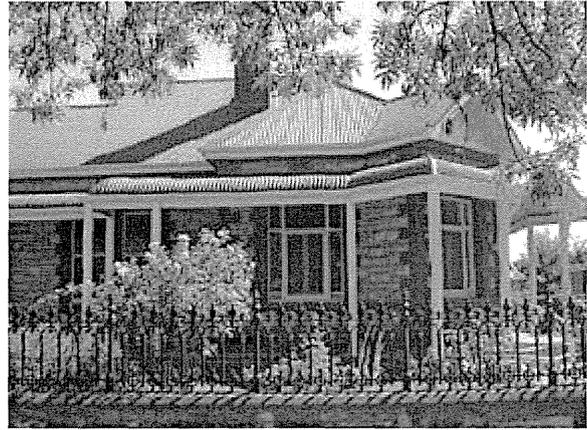
- ACC Building Surveyors Dept - Return of Surveyor's Notices 28/2/1900
- ACC Rate Assessments 1898-1905
- Smith Survey 1880
- LTO Title Records

HOUSE & FENCE

Address: 145 Hill Street
Certificate of Title: 5896/106

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house was designed by notable South Australian architect J Quinton Bruce and was built in 1910 for A G Wald. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends and bullnose verandah roof profile. It would appear to have lost its decorative timber verandah elements which were probably of a curvilinear form. It retains a characteristic iron and stone fence.

This area of upper North Adelaide was not subdivided until the early 1900s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a architect designed Edwardian residence displaying consistent use of characteristic materials such as sandstone masonry walls, brick quoins, window and door surrounds and decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian/Federation style residence, including the walls and roof form associated with the house style. The fence is also included.

REFERENCES

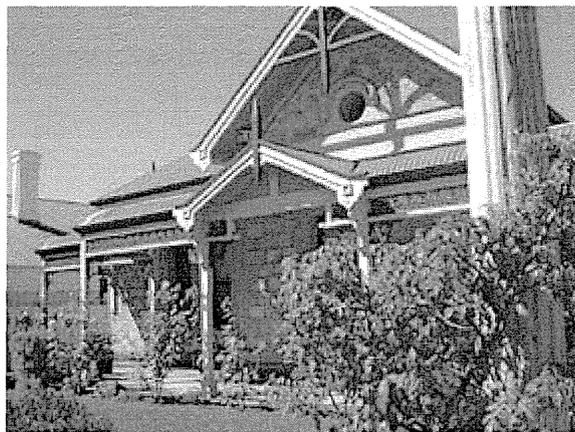
- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 154 Hill Street
Certificate of Title: 5478/544

Use: Residential
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1900 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

Town Acre 930 remained unsubdivided at the time of the Smith Survey in 1880, and was subsequently developed in the following decades. This single storey dwelling was built in 1901. Similarly styled dwellings at 144 and 160 Hill Street were built between 1900 and 1901, possibly by the same architect who was responsible for this property. The builder for this house Boyce & Son.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the turn of the century, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed at the turn of the century throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This asymmetrically fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the early 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1900s Edwardian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices 28/2/1900
- ACC Rate Assessments 1898-1905
- Smith Survey 1880
- LTO Title Records

HOUSE

Address: 160 Hill Street
Certificate of Title: 5061/534

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was constructed in 1900 for well known SA journalist A T Saunders. It is an excellent example of an 1890s-1920s symmetrically fronted residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with a dominant roof form, tall chimneys, corrugated iron roof, and decorative timber verandah and gable elements.

This area of upper North Adelaide was not subdivided until the early 1900s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, tall brick chimneys and highly decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional symmetrically fronted masonry residence, including the walls and roof form associated with the house style.

REFERENCES

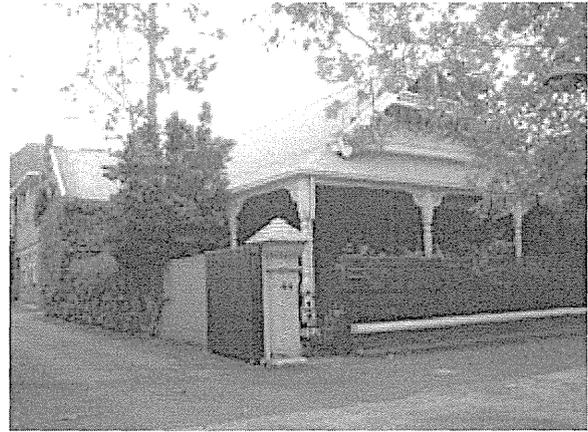
- ACC Rate Assessments
- Smith Survey 1880

HOUSE & FENCE

Address: 44 Jeffcott Street
Certificate of Title: 5855/313

Use: Residence
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house was designed by notable SA architect J Quinton Bruce and constructed in 1896 for C H Winnall. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including masonry walls, complex roof form, tall brick chimneys, elaborate gable ends, and highly decorative timber verandah elements. It also retains a masonry and iron fence characteristic of this house style.

This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Edwardian residence displaying consistent use of characteristic materials such as masonry walls, complex roof form and highly decorative timber elements

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian/Federation period residence, including the walls and roof form, and the masonry and iron fence, associated with the house style.

REFERENCES

- ACC Ratae Assessments
- Smith Survey 1880

HOUSE & FENCE, 44 Jeffcott Street (cont)



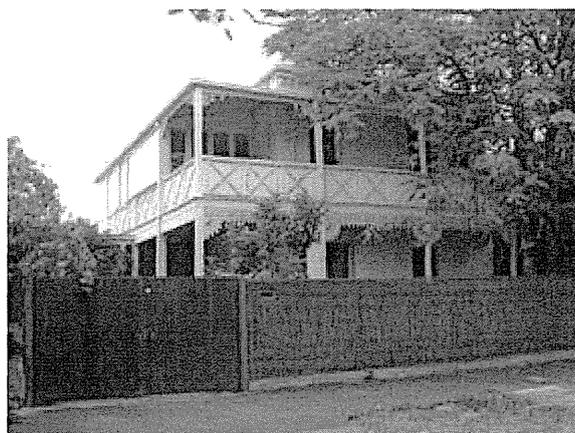
SLSA - B5866 - 1930 view of 44 Jeffcott Street

HOUSE

Address: 61 Jeffcott Street
Certificate of Title: 5897/258

Use: Residence
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a two storey Victorian masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, two level verandah and eaves brackets. There was already an 1850s residence on the site and the Smith Survey shows the outline of both the earlier small structure and this house on Town Acre 752 in 1880.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical two storey 1870s Victorian residence displaying consistent use of materials and details such as masonry walls, detailed render and encircling verandah form.

EXTENT OF LISTING:

Original external form materials and details of the two storey Victorian residence including walls, roof and verandah form associated with the house style. Excludes later enclosure of upper verandah area.

REFERENCES

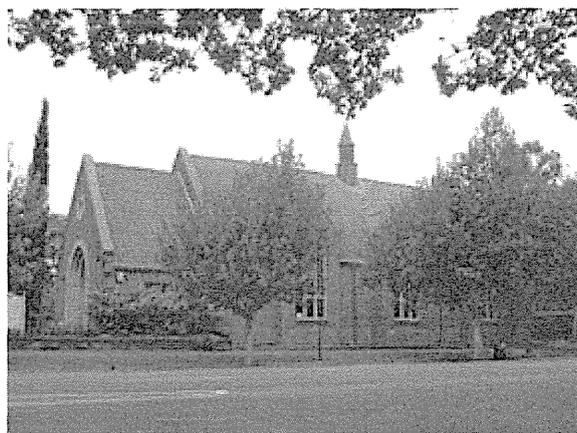
- ACC Rate Assessments
- Smith Survey 1880

CHRIST CHURCH HALL & WALL

Address: 62-80 Jeffcott Street
Certificate of Title: 5874/229

Use: Community
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

The new hall for Christ Church was constructed in 1952-3 on land which was subdivided from the allotment which contained the manse fronting Palmer Place. It is constructed in face red brick and is a 1950s form of ecclesiastical Tudor revival. It retains some of its original timber window joinery and the central roof fleche.

STATEMENT OF HERITAGE VALUE:

This hall is an indication of the construction of large facilities for community religious and social use during the Post War period. Its significance is similar to the construction of a church or chapel within a predominantly residential area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) Christ Church Hall displays historical and social themes that are of importance to North Adelaide as it reflects the construction of large facilities for community religious and social use during the Post War period.
- (c) Christ Church Hall has played an important part in the lives of local residents as a place for social and religious activities.
- (d) Christ Church Hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is substantial building of architectural merit from the mid 1950s.
- (e) Christ Church Hall is associated with the ongoing development of the Christ Church complex.

EXTENT OF LISTING:

The external form, materials and details of the brick hall including walls and roof form associated with the building design, and the low masonry fence.

REFERENCES

HOUSE & FENCE

Address: 67 Jeffcott Street
Certificate of Title: 696/39

Use: Residence
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house was constructed in 1902 for F G Downs and was designed by an architect. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, tall brick chimneys, elaborate gable ends, highly decorative verandah elements, bullnose verandah roof profile. It also retains a masonry and iron fence characteristic of this house style.

This area of North Adelaide was closely subdivided soon after settlement and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed during the Federation period, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau which were often, as in this case, blended with earlier Victorian design details to produce a house style of a transitional nature.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence displaying consistent use of elements such as sandstone masonry walls, complex roof forms and highly decorative verandah and gable elements.

EXTENT OF LISTING:

The external form, materials and details of the Edwardian transitional residence including walls and roof and verandah form and masonry and iron fence associated with the house style.

REFERENCES

- ACC Assessments
- Smith Survey 1880

HOUSE

Address: 79 Jeffcott Street
Certificate of Title: 5354/885

Use: Residence
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with hipped and vented gable roof form, with decorative timber verandah elements.

The Smith Survey shows this Town Acre 752 allotment as vacant in 1880 while the remainder of the Town acre was built on. This house is an example of infill development in the subsequent decades and remains an indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

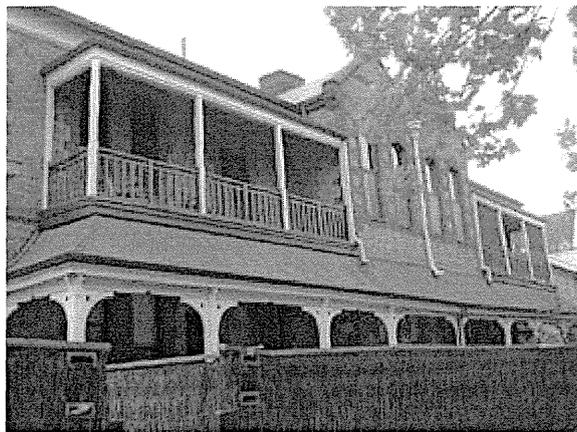
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 88 & 90 Jeffcott Street
Certificate of Title: 5018/515

Use: Residential
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of two storey semi-detached dwellings is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with projecting central bay, complex roof form, corrugated iron roof, brick quoins and facings to windows and doors, with decorative timber verandah elements.

These semidetached houses were built to accommodate members of the clergy. The building was undertaken by the Trustees of the Anglican Church Office in 1897, and cost £3000. The builder was named in the building application in January 1897 as Chris Hammond. The western half of Town Acre 744 had remained vacant until this time.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

The substantial whole of the pair of two storey Edwardian residences including roof and verandah form and detail, stone and brick masonry walls and chimneys, window and door configuration and joinery.

REFERENCES

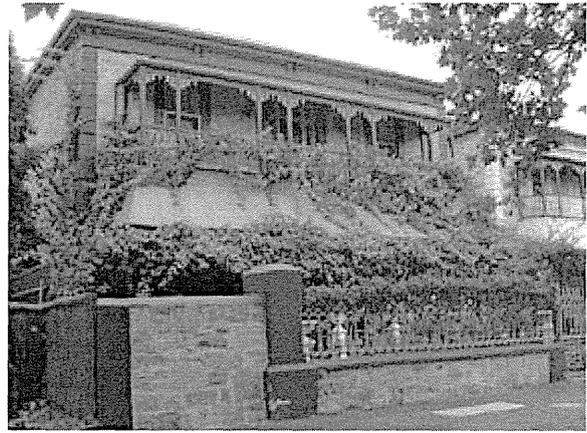
- ACC Building Surveyors Dept - Return of Plans 31/1/1897
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/1/1897
- ACC Rate Assessments 1896-1902
- Smith Survey 1880
- LTO Title records

HOUSE & FENCE

Address: 93 (85-89) Jeffcott Street
Certificate of Title: 5332/810

Use: Residential
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odlum, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odlum acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone/sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

HOUSE & FENCE, 93 (85-89) Jeffcott Street (cont)

REFERENCES

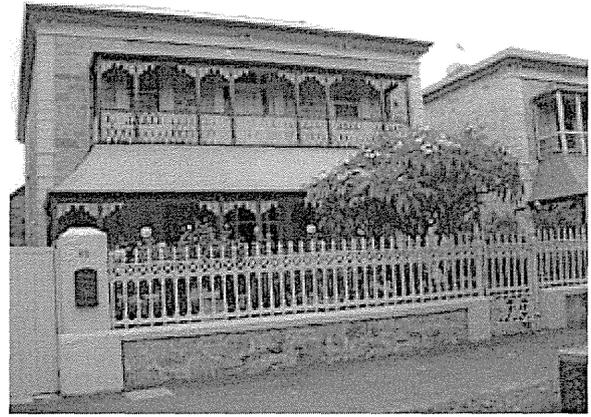
- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

HOUSE & FENCE

Address: 95 (91-95) Jeffcott Street
Certificate of Title: 5301/963

Use: Residential
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odium, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odium acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone/sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

HOUSE & FENCE, 95 (91-95) Jeffcott Street (cont)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

HOUSE & FENCE

Address: 97 (97-99) Jeffcott Street
Certificate of Title: 5285/932

Use: Residential
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odlum, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odlum acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone/sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

HOUSE & FENCE, 97 (97-99) Jeffcott Street (cont)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

ROW HOUSES

Address: 113, 115, 117 & 119
Jeffcott Street
Certificate of Title: 5860/779; 5860/780;
5438/826; 5537/217

Use: Residential
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of attached cottages is an excellent example of late 1850s attached dwellings. It retains important stylistic elements including masonry walls and simple roof form extending along the row.

These row houses were built in 1857 for Moses Firth who rented them out. Shortly afterwards, he sold the row houses to R Raphael who continued to lease them. (Another property built for Firth was Gable House at 176-180 Ward Street in 1856.) By 1859 there were eleven dwellings fronting Jeffcott Street on this Town Acre. By 1880 the Smith Survey records the number to be reduced to nine, while there was one dwelling on the other half of the acre in Ward Street. There are now four remaining of this row.

A significant number of small residences, like this row, remain from the earliest period of housing development in North Adelaide. Row houses were once a common form of accommodation in the city.

STATEMENT OF HERITAGE VALUE:

Residences, like this row of attached houses, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1850s and 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late 1850s residential form displaying consistent low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian row of attached cottages, including the walls and roof form associated with the house style.

REFERENCES

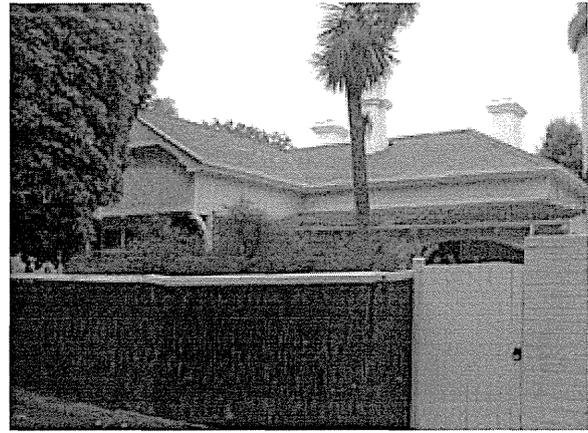
- ACC Rate Assessments 1855-1865
- Smith Survey 1880
- LTO Title records.

HOUSE

Address: 121 Jeffcott Street
Certificate of Title: 5783/274

Use: Residence
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with asymmetrical roof form, flying gable and with decorative timber and stucco elements.

The Smith Survey of 1880 shows an earlier building on this allotment in Town Acre 793. This house may be a front addition to that building, but remains an important indication of the type of residences constructed during the 1890s, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, and decorative timber and stucco elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, verandah and roof form associated with the house style. Also includes the bluestone and brick wall at the rear.

REFERENCES

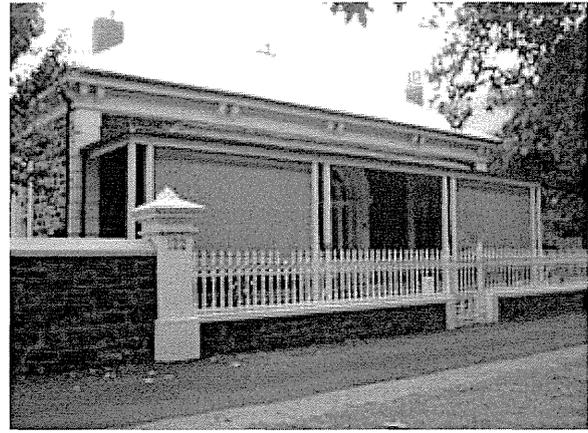
- Smith Survey 1880

HOUSE & FENCE

Address: 122 Jeffcott Street
Certificate of Title: 5893/220

Use: Residence
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 792 is shown as vacant in the Smith Survey of 1880 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and decorative cast iron (to the fence).

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and the masonry and iron fence associated with the house style.

REFERENCES

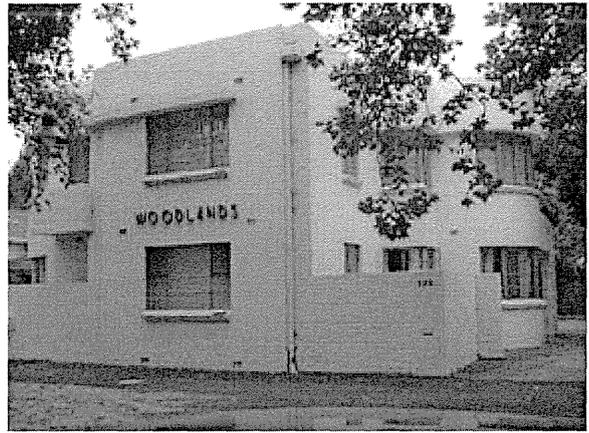
- Smith Survey 1880

APARTMENTS (WOODLANDS)

Address: 125 Jeffcott Street
Certificate of Title: 5022/910

Use: Residential
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

These apartments known as 'Woodlands' were converted from a mid 1880s two storey residence by owner Sydney Gordon Cocks in 1940. The conversion costing £3800 and undertaken by builder T Williamson, created four self-contained flats. The external style reflected the architectural trends of the time immediately before the Second World War

Apartment living which was a trend between the wars, did not gain popularity again until the 1970s when there was a revival for apartment living. While these flats were not purpose built like Deep Acres, Greenways and Sunningdale, they were converted to create self-contained flats as opposed to the creation of rooms for rental within a private house which are more associated with a lodging house or low cost guest house.

STATEMENT OF HERITAGE VALUE:

Woodlands apartments were part of a trend for this type of city living between the wars, and demonstrate the conversion of earlier single residences to a number of dwellings.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The apartments display historical and social themes that are of importance to North Adelaide as they reflect the provision of a new form of residential accommodation in the 1930s.
- (d) The apartments display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of Inter-War design.
- (e) The apartments are associated with the trend to apartment living in the city during the 1930s and 1940s

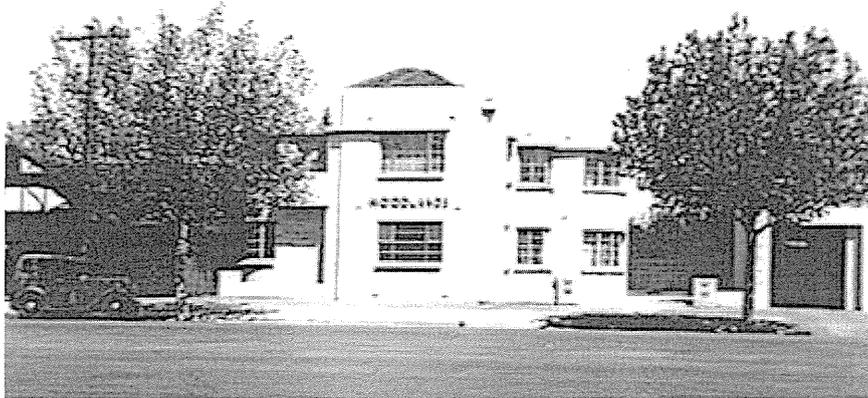
EXTENT OF LISTING:

The external form, materials and details of the block of Inter War apartments walls, and roof form and masonry fence associated with the building style.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans February 1940
- ACC Rate Assessments 1887-1940
- Smith Survey 1880
- LTO Title Records
- State Library photo B10418 1941

APARTMENTS (WOODLANDS), 125 Jeffcott Street (cont)



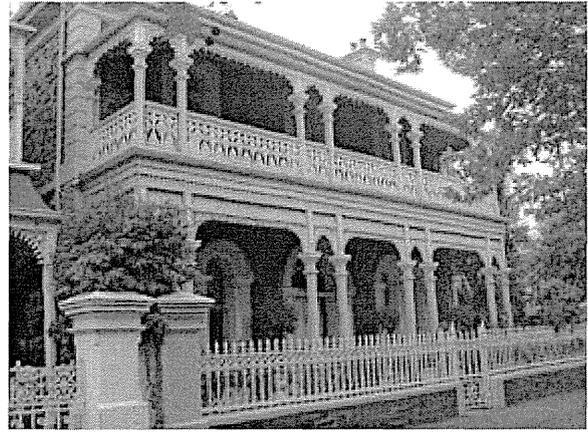
SLSA - B10418 - 1941

HOUSE & FENCE

Address: 132 Jeffcott Street
Certificate of Title: 5155/995

Use: Residential
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: McDougall & Vines, 1996



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. It was built in 1882 for Thomas Jenkin Trathen, and was the first of this group of three houses to be built after Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr.

For a number of years, the house was associated with Cornelius Proud who was a founding member of the Adelaide Stock Exchange. He was also politically active in the field of women's suffrage, presenting a petition on their behalf to the House of Assembly signed by over 11,000 supporters. In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, the two houses to the north were rented by the college. In the late 1920s no 132 Jeffcott Street became the residence for female students. The Lutheran Church of Australia acquired the house in 1970, but it is now once again a private residence.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.
- (e) The dwelling was associated with Cornelius Proud, a supporter of women's suffrage.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and stone and masonry fence associated with the house style.

REFERENCES

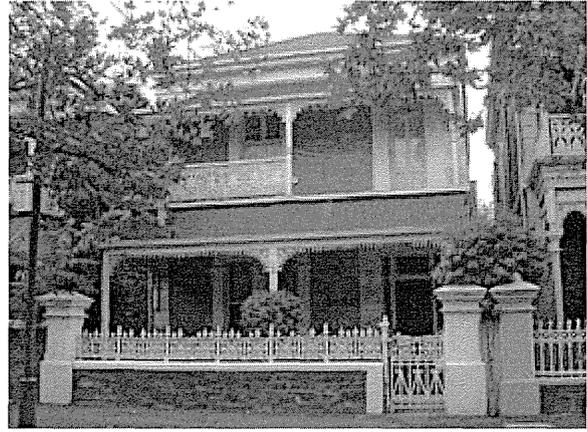
- ACC Rate Assessments 1878-1890
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 132 Jeffcott Street.

HOUSE & FENCE

Address: 134 Jeffcott Street
Certificate of Title: 5129/851

Use: Residential
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr. This two storey dwelling and that at Number 136 were built in 1884 for Vivian Stewart Martin. Martin lived in this house and his parents lived next door at 136 Jeffcott Street. In July 1888, Augustus Frederick Cormack bought the house and the family owned it for over sixty years.

In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, these three houses were rented by the college.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

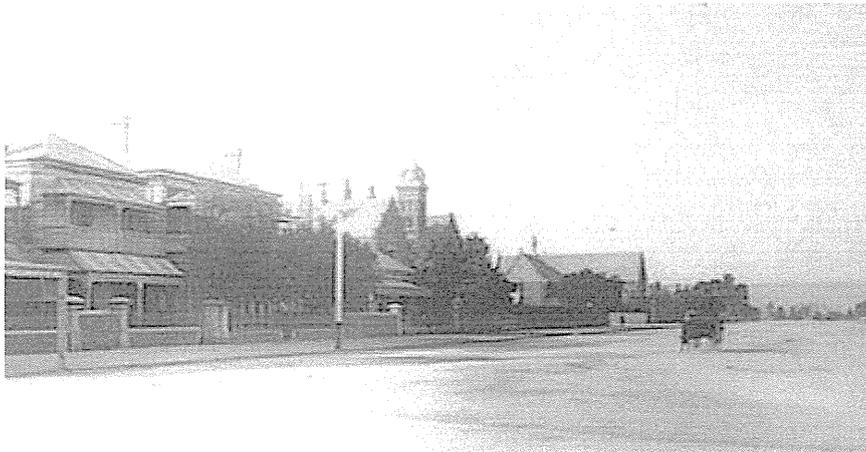
EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and stone and masonry fence associated with the house style.

REFERENCES

- ACC Rate Assessments 1878-1890
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 134 Jeffcott Street
- State Library photograph B700 1890-7

HOUSE & FENCE, 134 Jeffcott Street (cont)



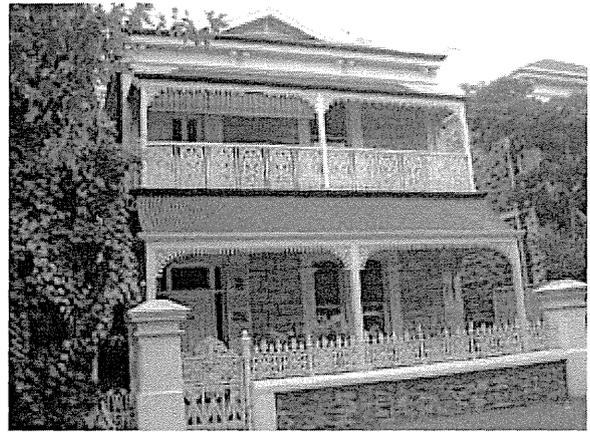
SLSA - B 700 - c1890

HOUSE & FENCE

Address: 136 Jeffcott Street
Certificate of Title: 5187/459

Use: Residential
Current Precinct: R3
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr. This two storey dwelling and that at Number 136 were built in 1884 for Vivian Stewart Martin. While he lived at 134 Jeffcott Street, his parents lived at this address.

In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, these three houses were rented by the college.

STATEMENT OF HERITAGE VALUE:

This precinct comprising the three dwellings, shop and college form a visually intact streetscape of quality buildings that encapsulate the nineteenth century character of this part of North Adelaide and which has seen little change in more than 110 years.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

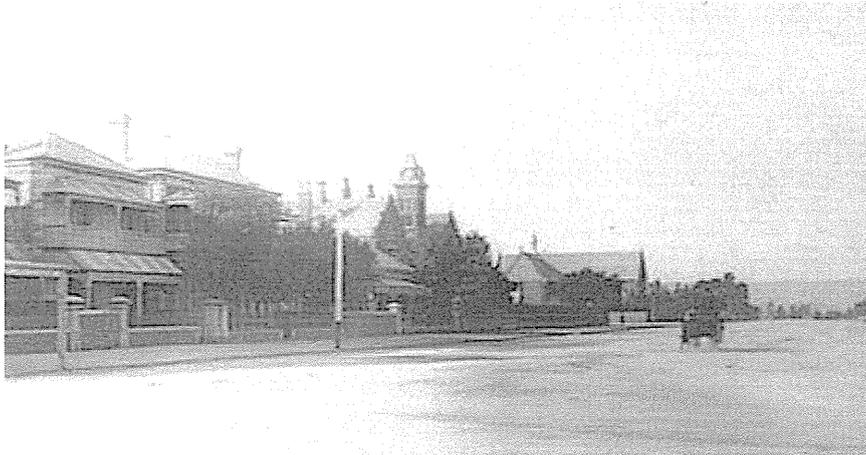
EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and stone and masonry fence associated with the house style.

REFERENCES

- ACC Rate Assessments 1878-1890
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 134 Jeffcott Street

HOUSE & FENCE, 136 Jeffcott Street (cont)



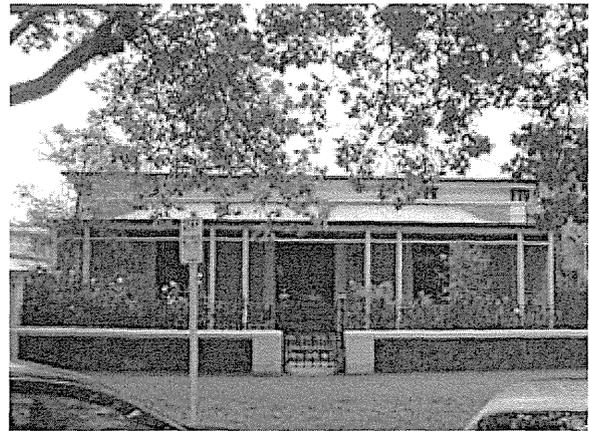
SLSA - B 700 - c1890

HOUSE & FENCE

Address: 153 Jeffcott Street
Certificate of Title: 5196/837

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 883 is fully subdivided and developed by the time of the Smith Survey in 1880 and the outline of this house is shown facing Jeffcott Street. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof and verandah form and the masonry and iron fence associated with the house style.

REFERENCES

- Smith Survey 1880

SHOP

Address: 165 Jeffcott Street
Certificate of Title: 5904/213

Use: Commercial
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This single storey 1870s corner shop is constructed of random bluestone with face red brick window and door dressings and parapet.

This corner building has operated as a shop over a period of almost 120 years. Following subdivision of Town Acre 900 in 1873, a house was built for Mary & S S Sanders in 1874 and appears on the 1880 Smith Survey. On completion, they rented it out to Edward G Tims before selling it to him a year later. Between 1882 and 1883 major alterations were made to the property which saw the annual rateable value increase from £36 to £50. The nature of the additions are not known, but a year after Miss M Malone bought the house in 1884, she opened it as a shop. She appears to have run the shop until into the 1900s.

STATEMENT OF HERITAGE VALUE:

This single storey building is an excellent example of an 1870s-1880s bluestone shop. It retains important stylistic elements including face bluestone and brick walls and corrugated iron hipped roof behind a parapet.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (b) This shop reflects ways of life of the early residents of this section of North Adelaide.
- (c) This shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

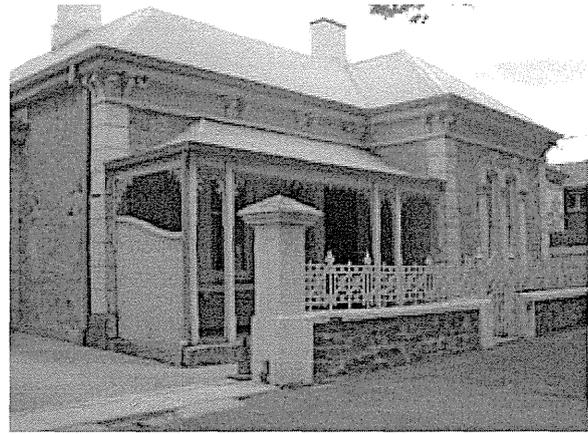
External form, materials and details of the single storey shop including walls, parapet and roof form associated with the building type.

REFERENCES

- ACC Rate Assessments 1855-1900
- Smith Survey 1880
- LTO Title records

HOUSE & FENCE

Address:	169 Jeffcott Street
Certificate of Title:	5904/214
Use:	Residence
Current Precinct:	R1
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This allotment in Town Acre 900 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form and the masonry and iron fence associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 172 Jeffcott Street
Certificate of Title: 5603/701

Use: Residential
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This early Victorian dwelling dates to 1869 when a 'U' shaped structure was built on site. The building's form is recorded on the 1880 Smith Survey and can be seen to have changed little on contemporary building maps. It retains the low scale and simple detailing characteristic of the period.

By the time of its construction, there were already three small properties on Town Acre 901 fronting Jeffcott Street with three others in Gover Street.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of the early Victorian residence, including the walls and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1863-1880
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p 296

HOUSE & FENCE

Address:	173 Jeffcott Street
Certificate of Title:	5551/480
Use:	Residence
Current Precinct:	R1
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	Nil
Other Assessments:	Townscape 1993
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

On the Smith Survey of 1880 this allotment is shown as vacant in Town Acre 900. It would have been built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

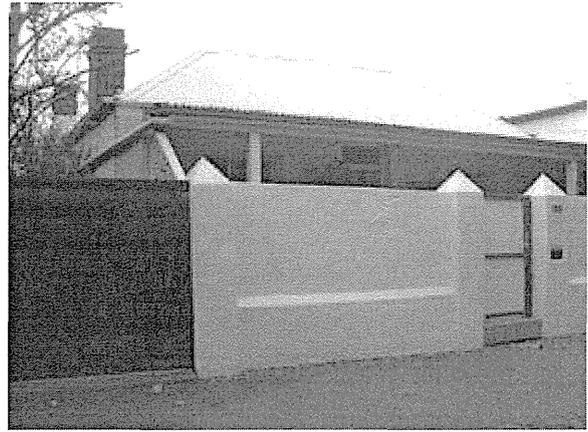
External form, materials and details of this Victorian bay fronted residence, including the walls, verandah and roof form and the masonry and iron fence associated with the house style.

REFERENCES

- Smith Survey 1880
- LTO Records
- ACC Rate Assessments

HOUSE

Address:	180 Jeffcott Street
Certificate of Title:	5172/626
Use:	Residence
Current Precinct:	R2
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The outline of this house is shown in Town Acre 901 in the Smith Survey of 1880. The frontage to Jeffcott Street was fully developed at this time. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style. Later verandah not included.

REFERENCES

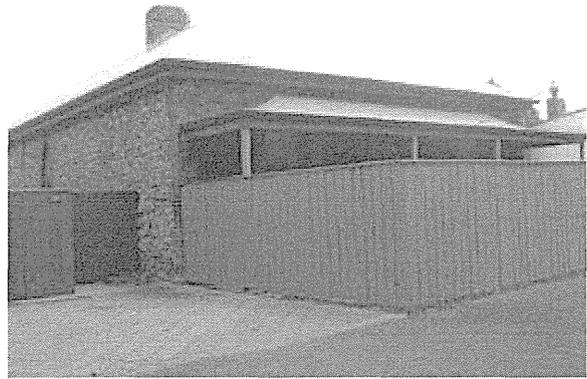
- Smith Survey 1880

HOUSE

Address: 183 Jeffcott Street
Certificate of Title: 5885/512

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted bluestone fronted sandstone residence. It retains important stylistic elements including red brick quoins and facings to windows and doors, and verandah.

The outline of this house in Town Acre 925 is shown on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone and sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone and sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 187 Jeffcott Street
Certificate of Title: 5888/364

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1860s cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display or simple roof form behind a parapet and are one or two rooms in depth.

The outline of this house is shown in Town Acre 925 in the Smith Survey of 1880. It was constructed c1862, and remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments

HOUSE, 187 Jeffcott Street (cont)



SLSA - B9425 - 1940 view

HOUSE

Address: 189 Jeffcott Street
Certificate of Title: 5888/365

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period often display a simple hipped roof form behind a parapet and are one or two rooms in depth.

The first four rooms on this site were constructed in 1862 for C Endersby. Town Acre 925 was fully subdivided and most allotments had houses on them by the time of the Smith Survey in 1880. This house, together with the one adjacent at no 187, remains an important indication of the type of residences constructed at that time, and the use of rubble masonry and brick as a building material.

A significant number of small residences, like this cottage, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of this early Victorian residence, including the walls roof form associated with the house style.

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments

HOUSE, 189 Jeffcott Street (cont)



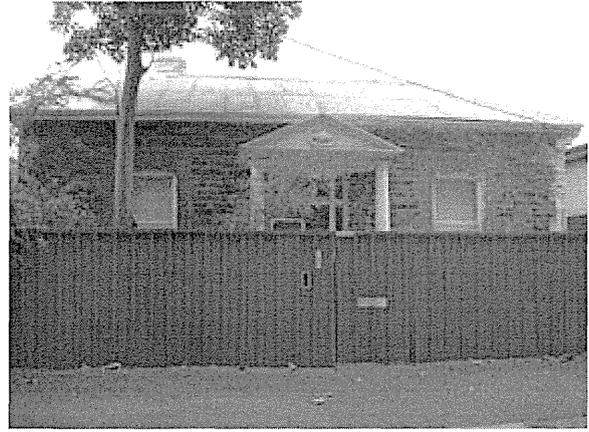
SLSA - B9425 - 1940 view

HOUSE

Address: 193 Jeffcott Street
Certificate of Title: 5814/609

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an example of an 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The outline of this house is shown in Town Acre 925 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of bluestone masonry and bricks as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls with red brick detail.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof form associated with the house style. Excludes later porch.

REFERENCES

- Smith Survey 1880

HOUSE & WALL

Address: 195 Jeffcott Street
Certificate of Title: 5618/893

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this house on Town Acre 925 is shown on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls, verandah and roof form associated with the house style. The northern boundary masonry wall is included in the listing.

REFERENCES

- Smith Survey 1880

HOUSE & WALL

Address: 199 Jeffcott Street
Certificate of Title: 5848/133

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, elaborate rendered quoins and facings to windows and door and eaves brackets. There is also a small section of original stone and brick fencing with a substantial brick pier at the corner of the property.

Town Acre 925 was subdivided and houses had been constructed on almost all allotments by the time of the Smith Survey in 1880. This house is shown in the Survey and remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof and verandah form associated with the house style. Includes the remaining section of masonry fence and pier.

REFERENCES

- Smith Survey 1880

HALL

Address: 200 Jeffcott Street
Certificate of Title: 5772/752, 5896/107

Use: Hall
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This hall was constructed in 1923 as the parish hall for the Dominican Fathers. The front elevation of the building, facing Jeffcott Street, is highly articulated with a central bay and two identical flanking bays. The predominant element is the tall pilasters which extend above the front parapet line and are capped with cornices and half spheres. The photograph taken soon after the hall's completion shows its original face brick wall finish. The main hall section extends along Childers Street.

More recently the hall has been used by the Latvian community.

STATEMENT OF HERITAGE VALUE:

This hall is an indication of the continued construction of large facilities for community religious and social use during the Inter War period. Its significance is similar to the construction of a church or chapel within a predominantly residential area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This hall displays historical and social themes that are of importance to North Adelaide as it reflects the continued construction of large facilities for community religious and social use during the Inter War period.
- (c) The hall has played an important part in the lives of local residents as a place for social and religious activities.
- (d) This hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a substantial building of architectural merit from the Inter War period.
- (e) The hall is associated with the Dominican Fathers and post war migrant groups - Latvians.

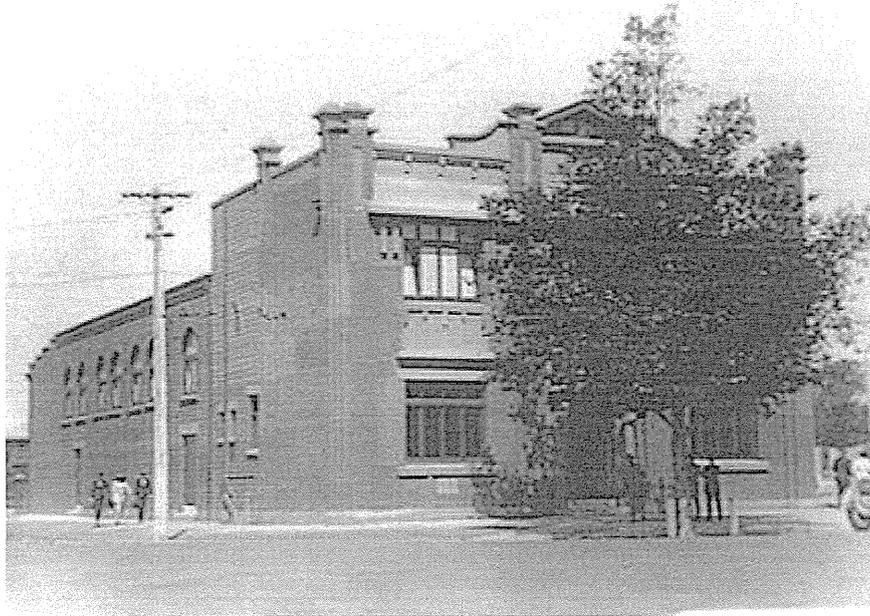
EXTENT OF LISTING:

The external form materials and details of the 1923 hall.

REFERENCES

- ACC Town Clerks Digests

HALL, 200 Jeffcott Street (cont)



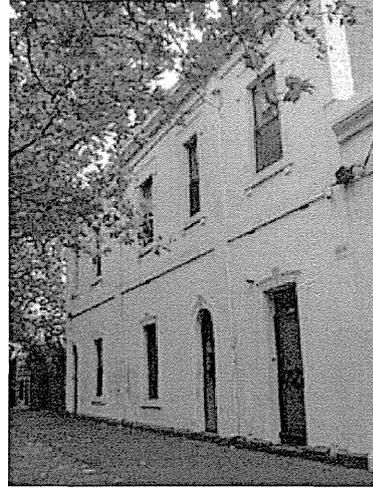
SLSA - B1784 - 1923 view

ROW HOUSES & OUTBUILDINGS & WALLS

Address: 204, 206 & 208 Jeffcott Street
Certificate of Title: 5637/118; 5863/418; 5863/429

Use: Residential
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The three two storeyed terrace houses and single storey former shop (facing Childers Street) were built in two stages for James Harrington an early colonist who came to South Australia on the *Katherine Stewart Forbes* in 1837. As a lime burner he lived on eight acres in Prospect. He bought these three lots fronting Jeffcott Street in May 1855 for £220 and he and his family owned this property until 1920. The former corner shop and adjoining small terrace house were built in 1859. The northerly two terraces were completed in early 1866 as two separate houses. The terraces all remained on one title until 1955. Harrington was also involved in the erection of the heritage listed Steam Saw Mill in George Street, North Adelaide.

The terraces which are built to the footpath are rendered and painted but the construction material of the walls would appear to be brick and limestone. The design reflects the simple detailing characteristic of early Victorian building in North Adelaide, in contrast to the often the more florid designs of the later boom period. Each terrace has a galvanised iron porch projecting from the rear wall, its steeply pitched gable decorated with timber, bargeboards and finial, distinctly cottage ornee in appearance. The backyards of the houses contain an intact set of outhouses that once accompanied all nineteenth century housing. There are several single storey brick outbuildings several with tall narrow brick chimneys.

STATEMENT OF HERITAGE VALUE:

Residences, like this two storey terraced row, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This terrace displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This terrace displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, simple form and restrained detailing.

EXTENT OF LISTING:

External form, materials and details of the early Victorian two storey row houses, including walls and roof form associated with the house style. Also includes interiors, rear masonry outbuildings and walls to street boundaries.

REFERENCES

- ACC Rate Assessment Books from 1860
- LTO CTs 474/80, 1157/36, 2389/41, 2544/151, 2680/78, 2807/147.
- GRO, Application No 20313
- *Prospector* June/July 1980 p. 13, 'profile - James Harrington'.
- Smith Survey 1880
- J Statton, Biographical index of South Australians for J Harrington

HOUSE & WALL

Address: 213 Jeffcott Street
Certificate of Title: 5354/851

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house is shown on Town Acre 938 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls and detailed render

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form associated with the house style. The northern boundary masonry wall is included in the listing.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 214 & 216 Jeffcott Street
Certificate of Title: 5892/988; 5831/537

Use: Residential
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of 1850s-1860s workers cottages. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction, including a low decorated parapet and originally, arched front openings to both houses.. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth.

The outline of this pair of cottages is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This pair remains an important indication of the type of residences constructed at that time, and the use of rendered rubble masonry (or bricks) as a building material.

A significant number of small residences, like this pair, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this pair of cottages, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This pair of cottages displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of the pair of early Victorian residences, including the walls and roof form associated with the house style. Later alterations to front elevation not included.

REFERENCES

- Smith Survey 1880

HOUSE & WALL

Address: 217 Jeffcott Street
Certificate of Title: 5370/599

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house is shown on Town Acre 938 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls and detailed render

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

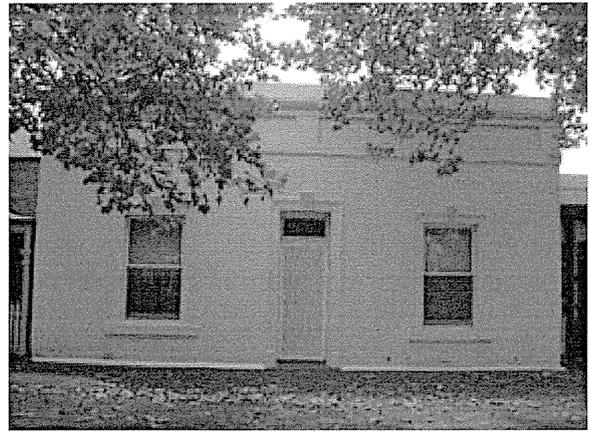
- Smith Survey 1880

HOUSE & OUTBUILDING

Address: 218 Jeffcott Street
Certificate of Title: 5797/280

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1860s residence. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple roof form behind a parapet, window and door moulding, string courses and are one or two rooms in depth.

The outline of this cottage is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This cottage remains an important indication of the type of residences constructed at that time, and the use of rendered rubble masonry as a building material.

A significant number of small residences, like this house, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as they represent the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as a typical 1860s residence and outbuilding displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style. The outbuilding is included in the listing.

REFERENCES

Smith Survey 1880



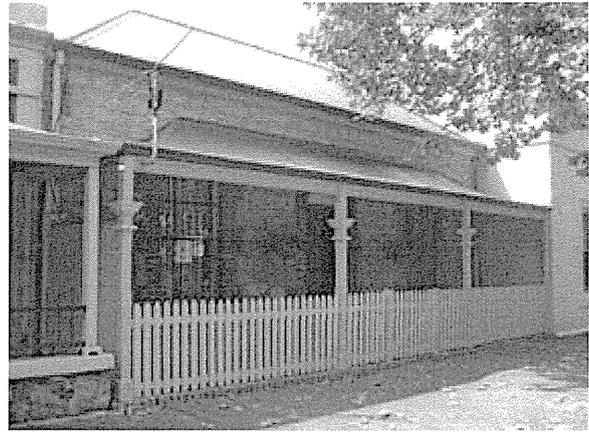
View of rear outbuilding

HOUSE

Address: 220 Jeffcott Street
Certificate of Title: 5141//596

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah.

The outline of this cottage is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and face brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted cottage, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 222 & 226, Jeffcott Street
Certificate of Title: 5304/234; 5136/96;

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These houses are an excellent example of 1870s symmetrically fronted bluestone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, and a continuous verandah with a low parapet above.

The outline of these attached houses is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflect the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like these houses, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as typical 1870s Victorian residences displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of these Victorian symmetrically fronted semi-detached residences, including the walls, verandah and roof form associated with the house style.

REFERENCES

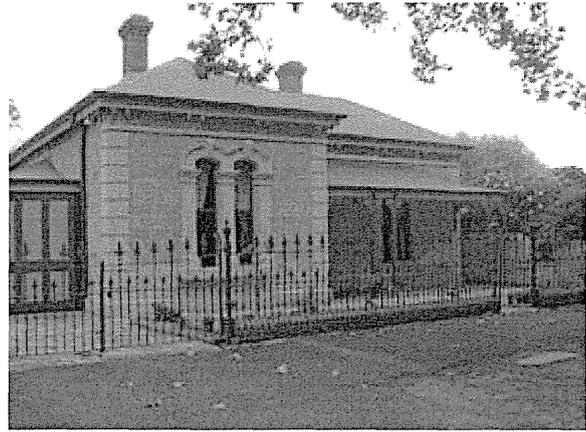
- Smith Survey 1880

HOUSE & WALL

Address: 223 Jeffcott Street
Certificate of Title: 5814/642

Use: Residence
Current Precinct: R1
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

The outline of this house with an adjacent mirror image to the north, now demolished, is shown in Town Acre 938 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style. The northern boundary wall is included in the listing.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 228 Jeffcott Street
Certificate of Title: 5272/497

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, low parapet and verandah.

The outline of this house is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 232 Jeffcott Street
Certificate of Title: 5159/481

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah.

The outline of this house is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 4-10 Jerningham Street
Certificate of Title: 5182/412; 5194/94; 5504/895;
 5771/96; 5722/533

Use: Residences
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of residences is an excellent example of 1860s attached dwellings. It retains important stylistic elements including masonry walls and simple roof form extending along the row.

The original row stretched the full width of the area between MacKinnon Parade and Provost Street, as is shown on the Smith Survey of 1880. However, the end dwellings have been redeveloped over time. The remaining row of houses is an important indication of the type of residences constructed at that time.

A significant number of small residences, like this row, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

Residences, like this row of attached houses, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of typical materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian row of residences, including the walls and roof form associated with the house style.

REFERENCES

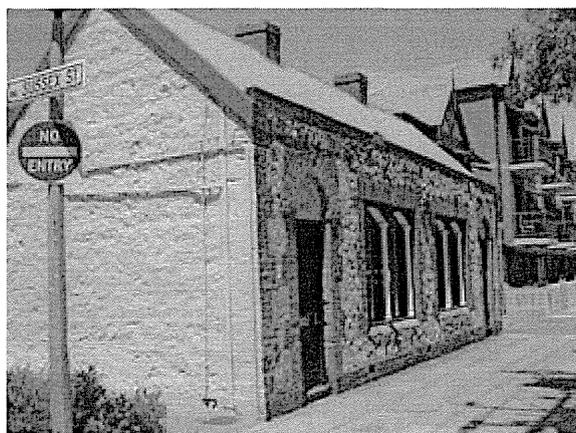
- Smith Survey 1880

SHOP

Address: 58 Jerningham Street
Certificate of Title: 5700/225

Use: Commercial
Current Precinct: MS2
Proposed MS Precinct: Melbourne Street

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

William Field declared in 1885 when bringing his several lots [that included these former semidetached cottages] under the Real Property Act that, 'I arrived SA 1839 - in 1841 I purchased lots 1, 2,3 & 114 of TA 1003 and took possession of lots 112 & 113. In 1841 I built on the said allotments butcher's shop and premises and that the whole of the buildings and fence as shown in the map per plan herewith was built within a period of 18 months and that I have remained in possession of the same by myself or tenants until the present time.' The former cottages are all that are left of a clutch of buildings that included a butcher's, baker's shop, bakehouse, slaughter house and three cottages. Strategically located near a corner position, the former cottages were at the hub of activity in the immediate area.

In 1965 the cottages were declared unfit for habitation, and converted to commercial use by Gerald Elder. Following his renovations which included new ceilings, dampcourse and a pair of windows with an early form, the limestone and brick quoined shop has been an important element in the Jerningham Street streetscape since that time.

STATEMENT OF HERITAGE VALUE:

This is one of the oldest surviving buildings in North Adelaide, having been built before the end of 1842. It reflects its early date of construction in its low scale and simple form. Also significant for buildings of this age, is that Adelaide limestone was used, possibly quarried from the site.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This former residence displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This former residence displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s building displaying consistent use of materials such as limestone masonry walls, low scale and simple form.
- (e) The shop is associated with a notable event, the rescue of its early fabric in 1965.

EXTENT OF LISTING:

External form, materials and details of the early Victorian former residence, including the walls and roof form associated with the building style.

REFERENCES

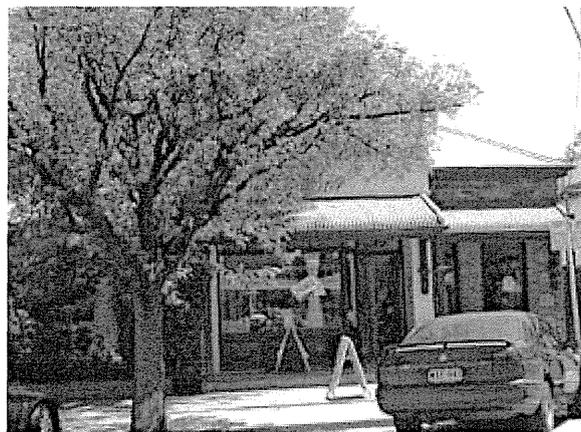
- ACC Building Surveyors Plan Books
- ACC Property file 5263.
- ACC Rate Assessments
- Smith Survey 1880
- *Biographical Index of South Australians* for William Field
- GRO Application 20300, 1885.
- LTO Title records.
- *SA Directories*

SHOP

Address: 59 Jerningham Street
Certificate of Title: 5554/319

Use: Retail
Current Precinct: MS2
Proposed MS Precinct: Melbourne Street

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was built in three stages from 1853. The first structure was a small brick lean-to which was built on this 24 x 146ft lot in 1853 which was recorded as a dwelling in 1855. When the property was transferred to Emanuel Alfred Lawson in 1905, a Thebarton grocer, he gained permission in March 1905 to build a shop, costing £208 using Rob Dunn as builder. Then in March 1913 Lawson applied to build a five room house on site which was estimated to cost £650. After his death in 1929 the property was transferred to family member Maria S Lawson.

The building is constructed in face bluestone with brick dressings and retains timber shopfront fittings and simple verandahs to both house and shop.

STATEMENT OF HERITAGE VALUE:

This shop is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of Jerningham/Melbourne Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey / single storey commercial building of the Victorian / Edwardian period.

EXTENT OF LISTING:

Original external form, materials and details of the single storey shop and house including walls, roof and verandah form associated with the building type. Includes both 1905 and 1913 elements.

REFERENCES

- ACC Building Surveyors Plan Books 31/3/1905, March 1913.
- ACC Rate Assessments 1849-1917
- Smith Survey 1880
- GRO RPA Application 23847
- LTO Title records
- *SA Directories*

SHOP, 59 Jerningham Street (cont)



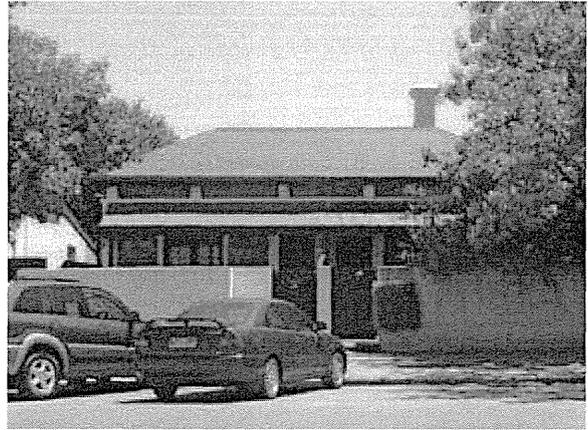
SLSA - B5724 - 1930

SEMI-DETACHED HOUSES

Address: 61 & 63 Jerningham Street
Certificate of Title: 5868/193; 5868/194

Use: Residences
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

These houses are an excellent example of semi-detached 1870s-1880s single fronted bluestone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this pair of attached cottages is shown in Town Acre 971 in the Smith Survey of 1880. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflect the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these houses, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These single fronted semi-detached houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) These single fronted semi-detached houses display aesthetic merit and design characteristics of significance to North Adelaide as they are a typical single fronted 1870s Victorian pair of residences displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and verandahs with decorative cast iron details.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted pair of cottages, including the walls, the verandah and the predominant roof form associated with the house style.

REFERENCES

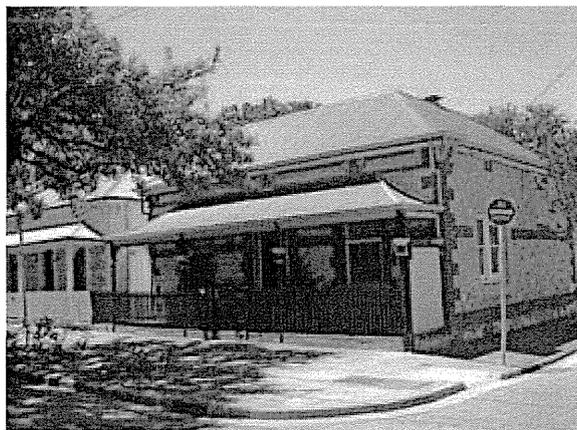
- Smith Survey 1880

HOUSE

Address: 64 Jerningham Street
Certificate of Title: 3748/68

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative elements and eaves brackets.

This allotment in Town Acre 1018 is shown as the yard of the adjacent property to the north in the Smith Survey of 1880. This house would have been constructed soon after and it remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on already subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and face brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

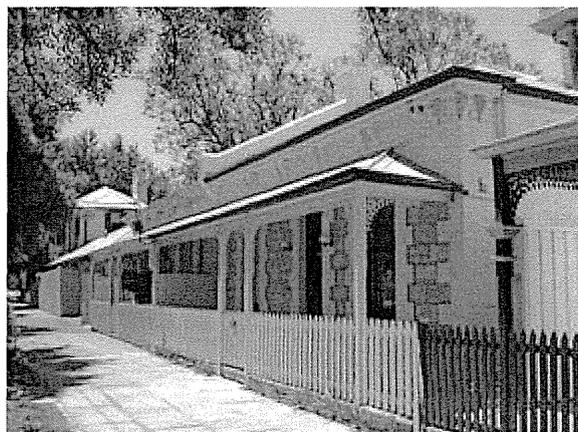
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 66 & 70 Jerningham Street
Certificate of Title: 5233/917; 5559/586

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of semi-detached 1870s-1880s symmetrically fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

The outline of this pair of houses is shown on Town acre 1018 in the Smith Survey of 1880. This pair of houses remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this pair of houses, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on already subdivided Town Acres, particularly during the 1870s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as they typical 1870s Victorian residences displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian pair of symmetrically fronted residences, including the walls, verandah and roof form associated with the house style.

REFERENCES

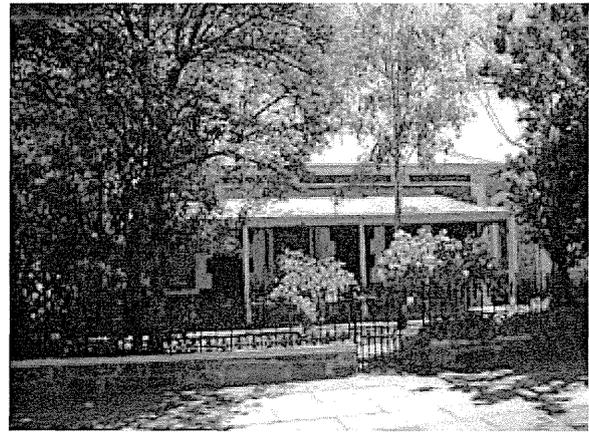
- Smith Survey 1880

HOUSE & FENCE

Address: 67 Jerningham Street
Certificate of Title: 5200/534

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 1019 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, brick trim and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and the front fence associated with the house style.

REFERENCES

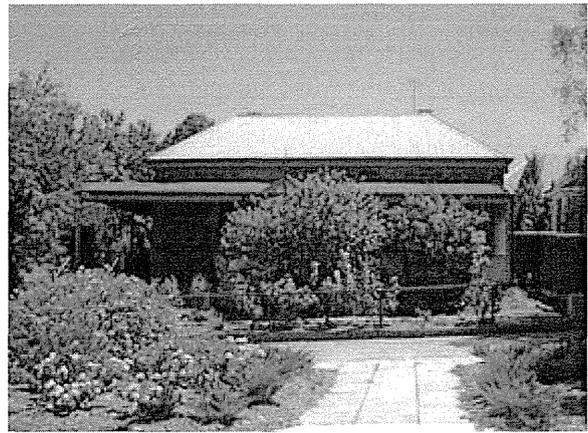
- Smith Survey 1880

HOUSE

Address: 81 Jerningham Street (crn Stanley Street)
Certificate of Title: 5361/553

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements.

Town acre 1031 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

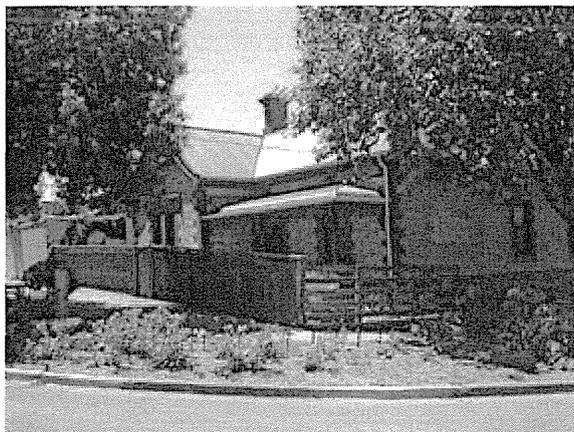
- Smith Survey 1880

HOUSE

Address: 84 Jerningham Street (cnr Stanley Street)
Certificate of Title: 5800/601

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah and gable elements.

Town Acre 1032 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, brick quoins, window and door trim and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

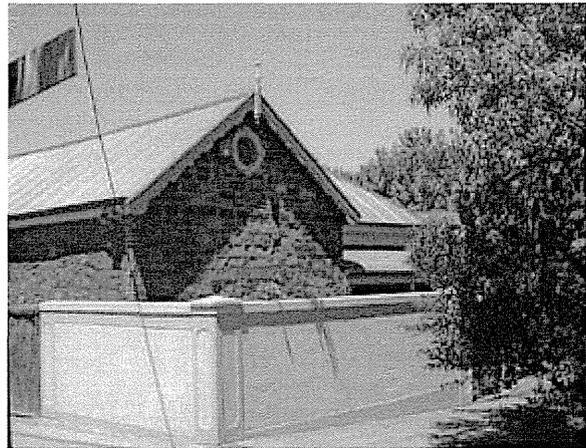
- Smith Survey 1880

HOUSE

Address: 86 Jerningham Street
Certificate of Title: 5418/767

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, brick quoins and facings to windows and doors and verandah.

Town Acre 1032 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah roof form associated with the house style.

REFERENCES

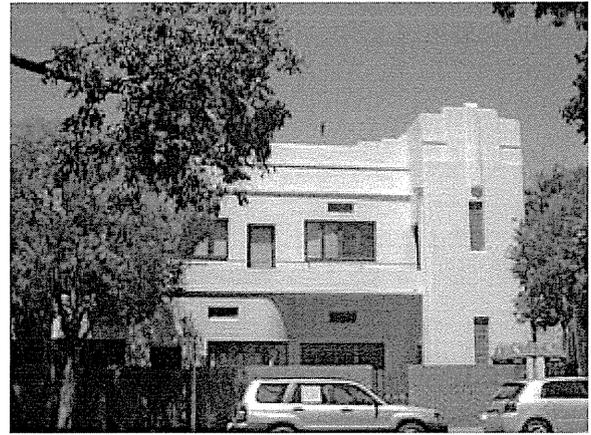
- Smith Survey 1880

APARTMENTS (CRESSWELL FLATS)

Address: 61-65 Kermode Street
Certificate of Title: 5673/626

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

Originally constructed as three bluestone terraces in 1897, the building has since been extensively remodelled. In May 1941 City Council approved plans to alter the terraces into six flats and to remodel the façade in the Modernist style.

The exterior detailing of these flats is an excellent example of an Inter War Modern style façade. They retain important stylistic elements such as asymmetrical massing, simple geometric shapes, a long horizontal balcony, parapet wall, rounded corners and stepped parapet outline.

STATEMENT OF HERITAGE VALUE:

These flats are an important example of the Inter War Modern style of residences constructed in North Adelaide during the 1940s, and reflect the design, details, building materials and design idiom of the period.

The number of masonry residences, like these flats constructed in the Inter War period throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These flats display historical and social themes that are of importance to North Adelaide as they represent the conversion of earlier residences to more intensive residential use, particularly during the Inter War period.
- (d) This building displays aesthetic merit and design characteristics of significance to North Adelaide as its exterior is characteristic of a typical Inter War Modern style block of flats displaying consistent use of typical materials such as rendered masonry walls, simple curved and geometric shapes, and parapet walls.

EXTENT OF LISTING:

The external form, materials and detail of the modified Victorian two storey building (now Inter War style). Later fence not included.

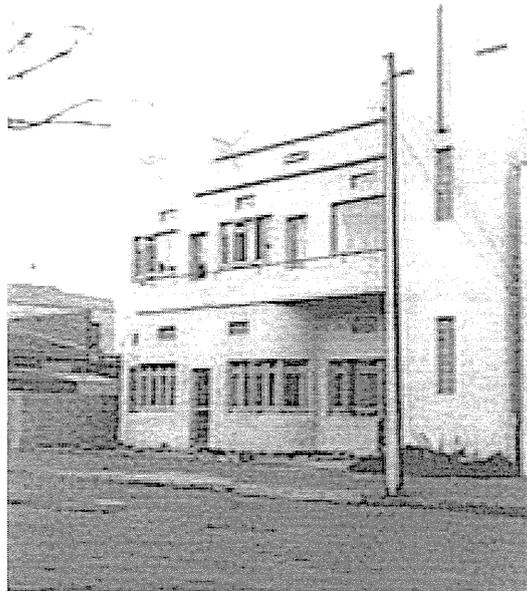
REFERENCES

- ACC Rate Assessments
- ACC Town Clerks Digest

APARTMENTS (CRESSWELL FLATS), 61-65 Kermode Street (cont)



SLSA - B10550 - 1941



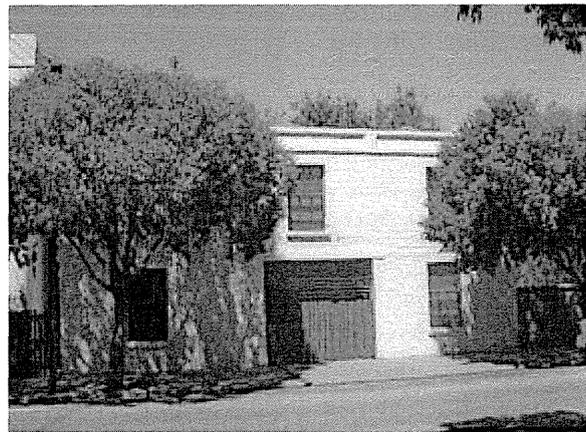
SLSA - B12258 - 1943

HOUSE (EAST HOUSE)

Address: 69 Kermode Street
Certificate of Title: 5673/629

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This area of North Adelaide was one of the busiest and most developed in early Adelaide. This site belonged to Edward Lawson, a grocer, during the 1850s. Five cottages had been constructed on his land and originally stood at the rear of the present building. Earlier buildings also appeared to have existed on the site of the present building. An earlier shop was either rebuilt or extended in 1853. Lawson added another shop and dwelling to the western part of the earlier building during 1854. The carriageway in the present building appears to have provided access to the yard of the western shop and dwelling. By the 1860s, the building was functioning solely as two residences and the western house was reported to have had stables.

This section fronting Kermode Street is an interesting example of an early Victorian residence. It exhibits important stylistic elements including brick construction and simple detailing indicative of its early date of construction. Houses of this period display masonry construction, symmetrical form, simple hipped roof behind a parapet and multi-paned timber window sashes.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls and simple form.
- (e) It is associated with early North Adelaide resident and speculative developer, Edward Lawson.

EXTENT OF LISTING:

The external form, materials and details of the 1853-4 residence and carriage entrance.

REFERENCES

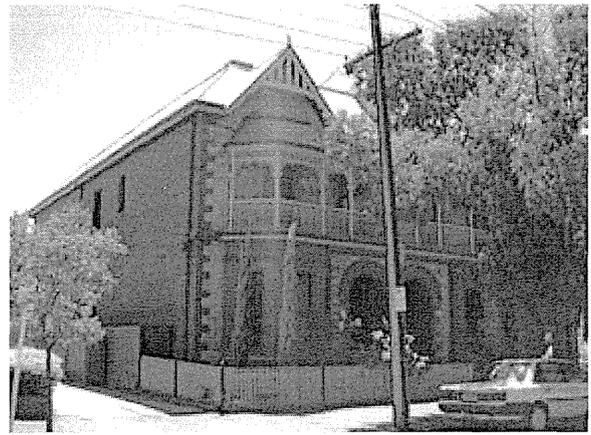
- ACC Rate Assessments
- ACC Town Clerks Digest

SEMI-DETACHED FORMER HOUSES

Address: 72-74 Kermode Street
Certificate of Title: 5776/232

Use: Commercial
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This more substantial pair of two storey attached dwellings was constructed in 1900 for Joshua Gurr. Gurr was also responsible for the building of four small houses in Brougham Court and the dwelling at 134 Kermode Street. Gurr was an ironmonger and merchant who was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence.

The design of the building was by architects Davies and Rutt who had also designed Taylor House at 8-10 Brougham Place and a detached two storey dwelling at 95 Hutt Street in 1909. This pair of former houses is an excellent example of an 1890s-1920s building of a transitional design. It retains important stylistic elements including sandstone and face red brick wall construction, combined with complex roof form, corrugated iron roof, brick quoins and facings to windows and doors, and decorative iron and timber verandah elements.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time. It was designed by notable architects of the period Davies and Rutt.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pair of former houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This pair of former houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Edwardian building of a transitional character, displaying consistent use of typical materials such as masonry walls, brick detailing and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this pair of two storey Edwardian transitional masonry residences, including , verandah and roof form associated with the house style.

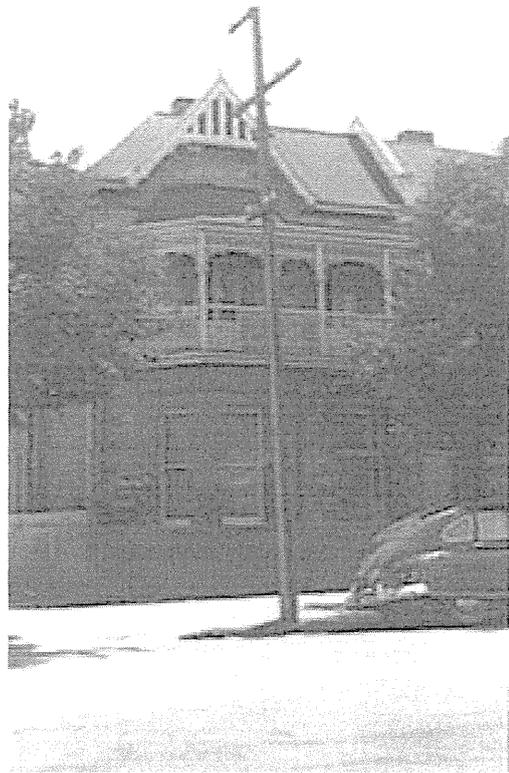
REFERENCES

- ACC Building Surveyors Department Return of Notices received for building work 31/7/1900, J Gurr
- ACC Building Surveyors Department Return of Plans submitted to Council & Local Board of Health 31/7/1900, Davies & Rutt.
- Smith Survey 1880
- LTO Title records
- SA Directories 1890-1910
- E Warbuton, *The Paddocks Beneath, a history of Burnside from the beginning*, 1981, p 249.

SEMI-DETACHED FORMER HOUSES, 72-74 Kermode Street (cont)



SLSA - B13192 - 1954



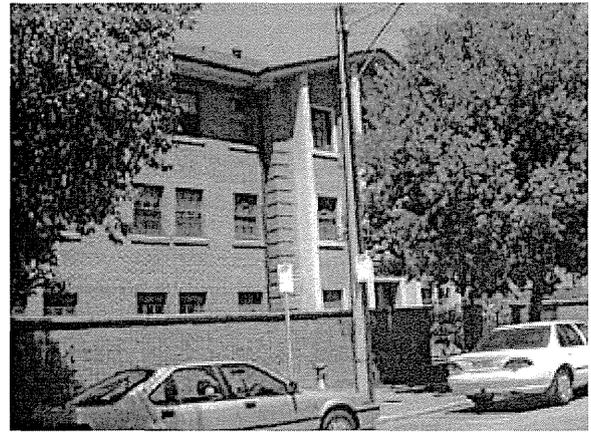
SLSA - B13193 - 1954

ST MARKS COLLEGE & FENCE (MEMORIAL BUILDING)

Address: 73-95 Kermode Street
Certificate of Title: 5885/182, 5689/676

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The Newland Building at St Mark's College was constructed in six stages from 1926 to 1964. It was begun a year after St Mark's was established. Due to cost limitations, architect Walter H Bagot, 'resorted to the simplest possible plan'. This was a layout of long central corridors with rows of rooms off each side. Bagot's design allowed for additions as funds became available. By 1946 the building contained 50 rooms for students. The building was named after Sir Henry Simpson Newland, who had been chairman of the College Council.

STATEMENT OF HERITAGE VALUE:

The Newland Building represents the growth of St Mark's College in Particular and University residential colleges in general in the section of North Adelaide closest to the University across the park lands.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) St Marks College displays historical and social themes that are of importance to North Adelaide as it represents the importance of the area as the location for places of residence for University students.
- (b) It represents customs or ways of life that are characteristic of the local area as the students formed a significant part of the population of the area during term time.
- (c) It has played an important part in the lives of local residents as it was established during the Inter War period and has functioned continuously since
- (d) St Marks College displays aesthetic merit and design characteristics of significance to North Adelaide as it is a major structure designed by architect Walter H Bagot.
- (e) It is associated with a notable event, the establishment of St Marks College.

EXTENT OF LISTING:

The external form, materials and detail of the Newland Building and masonry fence.

REFERENCES

- Gavin Walkey, *St Marks College: the buildings and grounds*, 1985

ST MARKS COLLEGE & FENCE (MEMORIAL BUILDING), 73-95 Kermode St (cont)



SLSA - B3397 - 1926



SLSA - B4794 - 1928



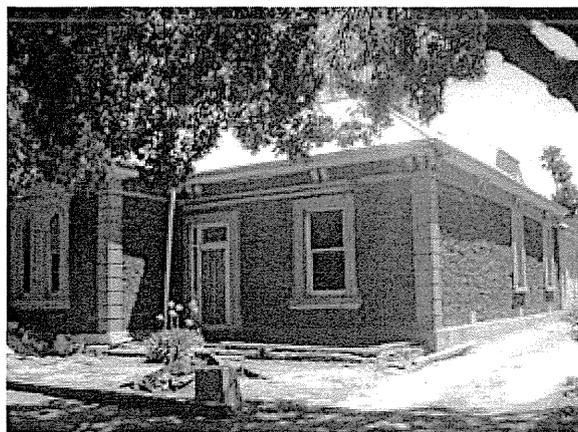
SLSA - B10298 - 1940

HOUSE

Address: 82 Kermod Street
Certificate of Title: 5291/669

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrical-fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and door and eaves brackets.

The Smith Survey shows this allotment in Town Acre 721 as vacant in 1880 but this house would have been constructed soon after. It remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrical-fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls and the roof form associated

REFERENCES

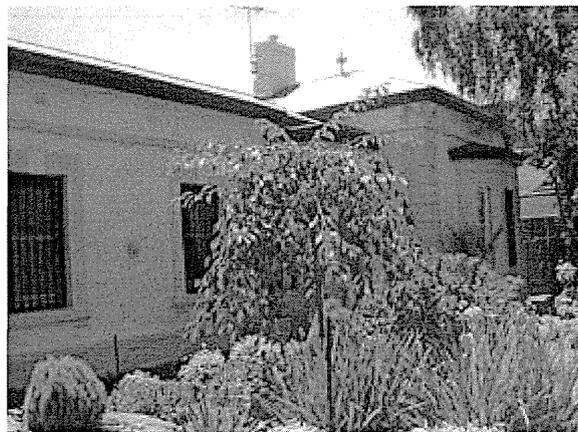
- Smith Survey 1880

HOUSE (AT REAR)

Address: 94-96 Kermode Street
Certificate of Title: 5869/330, 331

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was begun before 1850, as rate assessments indicate that a house and stables on half Town Acre 721 were occupied by Daniel Garlick, architect, and owned by George Tune at that date. By 1868-9 Garlick owned the property and substantially enlarged it.

The outline of the current house is the same as shown on the Smith Survey of 1880 and is presumably as Garlick built it. While it possibly incorporates an earlier section, it is an excellent example of a c1870s bay fronted stone residence and retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors and eaves brackets

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a late 1860s bay fronted Victorian residence, designed by architect Daniel Garlick, displaying consistent use of materials and details characteristic of the period.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880.

HOUSE

Address: 98 Kermod Street
Certificate of Title: 5559/394

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

Richard Ingilly Winter bought land measuring 45 x 90 feet in Kermod Street for his house in August 1861 and constructed a single storey residence and shop in 1865. This two storey stone dwelling was built for Winter in 1880 and he continued to live here for eight years until his death in February 1888. Winter had been a butcher, painter and agent, and was very much involved in his community. He was a member of the City Council between 1864-69. He was also committee member for several city Lodges.

Various changes have been made to the exterior of this building over time but it retains the characteristic form and scale, and bluestone building materials of an 1880s building.

STATEMENT OF HERITAGE VALUE:

This former dwelling represents the expansion of Kermod Street as a residential area, and is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This two storey former house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences during a period of economic prosperity during the 1870s-1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s two storey Victorian residence displaying consistent use of materials such as bluestone masonry walls and render detail.

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian symmetrically fronted residence, including walls and roof form associated with the house style. Excludes rear single storey section.

REFERENCES

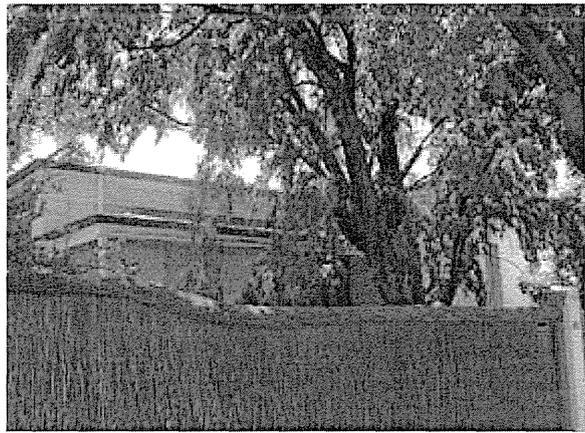
- ACC Rate Assessments 1877-1880
- Smith Survey 1880
- LTO Title records
- *Observer*, 11/2/1888, death notice and obituary of RI Winter
- *SA Directories* 1872-1882

HOUSE

Address: 128 Kermode Street
Certificate of Title: 5125/85

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and verandah.

This Smith Survey of 1880 shows Town acre 723 only partly developed and this section vacant and not yet subdivided. This house would have been constructed soon after and remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls verandah and the roof form associated with the house style.

REFERENCES

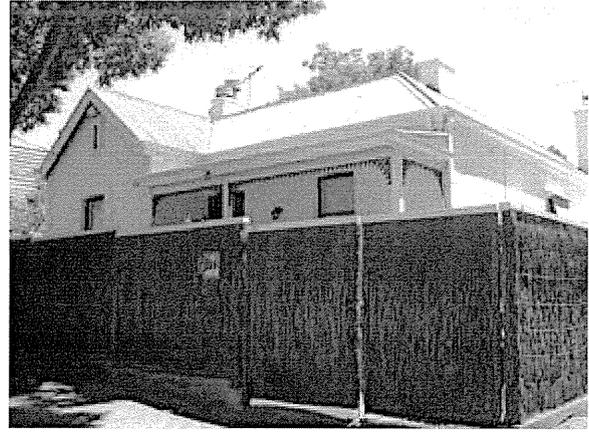
- Smith Survey 1880

HOUSE

Address: 134 (132-136) Kermodie Street
Certificate of Title: 5125/84

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This one storey dwelling was built for Joshua Gurr who built the four small detached houses at the lower end of Brougham Court, 13, 14, 17 and 18 at the same time between 1898 and 1901. They were built shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence.

This house is an excellent example of a late Victorian asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, quoins and facings to windows and doors.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide at the turn of the century, and reflects the design, details and building materials commonly in use at that time. It was part of an important speculative development.

The significant number of stone and brick residences, like this house, constructed at the turn of the century throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as masonry walls and distinctive quoining.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1880-1906
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 139 Kermod Street (crn
Lakeman Street)
Certificate of Title: 5734/897

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone/ sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, two level verandah with cast iron elements and eaves brackets. (This current verandah incorporated the original cantilevered form visible in the early photograph following.) The house was constructed in 1880 for A S Martin, a mason.

Town Acre 710 in 1882 comprised thirteen houses, but this two storey residence, was the most substantial of them. The southwest part of the Cathedral Precinct, that includes Lakeman Street (formerly Union Street) that cuts through Town Acres 707 and 710, could be considered heavily populated even by the 1850s.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian two storey symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1879-1913
- Smith Survey 1880
- LTO Title Records
- S Twining, *Mildren Family History*, 1991
- *SA Directories* 1880-1886

HOUSE, 139 Kermod Street (crn Lakeman Street) (cont)



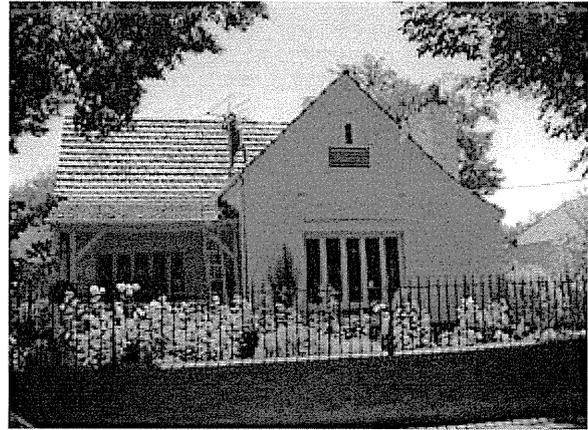
SLSA - B4883 - 1928

HOUSE

Address: 140 Kermode Street
Certificate of Title: 5147/535

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1930s Old English revival style residence of the Inter War period. It retains important stylistic elements including rendered walls, steeply pitched roof form, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

This style of houses was constructed both before and after the Second World War and they were either infill or replaced earlier houses. This house remains an important indication of the type of residences constructed at that time, and the use of revivalist styles of domestic design.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed before the War as infill or replacement in North Adelaide, and reflects the fashion for Old English revival architecture at the time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence during the period immediately before the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Inter War Old English revival residence displaying consistent use of typical materials such as smooth rendered, high pitched roof form, and tall chimneys.

EXTENT OF LISTING:

External form, materials and details of this Inter War Old English revival style residence, including the walls, the details of the front elevation and porch and the roof form associated with the house style.

REFERENCES

Photograph SLSA - B6954 - 1937

HOUSE, 140 Kermode Street (cnr Lakeman Street) (cont)



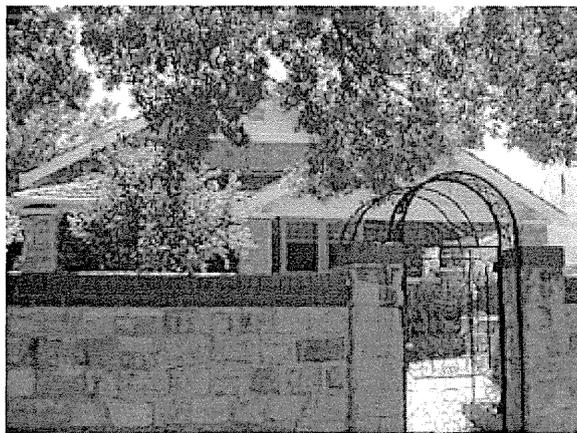
SLSA - B6954 - 1937

HOUSE

Address: 144 Kermod Street
Certificate of Title: 5131/290

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, timber gable ends, masonry verandah pillars, and stone walls. It also retains a stone fence characteristic of this house style.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as freestone walls, timber gable ends and verandahs with masonry pillars

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

HOUSE

Address: 145 Kermode Street
Certificate of Title: 5155/864

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements and eaves brackets. This two storey house was one of two built in Town Acre 709 in 1881 for Andrew Stephen Martin, who was a mason. In the year that they were built the council's rate assessments record that they had an annual rateable value of £30 for the pair.

From 1937, the dwelling was leased to the Travellers' Aid Society SA Inc for two years from 1937. The society then bought it in 1945 and owned it until 1957.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This two storey single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This two storey single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone/sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted two storey residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1878-1880
- Smith Survey 1880
- LTO Title records

HOUSE, 145 Kermode Street (cont)



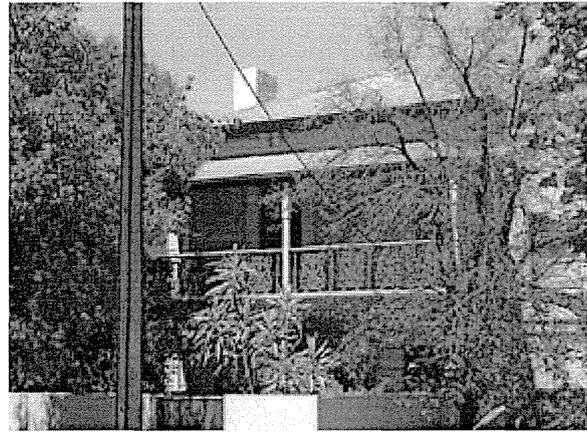
SLSA - B6908 - 1936 view of 145 and 147 Kermode Street

HOUSE

Address: 147 Kermod Street
Certificate of Title: 5514/346

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s two storey single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements and eaves brackets. This two storey house was one of two built on Town Acre 709 in 1881 for Andrew Stephen Martin, who was a mason. In the year that they were built the council's rate assessments record that they had an annual rateable value of £30 for the pair.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This two storey single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This two storey single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone/sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted two storey residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1878-1880
- Smith Survey 1880
- LTO Title records

HOUSE, 147 Kermode Street (cont)



SLSA - B6908 - 1936 view of 145 and 147 Kermode Street

SEMI-DETACHED HOUSES

Address: 152 & 154 Kermode Street
Certificate of Title: 5818/319

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This two storey stone building evolved from a one storey building that has its origins in 1852. Since then, it has undergone several major additions which gave the building its present form in the mid 1920s.

The first rate assessments for North Adelaide between 1849-1851 refers to a wooden shop on this site for tinsmith, John (Johann) Bohlmann, a German migrant from Bremen. In 1852 he built a substantial structure on site for there was a significant rise in the rateable value to £27 and his premises were described as a wooden workshop and stone house. By 1854 he had made further additions for once more the rateable value was increased, this time to £40 while buildings in the immediate vicinity remained the same. It is presumed that the eastern half of the two storey building was constructed at this time.

Bohlmann owned and lived at this property for fifty years until his death in 1901. He was a tinsmith with his business at his Kermode Street address for some time. He later joined the locomotive department of SA Railways which was located at Bowden. After his death, the property was transferred to other family members until 1922.

In 1922 the building was sold to Meliora K Cussen, a North Adelaide teacher involved in the renowned girl's school, Creveen, that operated at that time on the other side of Kermode Street. To cater for increased enrolments, 'the Misses Cussen' made an application in October 1925 to make significant additions to this property that were to cost £400. The following photographs indicate the changes made to the building in the 1920s. While the school was successful, it could not survive the depression years and was closed at the end of 1934. These premises continued to be owned by the Cussen family until 1955.

STATEMENT OF HERITAGE VALUE:

This building represents the early stages of settlement and activity in Kermode Street during the 1850s and the later consolidation of educational facilities in the area during the early twentieth century. It presents an interesting frontage to Kermode Street, with simple form and detailing indicative of the early date of the first stages of its construction.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This building displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and the expansion of private educational facilities during the early twentieth century.
- (d) This building displays design characteristics of significance to North Adelaide as it retains the form of a typical 1860s structure displaying consistent use of simple form, while actually being extended in the same style in the 1920s.

SEMI-DETACHED HOUSES, 152 & 154 Kermode Street (cont)**EXTENT OF LISTING:**

External form, materials and details of this early Victorian two storey pair of residences, including the walls and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Dept - Register of Plans October 1925
- ACC Rate Assessments 1849-1933
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 341-342
- *Observer*, 14/12/1901, death notice for Bohlmann; 21/12/1901, obituary of John Bohlmann.
- South Australian Directories 1872-1900
- State Library photograph B8849
- J Statton (ed) *Biographical index of South Australians* for Bohlmann.



SLSA - B4216 - 1927



SLSA - B 5911 - 1931

HOUSE

Address: 156 Kermode Street
Certificate of Title: 5240/612

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an indicative example of a 1920s-1930s Inter-War Bungalow style residence. It retains stylistic elements including gable ended roof form, strapped and stuccoed gable end and face brick walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick walls, strapped and roughcast gable ends,

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including walls, verandah and roof form associated with the house style.

REFERENCES

HOUSE

Address: 160 Kermode Street (crn Palmer Place)
Certificate of Title: 5794/368

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah elements.

This section of Town Acre 709 was shown as vacant in the Smith Survey of 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

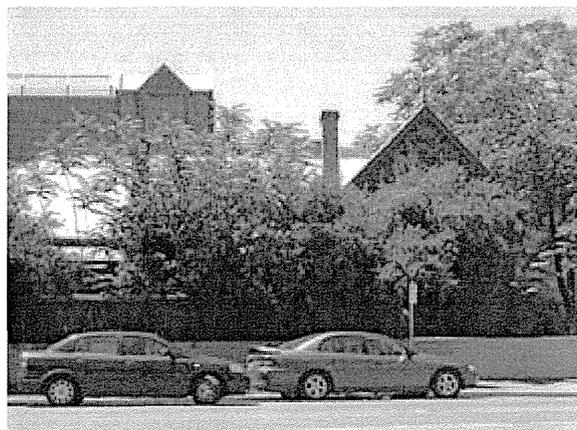
CATHEDRAL LODGE & OUTBUILDING

Address: 2-12 King William Road
Certificate of Title: 5665/228; 5401/646

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (City Significance)
Other Assessments: *Heritage of the City of Adelaide*, ACC, 1990

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The origins of this former dwelling are believed to date to the 1840s as a two room brick dwelling. After James B Kinsela bought Town Acre 703 from the original owner, he leased it to John Terry in 1842 'together with the several messuages or Tenements or Dwelling houses erected thereon'. When he later bought the property, part of its frontage was sold off to the Adelaide City Council in 1858 to enable the northwards extension of King William Road. A further portion was sold in 1874 to enable further road widening.

In 1876 the dwelling underwent to major extensions to its current form when it was sold to the Anglican Church to become a vicarage for its ministers. The design is credited to architect EJ Woods as records of the architectural firm include drawings for the 'St Peters Cathedral Vicarage'.

From *Heritage of the City of Adelaide: an illustrated guide*, it is stated that 'the building is of architectural note due to the survival of the early brick building which forms the centrepiece of the structure. This early building with brickwork in Flemish bond and unusual casement windows is distinctive. The additions of 1876 are of interest with brick dressings of some quality and the small roof gablets which modulate the south facing elevation. The recent additions which mirror the old are also of note. These received a Civic Trust Award (1981) for the category 'Buildings in their settings'.

STATEMENT OF HERITAGE VALUE:

The former dwelling represents several themes in North Adelaide's history. It provided a modest home for early migrants and later a home for Anglican ministers. In its more recent past, the building was converted to be used for various activities of the Anglican Church and later as a location for Child Adolescent & Family Health Services. It is an excellent example of a Victorian asymmetrically fronted bluestone residence.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) Cathedral Lodge displays historical and social themes that are of importance to North Adelaide as it is indicative of the establishment of the Anglican Cathedral and the provision of residential facilities close by.
- (c) It has played an important part in the lives of local residents as the residence of the ministers from the Cathedral.
- (d) Cathedral Lodge displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.
- (e) It is associated with the Cathedral and its activities.

EXTENT OF LISTING:

External form, materials and details of the 1876 former residence including walls, roof and verandah form associated with the house style. Also includes the interior and rear outbuilding.

CATHEDRAL LODGE, 2-12 King William Road (cont)

REFERENCES

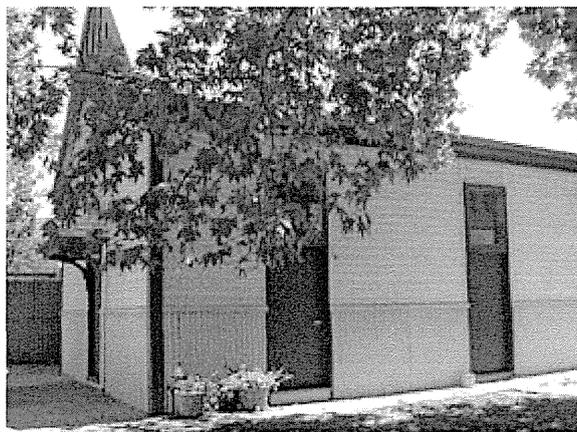
- ACC Rate Assessments 1851-1878
- Smith Survey 1880
- GRO Real Property Act Application 13089, 1873
- LTO CTs 185/179, 189/59, 325/77, 2461/9, 5665/228
- S Marsden, P Stark, P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 349-350

CATHEDRAL HALL

Address: Rear 21 King William Road
Certificate of Title: 5665/226

Use: Hall
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The hall at St Peters Cathedral was originally located on the Pennington Terrace side but was moved to its current location during the 1920s. It has recently undergone refurbishment, but its construction materials have been retained. Its external walls have a base section of timber panelling, surmounted by pressed metal panels of weatherboard profile. It is believed that these metal panels were produced by Simpson's metal works in Adelaide during the 1890s. They were also used on the prefabricated Methodist Church in Darwin of a similar date.

STATEMENT OF HERITAGE VALUE:

The hall associated with St Peters Cathedral reflects the requirements for additional meeting space close to but separate from the Cathedral building itself.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) Cathedral Hall displays historical and social themes that are of importance to North Adelaide as it forms part of the St Peter's Cathedral complex.
- (d) Cathedral Hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is an example of the use in the 1890s of pressed metal with a profile mimicking weatherboarding.

EXTENT OF LISTING:

The external form materials and details of the hall. Later additions not included.

REFERENCES

- Cathedral Archives.

GREENWAY APARTMENTS & FENCE

Address: 41-51 King William Road
(corn Kermode Street)
Certificate of Title: 5020/689

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These apartments were constructed in 1939, as a block of twenty-seven residences. They were first proposed by L R Walker in 1936 but the plans did not go ahead as there was uncertainty about road widening of King William Road which would require the compulsory purchase of land from several properties in the vicinity. Several architects drew up plans before the final version by Harold A Krantz was submitted in March 1939. The flats were built as three semi-detached sections with separate three entrances.

Blocks of flats such as Sunningdale in Wellington Square which were built in 1935, demonstrated a trend for this type of interwar life-style, and this block, known as Greenways, followed this trend. These were followed by the construction of Deep Acres in Melbourne Street in 1941-42 designed by Jack Hobbs McConnell. However, the Second World War and the building restrictions that came into force in 1942, saw no more interest in this type of apartment living until after the mid 1960s.

In 1978 Greenways apartments were adapted to create eighteen flats. They were renovated to provide new kitchens, bathrooms and new windows along the street frontages and generally upgraded so that they could be issued with strata titles. The adaptation works retained the Inter War aesthetic of the block, with its face brickwork, semicircular balconies, small windows and projecting eaves line.

STATEMENT OF HERITAGE VALUE:

Greenways apartment block demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period, but which was cut short by the Second World War and subsequent building restrictions. They are a major element in the King William Road streetscape.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) These apartments display historical and social themes that are of importance to North Adelaide as they demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period.
- (d) These apartments display aesthetic merit and design characteristics of significance to North Adelaide as they are an intact block of Inter War apartments, designed by architect Harold A Krantz.
- (f) The apartments are a notable landmark in the King William Road streetscape.

EXTENT OF LISTING:

External form, materials and details of the three storey apartment building. Includes low brick fence.

REFERENCES

- ACC *Digest of Proceedings*, 6 March 1939, approval for 27 flats
- ACC Dept of Building Surveying, Property File 4381 from 1936.
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 71, Sunningdale Flats, Wellington Square.
- LTO Title records

FORMER NURSES HOME

Address: 80 King William Road (cnr Brougham Place)

Certificate of Title: 1352/45

Use: Administration

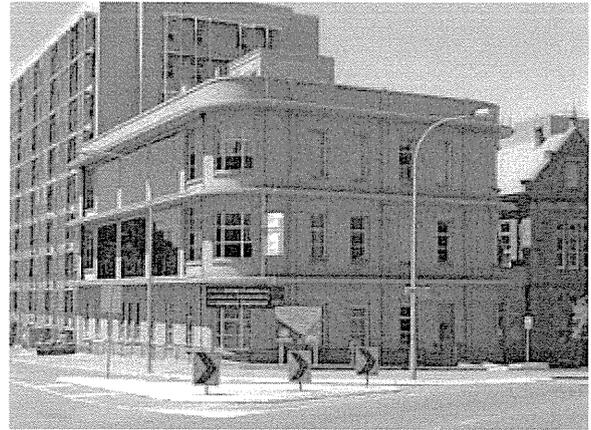
Current Precinct: R9

Proposed HCZ Area: Cathedral

Heritage Status: LHP (Townscape)

Other Assessments: Nil

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This building forms part of the Adelaide Children's Hospital complex. Following a £10,000 donation from Mrs George Michell in 1943 for new physiotherapy rooms and a department for the surgical treatment of infants, this three storey building was constructed to provide for these specialist departments. This continued the tradition of prominent SA families' involvement in planning and development, making large donations towards new hospital buildings and specialist departments as and when they became needed. The foundation stone for the Michell Building was laid by Premier Tom Playford on 14 April 1944 and was completed by 1946. Designed by prominent local architects Woods Bagot, the new wing of the hospital was built by Frickers.

This building was constructed under conditions whereby a Commonwealth Act for cessation of building works was introduced in 1942 as part of war time restrictions. However, special permission was given for those building projects which were deemed crucial or part of the war effort. Recognising the need for further expansion following the construction of the Michell Building, the hospital committee embarked on a development plan for the hospital's future. Following the war the hospital needed a utility block, a new nurses' home, a central sterilising room, a nurses' training school and other accommodation.

When the hospital needed to expand again its 1973 Development Plan stated 'the role of any health facility within the community it serves can never be static and thus the building housing the institution must be able to adapt to the differing needs of the community at different times'. Within this context, the hospital has continually needed to replace buildings or adapt older retained buildings as and where appropriate. While the hospital is dominated by its more recent multiple storey buildings across six town acres, the Michell Building, together with the late nineteenth century Campbell and Angas buildings, represent the historical development of the hospital built for children, and which has more recently, also become a maternity hospital.

STATEMENT OF HERITAGE VALUE:

Designed by prominent Adelaide architects, Woods Bagot, this three storey building was considered essential by the state government when it was built during the Second World War at a time when only those building projects viewed as crucial or part of the war effort were allowed by war time building restrictions. A large donation towards its construction from the Michell family enabled it to be constructed.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This hospital building displays historical and social themes that are of importance to North Adelaide as it represents the continued expansion of the Children's Hospital during the Second World War.
- (b) It represents customs or ways of life that are characteristic of the local area as the Children's hospital has been located at this site since its inception.
- (c) It has played an important part in the lives of local residents as the focus of child health care for the area and the State.

FORMER NURSES HOME, 80 King William Road (cnr Brougham Place) (cont)

- (d) This former nurses home displays aesthetic merit and design characteristics of significance to North Adelaide as it is a 1940 purpose built hospital building designed by Woods Bagot architects.
- (f) The building is a notable landmark in the King William Road streetscape, at the bend up to O'Connell Street.
-

EXTENT OF LISTING:

External form, materials and details of the three storey 1940 front section of the building including walls and roof form. Later alterations are not included.

REFERENCES

- ACC Building Plan 6472, Woods Bagot Architects
- ACC *Digest of Proceedings*, 18 October 1943, p 181.
- *Advertiser* 15/4/1944 p 5.
- Margaret Barbalet, *The Adelaide Children's Hospital 1876-1976*, p138, 187.



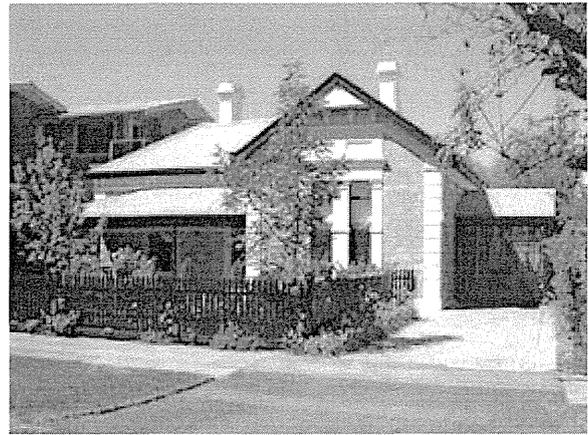
SLSA - B12324 - 1952

HOUSE

Address: 14 Kingston Terrace
Certificate of Title: 5276/804

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a Victorian asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets.

Town Acre 1041 was not subdivided in 1880 at the time of the Smith Survey but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

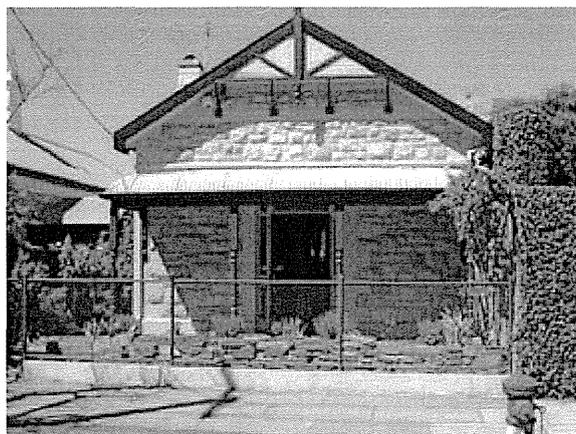
- Smith Survey 1880

HOUSE

Address: 16 Kingston Terrace
Certificate of Title: 5404/460

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including rock faced sandstone wall construction, brick quoins and facings to windows and doors, with decorative timber verandah and gable elements.

Town Acre 1041 was not subdivided in 1880 at the time of the Smith Survey but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls, the verandah form and the roof form associated with the house style.

REFERENCES

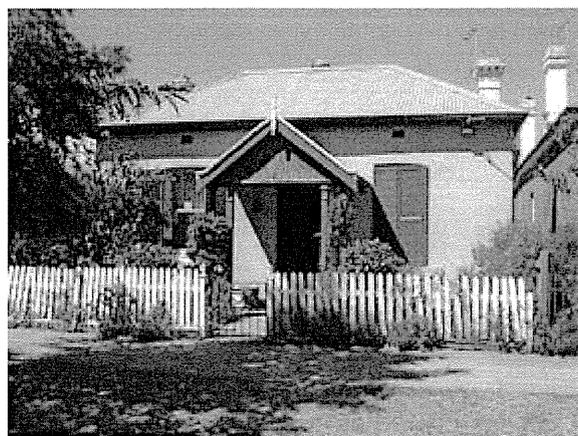
- Smith Survey 1880

HOUSE

Address: 21 Kingston Terrace
Certificate of Title: 5493/651

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted masonry (now rendered) residence. It retains its original form and some stylistic elements including eaves brackets.

Town Acre 1041 was not subdivided in 1880 at the time of the Smith Survey but was subsequently developed during the decade following. This house remains an indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent form and use of materials such as bluestone/sandstone masonry.

EXTENT OF LISTING:

External form, materials and details of this Victorian residence, including the walls and roof form associated with the house style. Excludes front porch.

REFERENCES

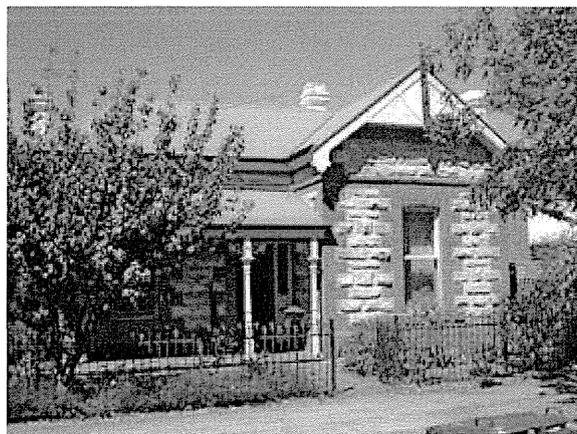
- Smith Survey 1880

HOUSE

Address: 23 Kingston Terrace
Certificate of Title: 5249/73

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an asymmetrical 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah and gable elements.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls and verandah and roof form associated with the house style.

REFERENCES

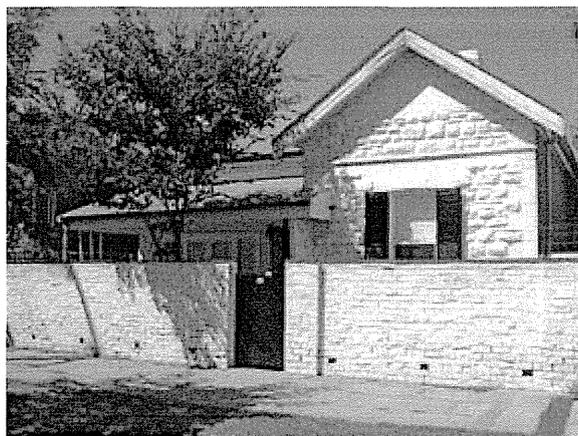
- Smith Survey 1880

HOUSE

Address: 25 Kingston Terrace
Certificate of Title: 5103/212

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is a good example of an asymmetrical 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction (now painted), corrugated iron roof, and brick quoins to windows and doors.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including the walls and roof form associated with the house style. Excludes verandah and altered front window.

REFERENCES

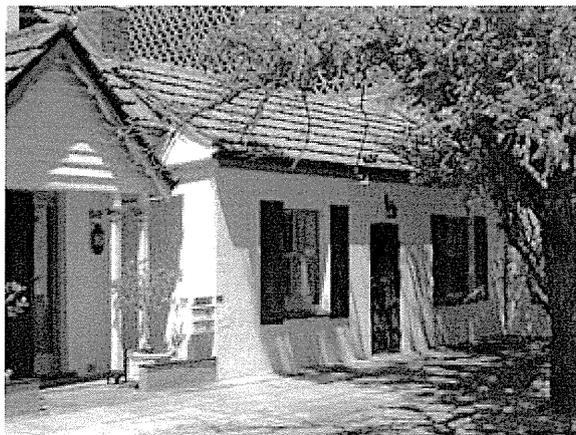
- Smith Survey 1880

HOUSE

Address: 39-40 Kingston Terrace
Certificate of Title: 5781/734

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1840s-1860s simple workers' cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth.

A small house of similar scale is visible on the Smith Survey of 1880, and additions have been undertaken over time.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s, 1860s and early 1870s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of the early Victorian section of this residence. Excludes gable fronted addition.

REFERENCES

- ACC Rate Assessment
- Smith Survey 1880
- State Library of South Australia early photograph B4019

HOUSE, 39-40 Kingston Terrace (cont)



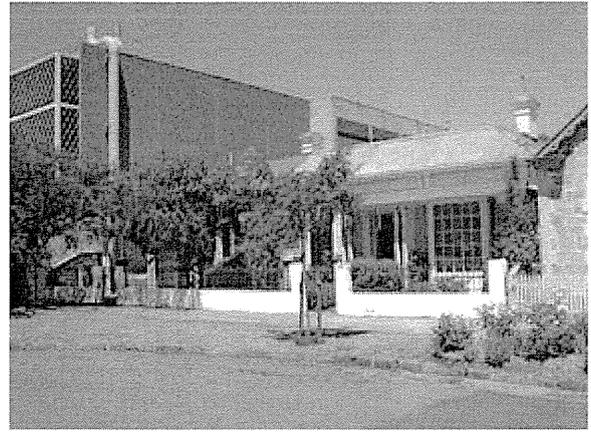
SLSA - B40194 - 1982 view

SEMI-DETACHED HOUSES

Address: 42 & 43 Kingston Terrace
Certificate of Title: 5126/101

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These houses are an excellent example of semi-detached 1870s-1880s symmetrically fronted sandstone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, eaves brackets and verandahs.

The outline of this pair of houses is visible on the Smith Survey of 1880. Town Acre 1036 was fully developed with houses of this scale by that time. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian pair of symmetrically fronted residences, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 44 Kingston Terrace
Certificate of Title: 5163/912

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and verandah.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 45 Kingston Terrace
Certificate of Title: 5176/648

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 48 Kingston Terrace
Certificate of Title: 5760/49, 5694/460

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This two storey modernist house was designed by architect Jack McConnell as his own residence in 1967. While not typical of traditional residential development in North Adelaide the design of this house still respects the scale of characteristic housing in the area, and has significant architectural merit of its own.

STATEMENT OF HERITAGE VALUE:

An example of well designed new development in this section of North Adelaide, by architect Jack McConnell.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of modernist architecture translated into domestic scale during the 1960s by notable architect Jack McConnell.
- (e) This house is associated with notable Adelaide architect Jack McConnell, as his own residence.

EXTENT OF LISTING:

The external form, materials and details of the 1967 residence

REFERENCES

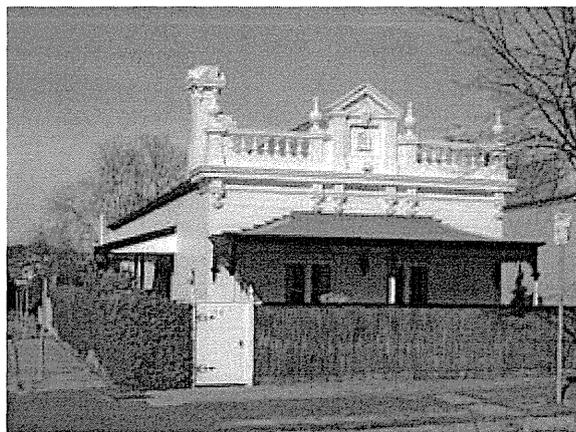
- ACC Building Records
- RAI A Twentieth Century Architecture Survey

HOUSE

Address: 74 Kingston Terrace
Certificate of Title: 5895/625

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

Henry Thomas Sheppy bought the property in 1892. An Evandale builder, he made an application for the building of two dwellings on Town Acre 1033 on 31 August 1893. It is more than likely that he built all four of the similar cottages on Kingston Terrace on this Town Acre.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet, verandah and roof form associated with the house style.

REFERENCES

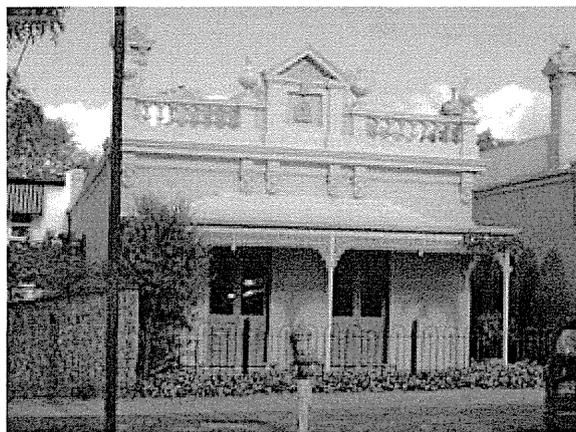
- ACC Building Surveyors Plan Books 31/8/1893.
- ACC Rate Assessments 1875-1898
- Smith Survey 1880
- LTO CTs 406/195, 576/78, 3241/176, 3241/176
- SA *Directories* 1895-1900

HOUSE

Address: 75 Kingston Terrace
Certificate of Title: 5797/539

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

An application for building two cottages in Kingston Terrace on Town Acre 1033 by H T Sheppy, an Evandale builder, was made in August 1893. It is more than likely that he built all four of the similar cottages on Kingston Terrace on this Town Acre. This dwelling was built between 1893 and 1894 for Thomas Gully, and was built at the same time as that at 74 Kingston Terrace. For nearly fifty years until 1951 the dwelling was owned and lived in by a Miss Emily Willow.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet, verandah and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1893-1896
- ACC Smith Survey 1880
- *Advertiser*, 10/3/1951 death notice - Emily Willow, 75 Kingston Tce.
- LTO CTs 406/195, 734/42
- *SA Directories* 1905-1914

HOUSE

Address: 77 Kingston Terrace
Certificate of Title: 5711/924

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

An application for building two cottages in Kingston Terrace on Town Acre 1033 by HT Sheppy, an Evandale builder, was made in August 1893. This dwelling was built between 1893 and 1894. It is more than likely that Sheppy built all four of the flamboyant cottages on Kingston Terrace on this Town Acre.

This property was owned for over fifty years until 1989 by theatrical identity Gwenneth Ballantyne who was the wife of Colin Ballantyne. He was a distinguished director, administrator, teacher and playwright and considered to have been the main force in the development of South Australian theatre from the 1930s. Since 1989, it has been the home of a prominent art gallery director.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet, verandah and roof form associated with the house style.

HOUSE, 77 Kingston Terrace cont)

REFERENCES

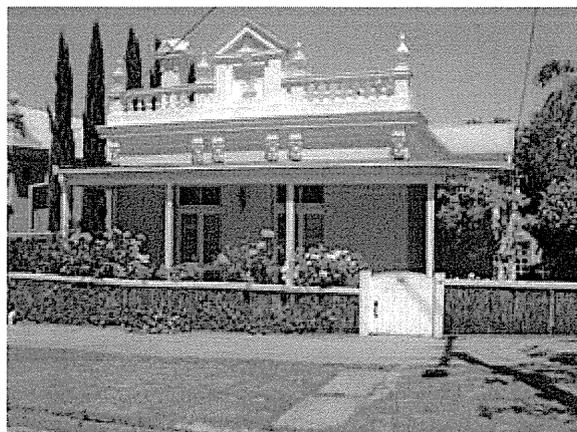
- ACC Building Surveyors Plan Books 30 March and 31 August 1893
- ACC Rate Assessments 1892-1896
- ACC Smith Survey 1880
- *Biographical Index of South Australians* for Phillipson p1281.
- LTO CTs 406/195, 734/189, 1645/160, 3297/172
- Bernard O'Neil et al, *Playford's South Australia: Essays on the history of South Australia 1933-1968*, 1996, pp 312-313.
- *SA Directories* 1895-1905 for Phillipson family.

HOUSE

Address: 78 Kingston Terrace
Certificate of Title: 5880/515

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

Henry Thomas Sheppy bought this property in 1892. An Evandale builder, he made an application to build two dwellings on Town Acre 1033 on 31 August 1893. A few months earlier in March he had applied to build a cottage. It is more than likely that he built all four of the flamboyant cottages on Kingston Terrace on this Town Acre. This cottage was built in 1894 for W J & C Phillipson. It was sold to Annie Esther Sara in 1905.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet and roof form associated with the house style. Excludes later verandah.

REFERENCES

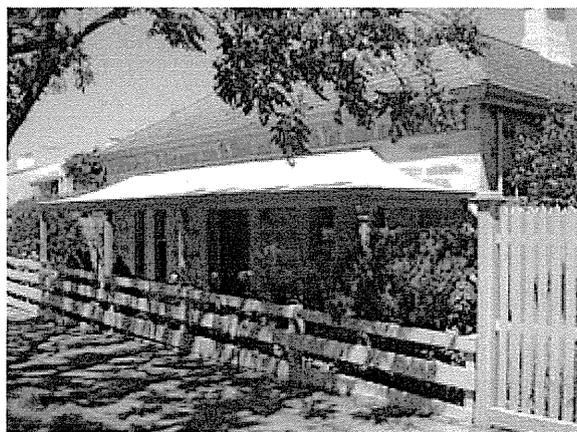
- ACC Building Surveyors Plan Books 30 March, 31 August 1893
- ACC Rate Assessments 1892-1896
- ACC Smith Survey 1880
- *Biographical Index of South Australians* for Phillipson p1281.
- LTO CTs 577/174, 705/61, 1816/134, 3297/171
- *SA Directories* 1895-1905 for Phillipson family.

HOUSE

Address: 87 Kingston Terrace
Certificate of Title: 5908/73

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an example of an 1890s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

The Smith Survey shows Town Acre 1032 vacant in 1880 and it was subsequently developed during the following decades. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This house displays design characteristics of significance to North Adelaide as it is a typical 1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this late Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

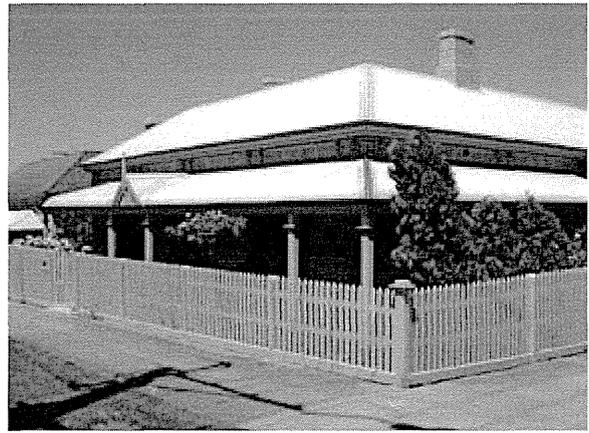
- Smith Survey 1880

HOUSE

Address: 89 Kingston Terrace
Certificate of Title: 5390/810

Use: Residence
Current Precinct: R11
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of late Victorian symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah and eaves brackets.

Town Acre 1032 was undeveloped at the time of the Smith Survey in 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as masonry walls and brick quoins and facings.

EXTENT OF LISTING:

External form, materials and details of this late Victorian symmetrically fronted residence, including the walls and roof form associated with the house style.

REFERENCES

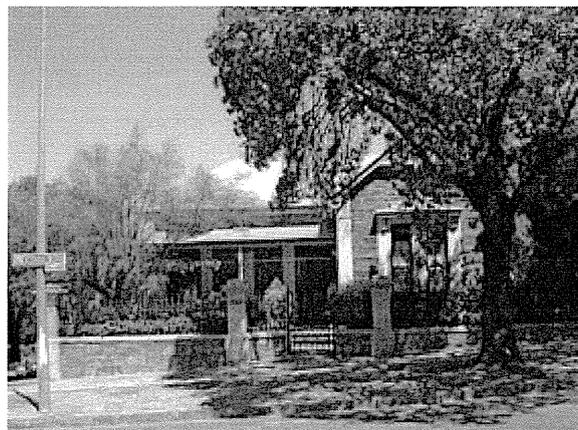
- Smith Survey 1880

HOUSE & FENCE

Address: 92 Kingston Terrace
Certificate of Title: 5466/472

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: McDougall & Vines 1998



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 1031 was undeveloped at the time of the Smith Survey in 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form, the roof form and the front fence associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 100 Kingston Terrace
Certificate of Title: 5733/671

Use: Residential
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house was built for Adelaide Louisa Rymill in 1935 by builders Webber & Williams. It was designed by architects E H McMichael and Harris. The longest term owner was Katherine Downer Verco who owned the property between 1950 and 1973.

This is an elegant Georgian revival style residence which was particularly popular during the Inter War period. It sits in a prominent location with views to the Park Lands to the north, continuing the type of large residences along this section of Kingston Terrace which had been constructed during the 1870s and earlier.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of the time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, during the 1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

The external form, materials and detail of the two storey 1935 residence including walls, roof and verandah form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books February 1935
- ACC Rate Assessments 1914-1936
- ACC Smith Survey 1880
- LTO CTs 355/21, 371/65, 1072/198, 1632/175, 5733/671
- Architects drawings, Dec 1934

HOUSE & FENCE, 100 Kingston Terrace (cont)



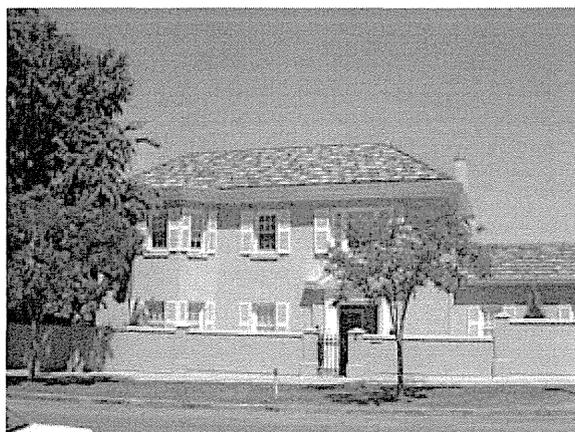
SLSA - B6802 - 1935

HOUSE & FENCE

Address: 106 Kingston Terrace
Certificate of Title: 5878/787

Use: Residential
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is an elegant Georgian revival style residence which was particularly popular during the Inter War period. It sits in a prominent location with views to the Park Lands to the north, continuing the type of large residences along this section of Kingston Terrace which had been constructed during the 1870s and earlier.

Town Acre 1030 was subdivided by Thomas Worsnop who had invested in several vacant Town Acres in North Adelaide. After further subdivision, this allotment of 100ft x 53ft was purchased by Hilda Caroline Williamson in 1927. This large two storey house was built in 1929 for Hilda and Ernest Woolmer Williamson. It cost £4051 and the builders were Sands & Tinline. However, the property appears to have gone through further additions for by July 1934 the rateable value had climbed from £176 to £500. By this time the property was rated as three lots with a frontage of hundred feet. The property remained in the Williamson family name until about 1960 before being transferred to a pastoral company which may still have been associated to the Williamson family.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of the time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, during the 1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

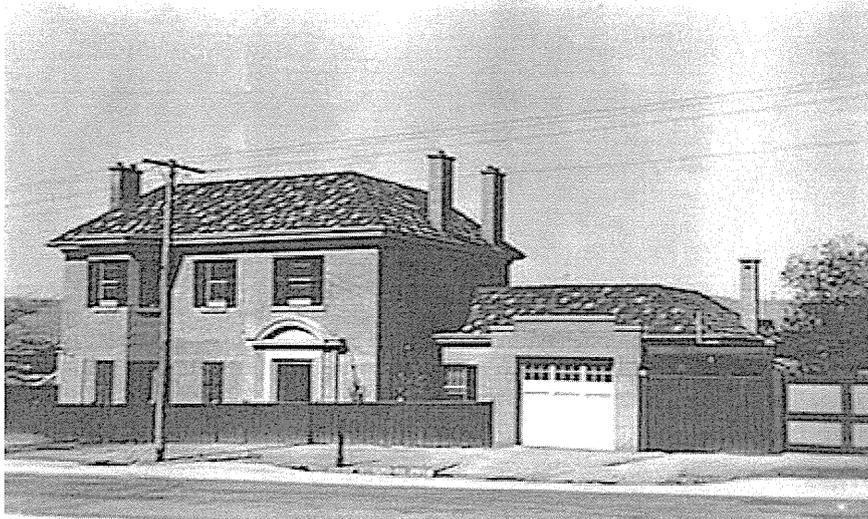
EXTENT OF LISTING:

The external form, materials and detail of the two storey 1930s residence including walls, roof and verandah form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books, submitted by Sands & Tinline, August 1929
- ACC Rate Assessments 1881-1937
- Smith Survey 1880
- LTO Title records

HOUSE & FENCE, 106 Kingston Terrace (cont)



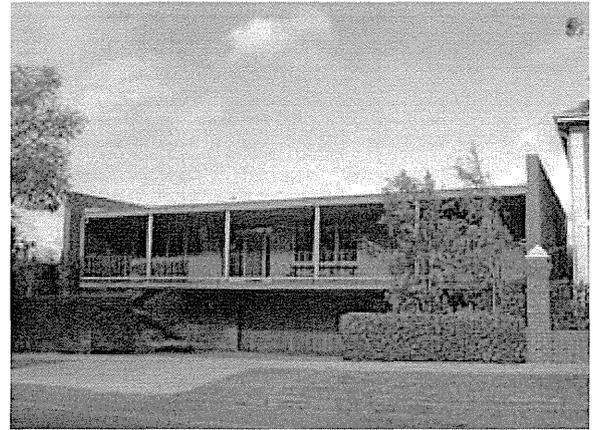
SLSA - B5916 - 1931

HOUSE

Address: 117 Kingston Terrace
Certificate of Title: 5374/192

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This two storey red brick modernist house was designed by architect Jack McConnell in the 1960s. While not typical of traditional residential development in North Adelaide the design of this house still respects the scale of characteristic housing in the area, and has significant architectural merit of its own.

STATEMENT OF HERITAGE VALUE:

An example of well designed new development in this section of North Adelaide, by architect Jack McConnell.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of modernist architecture translated into domestic scale during the 1960s by notable architect Jack McConnell.
- (e) This house is associated with notable Adelaide architect Jack McConnell, as one of two houses he designed in Kingston Terrace.

EXTENT OF LISTING:

The external form, materials and details of the 1960s residence.

REFERENCES

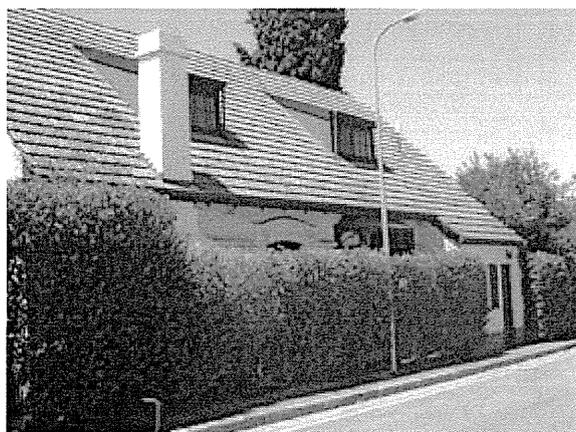
- ACC Building Records
- RAIA Twentieth Century Architecture Survey

HOUSE

Address: 24 Lakeman Street
Certificate of Title: 5481/978

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

The core of this house is visible on the Smith Survey of 1880. Since then it has undergone a series of changes, particularly to the form of the roof. Alterations are recorded in rate assessments from 1952 onwards. This can be seen on the following early photographs of the house. The appearance was altered to follow the popular trend for an Old English style. However it retains early detailing and structure, and contributes to the scale of development in Lakeman Street.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of changes which occurred to some early dwellings after the War in North Adelaide, and reflects the fashion for Old English revival architecture at the time.

The significant number of stone and brick residences, like this house, constructed in the Post War period after 1950 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction or alteration of residences within North Adelaide, reflecting the continuing popularity of the area as a favoured place of residence once restrictions on building materials were lifted after the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Post War Old English revival residence displaying consistent use of typical materials such as rendered or masonry walls, high pitched roof form, and tall chimneys.

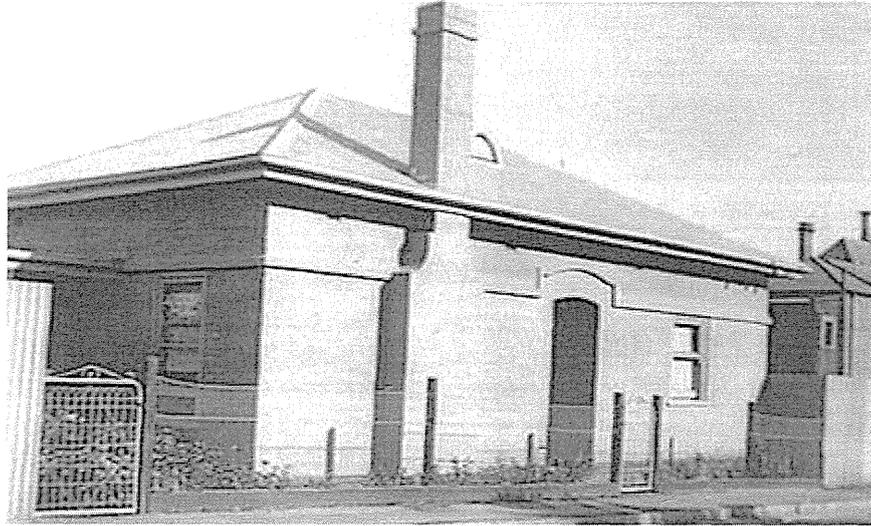
EXTENT OF LISTING:

External form, materials and details of this Post-War Old English revival style residence, including the walls and roof form associated with the house style.

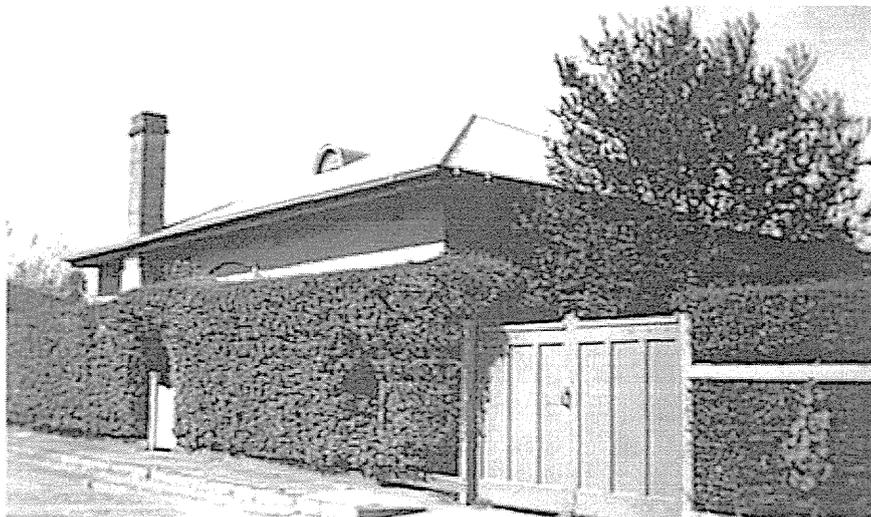
REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE, 24 Lakeman Street (cont)



SLSA - B6804 - 1936 view



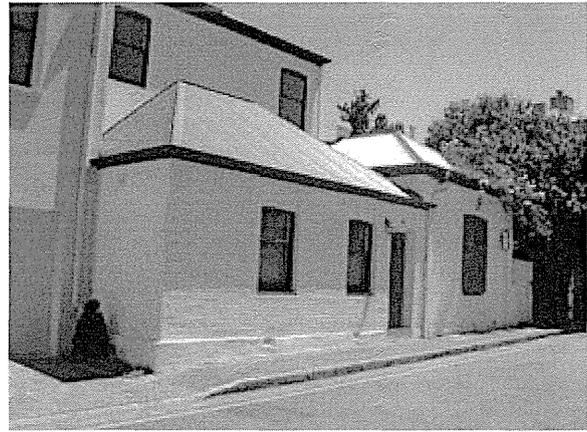
SLSA - B12831 - 1953 view

HOUSE

Address: 31 Lakeman Street
Certificate of Title: 5116/992

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

The Kingston Map of 1842 for Town Acre 710 records only one property in Kermod Street at the time. This cottage was recorded in the council's first rate assessments for North Adelaide adopted 1849-1851, but may well date several years before then. (Real Property Act Application 2413 documents which may have contained further evidence with regard to ownership and for dating the property, have been temporally lost.)

By 1849-1851 Town Acre 710 had been subdivided into eleven properties, while that of TA 707 comprised a further nine properties, making for a small tight knit community in the southwest part of the Cathedral Precinct. Lakeman Street (formerly Union Street) cuts through these Town Acres which were heavily populated even by 1850. In this period this two room brick cottage was owned by J Bohlmann and described as being on the west side of the private street.

By September 1861 the rate assessments record that the two cottages on land measuring 52 x 40 ft were now in the ownership of saddler Wilhelm Bruggemann. Additions are recorded in 1872, probably the rear section. When Bruggemann died in 1909, the property was transferred to his widow who sold them two years later in 1911.

In more recent times, the two cottages were owned by well known local barrister John Jefferson Bray for seven years up until 1972. However, responsibility for their long term survival and refurbishment must go to later owner Horst Salomon, who renovated them before their resale in 1980.

STATEMENT OF HERITAGE VALUE:

These two pre 1850 brick cottages are significant for being part of a once tight knit community of other cottages of similar age and which were once to be found along Lakeman Street (formerly Union Street). Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it displays Early Victorian characteristics such as rendered brick walls, low scale and simple form as well as characteristics of a typical single fronted

EXTENT OF LISTING:

The external form materials and detail of the early Victorian pre 1842 residence and 1872 addition including walls and roof form associated with the house style.

HOUSE, 31 Lakeman Street (cont)

REFERENCES

- ACC Rate Assessments 1849-1863
- ACC *Smith Survey* 1880
- *Kingston Map* 1842
- LTO CTs 24/74, 1395/195, 2186/139, 4399/607, 5116/992
- *Observer*, 17/7/1909, p42 - Obituary and death notice for FCW Bruggemann
- *SA Directories* 1895-1905
- J Statton (ed) *Biographical Index of South Australians :1836-1885*, 1986, for Bruggemann family

HOUSE

Address: 9 LeFevre Terrace
Certificate of Title: 5262/773

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was built in 1913 for Jones and Patterson and was designed by architect Albert S Conrad. This house is an excellent example of a forerunner of the two storey 1920s-1930s Inter-War Bungalow style residence. It is clear evidence of architects leading the change in house styles around the time of the First World War. It exhibits important stylistic elements including broad roof form, pebble dash and brick chimneys and tiled roof which were to become standard during the Inter War period.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide immediately before the war and during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as rendered brick walls and terracotta tiled roof.

EXTENT OF LISTING:

External form, materials and details of this 1913 Bungalow style residence, including the walls, the verandah form and the roof form associated with the house style. Excluding first floor verandah.

REFERENCES

- ACC Rate Assessments

HOUSE

Address: 15 LeFevre Terrace
Certificate of Title: 5327/758

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was built in 1918 for H Crawford. (The application was submitted by J P Menzies, who may have been the designer.) This house is an excellent example of a large c1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad and complex roof form, pebble dash rendered gable ends, pebble dash and brick chimneys, brick walls and verandah pillars.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the First World War and during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch. gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

External form, materials and details of this large Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

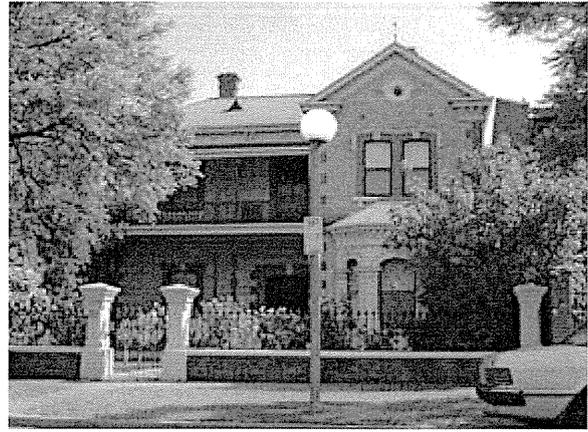
- ACC Rate Assessments

HOUSE & FENCE

Address: 32 LeFevre Terrace
Certificate of Title: 5775/252

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (City Significance)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This two storey house was built in 1883, and replaced an earlier four roomed stone and brick cottage that was built before 1851. The 1880s house was built for E H Spicer and was designed by architects Evans & Evans. It sits in a prominent position on LeFevre Terrace with views to the east Park Lands.

This house is an excellent example of an 1880s two storey bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, brick quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a masonry and iron fence characteristic of this house style. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed fronting the Park Lands in North Adelaide during the 1880s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This two storey bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on previously subdivided Town Acres, particularly during the 1880s.
- (d) This two storey bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of the two storey Victorian bay fronted residence including walls, roof and verandah form and masonry and iron fence associated with the house style. Includes interior.

REFERENCES

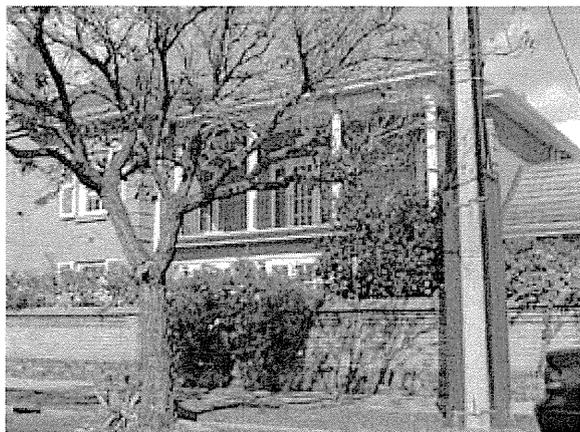
- ACC Building Surveyors Dept - Return of Plans 30/8/1882
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/8/1882
- ACC Rate Assessments 1851-1892
- Smith Survey 1880
- LTO Title records

HOUSE & WALL

Address: 38-40 LeFevre Terrace
Certificate of Title: 130/113

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house was constructed in 1936-7 for the Lloyd family and designed by architect Greg Breuer. It is an excellent example of an Inter-War Georgian revival style residence. It retains important stylistic elements including classical proportions, fine face brickwork and quoining, twelve pane double hung windows of vertical proportions, a hipped roof with a breakfront, boxed eaves.

This style of house was constructed as infill development as town acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period. It continues the tradition of fine, well designed mansions along the park lands frontage.

STATEMENT OF HERITAGE VALUE:

This house is an important example of a Georgian revival style of residence constructed in North Adelaide during the 1920s- 1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed 1920s-1930s Georgian revival residence design displaying consistent use of characteristics such as fine face brickwork, hipped roof with breakfront and multi-paned openings of vertical proportions.
- (e) It is associated with long term North Adelaide residents, the Lloyds and Inter War architect Greg Breuer.

EXTENT OF LISTING:

External form, materials and details of the 1937 Georgian Revival two storey brick residence including walls, roof and upper level verandah form associated with the house style, and masonry fence to Le Fevre Terrace and Archer Street.

REFERENCES

- ACC Rate Assessments

HOUSE & WALL, 38-40 LeFevre Terrace (cont)



SLSA - B6871 - 1936 view



SLSA - B7512 - 1938 view



SLSA - B7411 - 1938 view

HOUSE & WALL

Address: 41-43 LeFevre Terrace
Certificate of Title: 5016/795-798

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

A six room stone residence with outbuildings and owned by the Wesleyan Mission Trust was built on this corner site before 1851. A few doors along Lefevre Terrace on the boundary of TA 827, was a Wesleyan chapel built in the same period. The corner property remained within the ownership of the Methodist Church in South Australia until about the Second World War.

The house underwent its first major alterations in the late 1920s. The property took on its essentially mid twentieth century character from this period onwards and was converted to a version of the Inter War bungalow style. Further major alterations were undertaken by the next owner, Dr J Helman in 1956.

STATEMENT OF HERITAGE VALUE:

This house is an indicative example of an Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, bracketed gable ends and brick or stone walls.

This style of house was constructed as infill development as Town Acres were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

External form, materials and details of the mid 1920s two storey residence including walls and roof form associated with the house style. Includes earlier masonry and iron fence to Le Fevre Terrace and stone wall to Archer Street.

REFERENCES

- ACC Building Surveyors Dept - Register of Plans May 1941
- ACC Rate Assessments 1851-11955
- Smith Survey 1880
- LTO title records

HOUSE & WALL, 41-43 LeFevre Terrace (cont)



SLSA - B3180 - 1925



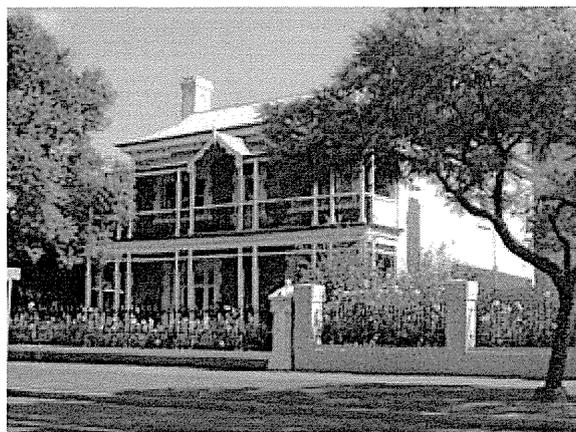
SLSA - B4110 - 1927

HOUSE & FENCE

Address: 51-53 LeFevre Terrace
Certificate of Title: 5037/103-105

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This two storey mansion built for E S Wigg, proprietor of the renown local printers, was referred to in the ACC rate assessments in 1871 as an unfinished house. It was built on the site of a former Wesleyan Church that was built here before 1851. While the property has been subject to alterations since it was first built, the original form of the property is easily recognisable on the 1880 Smith Survey. It is an excellent example of an 1870s-1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This two storey house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This two storey symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of the two storey Victorian symmetrically fronted residence including walls, roof and verandah form and masonry and iron fence associated with the house style.

REFERENCES

- ACC Rate Assessments 1851-1875
- Smith Survey 1880
- LTO Title records

PRINCES LODGE

Address: 71-75 LeFevre Terrace
Certificate of Title: 5250/130

Use: Private Motel
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This large residence was constructed in 1913 for Arthur Waterhouse. The style of the house is known as Edwardian free classicism. It is a style that attempts to bridge the Italianate character of the Victorian period and give a new interpretation of the classical style during the Edwardian period. It retains important stylistic elements including rendered masonry walls, rendered quoining, window and door moulding, an oversailing roof with boxed eaves and eaves bracketing, trabeated loggia and Marseilles tiled roof. An unadorned classical house was not a typical domestic architectural style during the Edwardian/ Federation period and this house would seem to be a forerunner of the Mediterranean/ Georgian Revival of the 1940s.

This house replaced a row of houses owned by the South Australian Company. This house remains an important indication of the type of residences constructed at that time, particularly the continuation of large residences along the park lands frontage.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an Edwardian residence of a transitional design, displaying the use of characteristics of such as rendered brick walls, quoining, window and door trim and tiled roof and a distinctive trabeated loggia.

EXTENT OF LISTING:

The external form, materials and details of the 1913 two storey former residence including walls and roof form associated with the house style.

REFERENCES

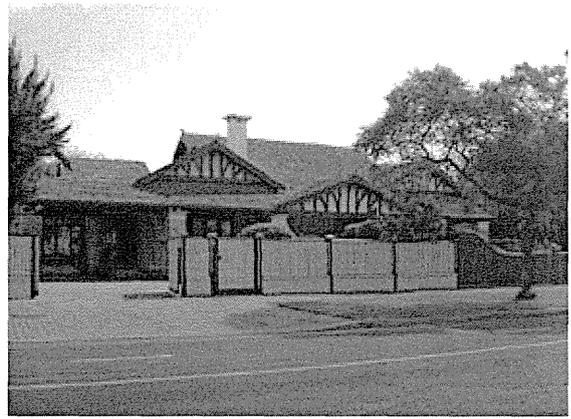
- ACC Assessments

HOUSE

Address: 76 & 79 LeFevre Terrace
Certificate of Title: 5511/847; 5699/725; 5780/923

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It was constructed for Lady Good in 1922, replacing semidetached houses that predate the 1880 Smith Survey. It cost £3000 and the builders were Fisher Brothers.

Though the house has now been converted to two residences, it retains important stylistic elements including sandstone walls, tall brick chimneys, strapped timber gables, terracotta tiled roof, complex roof forms and decorative timber verandah elements. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian Federation residence displaying consistent use of typical materials such as sandstone masonry walls, highly decorative timber elements and terracotta tiled roof.

EXTENT OF LISTING:

The substantial whole of the c1920 Federation Bungalow including roof and verandah form and detail, stone walls, masonry chimney, window and door configuration and joinery. Later carport is not included.

REFERENCES

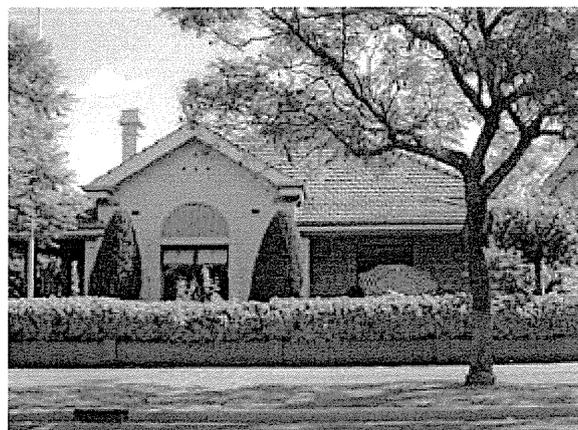
- ACC Building Surveyors Dept - Return of Plans 30/9/1922
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/8/1922
- ACC Rate Assessments 1911-1927
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 81-83 LeFevre Terrace
Certificate of Title: 5809/753

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This one storey residence was built in 1902 on a large vacant lot block comprising three lots owned for many years by a Dr W Barlow. When he subdivided the land, three houses were built between 1902 and 1904. This property was built for Charles Gerner for £590, while two houses were built alongside for WH Gilbert at 84 and 87 Lefevre Terrace between 1903 and 1904. This house underwent a degree of modernisation in the 1930s and now presents as an Inter War style.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed in the Inter War period between 1920 and 1940 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued adaptation of residences on Town Acres after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials.

EXTENT OF LISTING:

External form, materials and details of this Inter-War revival style residence, including the walls, the details of the front elevation and the roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1902
- ACC Rate Assessments 1879-1905
- Smith Survey 1880
- LTO Title records
- State Library of South Australia early photograph B 6198



SLSA - B6198 - 1932

HOUSE

Address: 84 LeFevre Terrace
Certificate of Title: 5709/54

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone/bluestone wall construction, combined with complex roof form, corrugated iron/terracotta tiled roof, brick quoins and facings to windows and doors, with decorative timber verandah elements.

Town Acre 912 was vacant along LeFevre Terrace at the time of the Smith Survey in 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the Development Act, 1993):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional stone residence, including walls, and roof form associated with the house style. Later verandah form is not included.

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 7412

HOUSE, 84 LeFevre Terrace (cont)



SLSA - B7412 - 1932

HOUSE

Address: 87 LeFevre Terrace
Certificate of Title: 5496/118

Use: Dwelling
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

Heritage Status: Nil
Other Assessments: Townscape 1993
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins and moulding to windows and doors, with decorative timber verandah elements.

The Town Acres along Le Fevre Terrace were only partly subdivided by 1880 when the Smith Survey was completed. They were subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one, were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional stone residence, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 13, 15 & 17 Little Archer Street
Certificate of Title: 5470/897; 5650/579; 5701/584

Use: Residences
Current Precinct: R6
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This is a good example of an 1870s row of small cottages. It retains important stylistic elements including gabled ended roof form and brick chimneys. The outline of these row houses is visible in the Smith Survey of 1880. These row houses remain an indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This row of houses is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These row cottages display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) These cottages display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1870s Victorian row cottages displaying consistent use of characteristic materials such as masonry and corrugated iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian row of residences, including walls and roof form associated with the house style.

REFERENCES

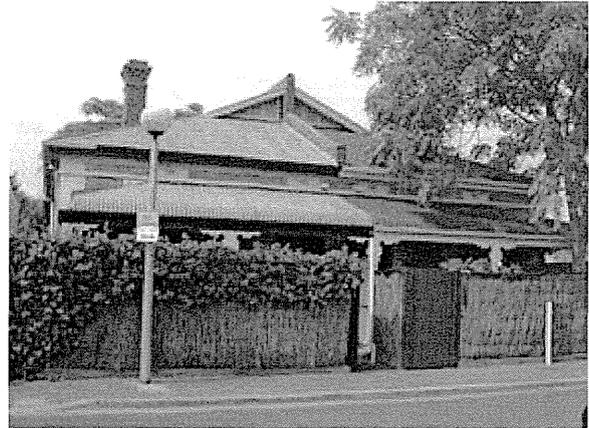
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 18 & 20 Little Archer Street
Certificate of Title: 5104/133; 5546/587

Use: Residences
Current Precinct: R6
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron/terracotta tiled roof, brick quoins to windows and doors, with decorative timber verandah elements.

The Smith Survey shows this allotment in Town Acre 825 still as part of the yard of the property facing LeFevre Terrace. These houses remain important indicators of the type of residences constructed when further subdivision took place. Some later residences like these were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflect the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like these houses, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on further subdivided Town Acres, particularly during the 1890s-1920s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as typical Edwardian residences of a transitional design, displaying consistent use of typical materials

EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional masonry residences, including walls, verandah and roof form associated with the house style.

REFERENCES

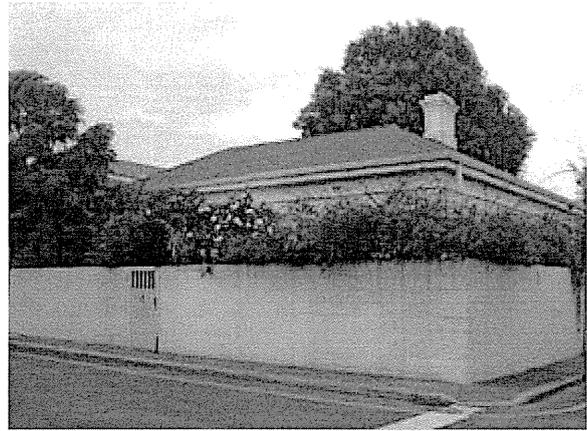
- Smith Survey 1880

HOUSE

Address: 27 Lombard Street
Certificate of Title: 5545/920

Use: Residence
Current Precinct: R2
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1880s symmetrically fronted masonry residence. It retains important stylistic elements including quoins and facings to windows and doors.

This allotment on Town Acre 905 is shown as vacant in the 1880 Smith Survey. This house would have been built when the allotment was subsequently developed during the decade following. This house remains an indication of the type of residences constructed at that time, and the use of South Australian bluestone/sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880