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

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**VOLUME 2, PART 4 (M-N)**

**Building Data Sheets : Local Heritage Places**

**2004**

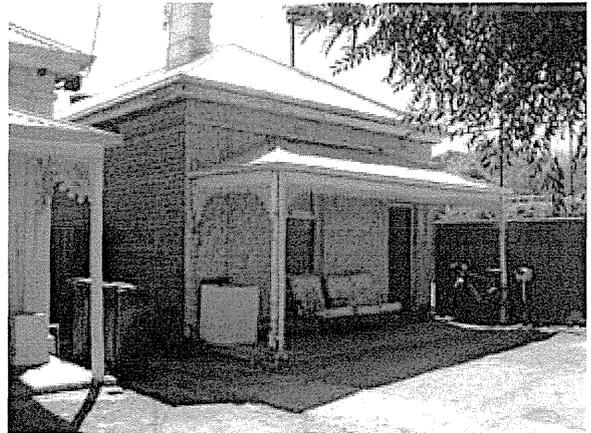
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Email: [mcdvines@bigpond.com](mailto:mcdvines@bigpond.com)*

**HOUSE**

**Address:** 1 MacKinnon Court  
**Certificate of Title:** 5549/612

**Use:** Residence  
**Current Precinct:** R12  
**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 a single fronted 1880s-1920s brick cottage. It retains important stylistic elements including all brick construction, timber windows and doors, with cast iron decorative verandah and frieze elements.

The Smith Survey of 1880 shows this part of Town Acres 964 and 965 as virtually undeveloped apart from some small outbuildings. This house remains an important indication of the type of residences constructed after subdivision of the interior sections of the Town Acres took place in the 1880s and 1890s.

**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 1880 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 1890s-1920s Victorian/Edwardian cottage displaying consistent use of typical materials such as brick masonry walls and decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

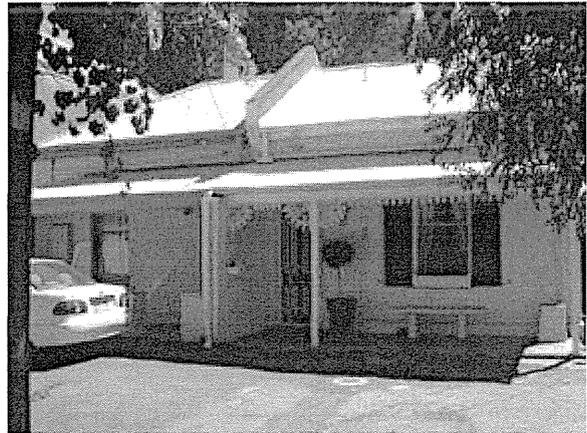
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 2 & 3 MacKinnon Court  
**Certificate of Title:** 5153/24

**Use:** Residences  
**Current Precinct:** R12  
**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 a semi-detached 1880s-1920s brick residence. It retains important stylistic elements including all brick construction, timber windows and doors, with cast iron decorative verandah and frieze elements.

The Smith Survey of 1880 shows this part of Town Acres 964 and 965 as virtually undeveloped apart from some small outbuildings. This pair of houses remains an important indication of the type of residences constructed after subdivision of the interior sections of the Town Acres took place in the 1880s and 1890s.

### STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1880s-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 1880 -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 1880s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1920s Victorian/Edwardian semi-detached residence displaying consistent use of typical materials such as brick masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

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

### REFERENCES

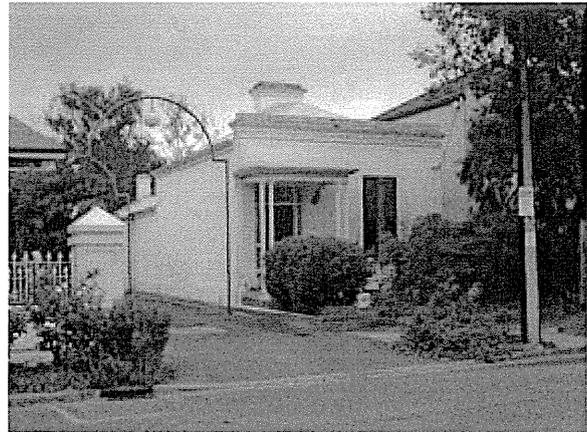
- 1880 Smith Survey

## HOUSE

**Address:** 23 MacKinnon Parade  
**Certificate of Title:** 5163/729

**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 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, and retains its hipped roof behind a simple low parapet.

Rate Assessments indicate that this cottage was built in 1856 by Thomas Tomlin, plasterer. Tomlin owned and lived at the house until his death in March 1875 and it is more than possible that he built the cottage himself as he was referred to consistently in the assessments as both a plasterer and mason.

Apart from its original owner, Thomas Tomlin, the property has had many owners, including two farmers, suggesting it was bought mainly for the rental market until fairly recent times.

### 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 1850-60s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

### EXTENT OF LISTING:

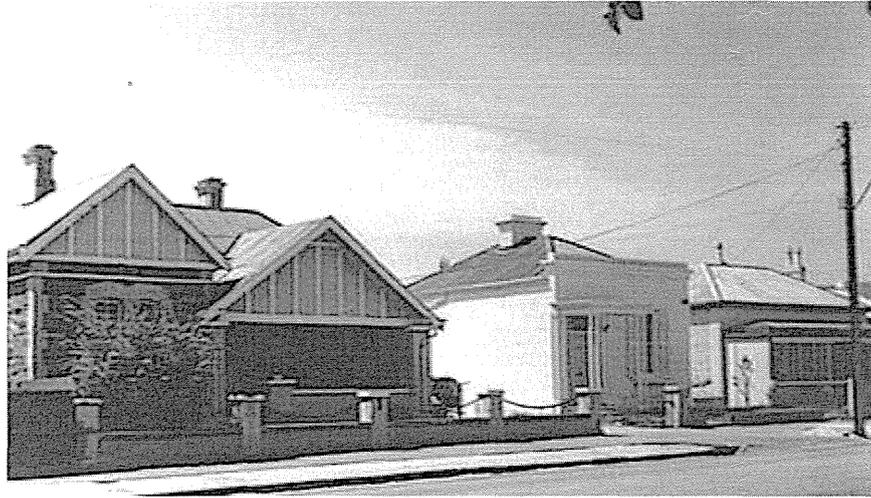
External form, materials and details of this early Victorian single fronted brick residence, including the parapet, walls and roof form associated with the house style. Excludes later porch.

### REFERENCES

- ACC Rate Assessments 1853-1857
- Smith Survey 1880
- GRO RPA Application 3034 of 2 May 1862.
- LTO Title records
- *Observer*, 6/3/1875, death notice for Thomas Tomlin
- *SA Directories* 1873 -1875

**HOUSE**, 23 MacKinnon Parade (cont)

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SLSA - B 15703 - 1964

**HOUSE**

**Address:** 25 MacKinnon Parade  
**Certificate of Title:** 5437/148

**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, rendered quoins and facings to windows and doors and verandah.

The Smith Survey shows Town Acre 976 essential unsubdivided in 1880 and this occurred in 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 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 and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

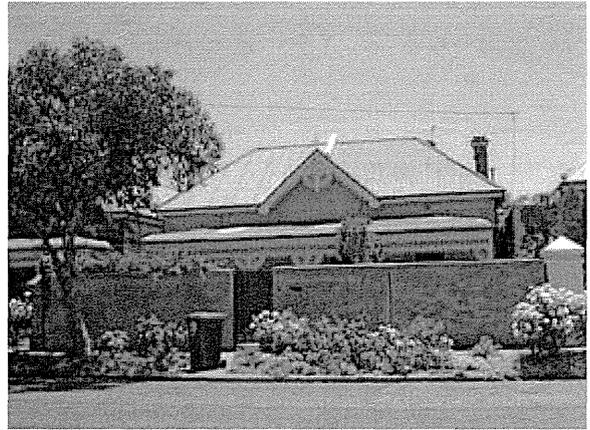
- Smith Survey 1880

**HOUSE**

**Address:** 26-27 MacKinnon Parade  
**Certificate of Title:** 5534/773

**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 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.

The Smith Survey shows Town Acre 976 essential unsubdivided in 1880 and this occurred in the decade 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 masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

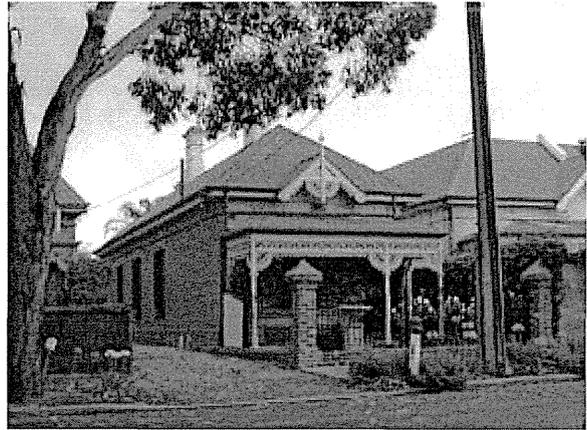
- Smith Survey 1880

**HOUSE**

**Address:** 28 MacKinnon Parade  
**Certificate of Title:** 5287/171

**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-90s single fronted sandstone and brick residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The Smith Survey shows Town Acre 976 essential unsubdivided in 1880 and this occurred in 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 and brick 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 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 recently subdivided Town Acres, particularly during the 1880s-90s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s-90s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, red brick trim and a verandah with highly decorative cast iron details.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 30 MacKinnon Parade  
**Certificate of Title:** 5292/13

**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 house was built in 1899 for publican Alfred Ernest Press. He was publican of the nearby Lord Melbourne public house in Melbourne Street between 1890 and 1899 and between 1901 and 1903. He has also been publican for other periods of the Exeter and the Stag hotels in Rundle Street. He owned this property until his death in 1934.

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, rendered quoins and facings to windows and doors, with decorative timber gable end elements. 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 residence, including walls, verandah and roof form associated with the house style.

**REFERENCES**

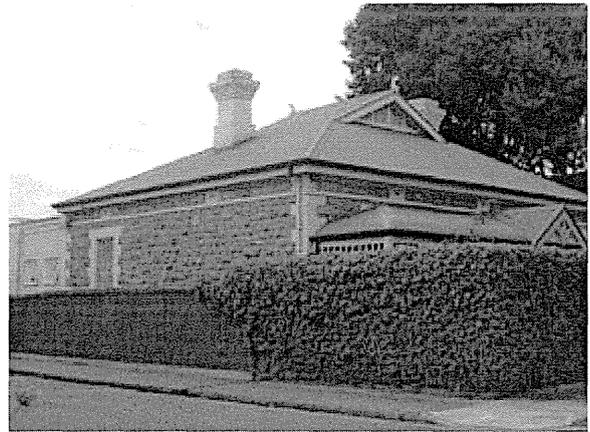
- ACC Rate Assessments 1877-1900
- Smith Survey 1880
- JL Hoad, *Hotels and Publicans 1836-1993*, 1999, pp 157, 268, 427.
- LTO Title records

**HOUSE**

**Address:** 34 (also 2-8 Colley St)  
MacKinnon Parade  
**Certificate of Title:** 5742/728

**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 hipped and gabled roof form, corrugated iron roof, rendered quoins and facings to windows and doors, with decorative timber verandah 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 sandstone walls, detailed render and decorative timber elements.

**EXTENT OF LISTING:**

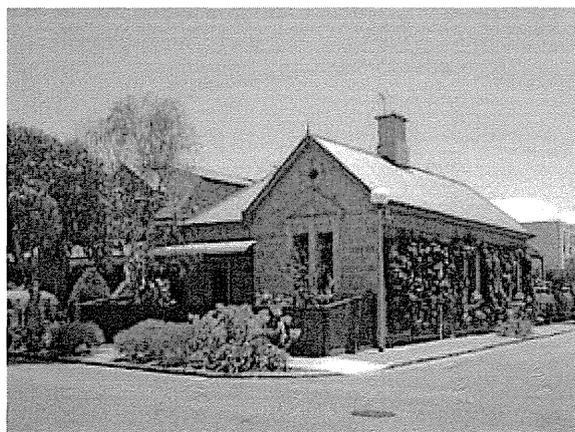
External form, materials and details of this Edwardian transitional masonry residence, including the walls, the verandah form and the roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE****Address:** 37 MacKinnon Parade

(cnr Colley St)

**Certificate of Title:** 5536/255**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 1870s-1880s 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.

This part of Town Acre 975 had not been subdivided at the time of the Smith Survey in 1880. However the remainder of the acre was already built on, and this section 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 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 walls and roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**FORMER SHERIDAN INSTITUTE**

**Address:** 50 MacKinnon Parade  
(crn Provost St)

**Certificate of Title:** 5590/650

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**Use:** LHP (City Significance)  
**Current Precinct:** R11  
**Proposed HCZ Area:** Lower North Adelaide

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**Heritage Status:** Nil  
**Other Assessments:** *Heritage of the City of Adelaide, ACC, 1990*  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

The front portion of this building is recorded on Kingston's Map of 1842, making it one of less than a dozen structures built before this date identified on the City of Adelaide Heritage Register.

By 1842 a 'dwelling house and outbuildings... of two rooms, a fireplace and chimney at the eastern end protruding from the wall...[and] a shingle roof' was sold to John Wild de Horne for £95 who owned it for three years. It then passed through several owners before being bought by Dr John Sheridan and his wife Frances Keith in October 1854. The Sheridans were highly influential in the cultural life of North Adelaide, for he was a committee member for the establishment of the North Adelaide Mechanic's Institute in 1851. During ownership of this property, it was used as a private school. After his wife's death in January 1882, an obituary by the *Observer* for 21 January 1882, reported that for many years Mrs Sheridan 'was engaged in tuition at North Adelaide and received many marks of respect and affection from pupils who had been under her care and by whom her energy will long be cherished'.

When her daughter died in 1922, the building on half an acre was bequeathed as her mother intended it to be, to the Institute Association of South Australia. It was refurbished and opened in February 1925 by the Lord Mayor for use by the North Adelaide residents as a community facility.

In 1946 and 1962 much of the surrounding half acre of land was sold off and the institute became an important centre for live theatre. The Adelaide Theatre Group which was founded in 1946, were resident at this address from 1963 to 1984. They called their theatre after the Sheridan family. 'It was intimate and flexible. without fixed seating, and the audience often sat on tables.' They opened with a Colin Ballantyne play 'Trio in Gunshot'. The 1960s was the theatre's group most fruitful period.

**STATEMENT OF HERITAGE VALUE:**

The earliest section of the former Keith Sheridan Institute dates from pre 1842, and as such is one of the earliest remaining places in North Adelaide. The building has played a prominent role in the cultural life of North Adelaide since the mid 1850s until recent times. The several uses of the building exemplify development in private schooling, the institute movement, the kindergarten movement and live theatre.

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

- (a) The Former Keith Sheridan Institute displays historical and social themes that are of importance to North Adelaide as it has been part of the development of cultural life in North Adelaide from the mid 1850s and has served a number of uses all related to the development of recreational or educational facilities in the area.
- (c) The former Institute has played an important part in the lives as local residents as the focus of community activity related to education and recreation.
- (d) The former Institute, as one of the earliest surviving structures in the city, displays design characteristics and construction techniques which provide an indication of early building methods and materials used in the 1840s and 50s.

**FORMER SHERIDAN INSTITUTE, 50 MacKinnon Parade (cont)**

- (e) The former Sheridan Keith Institute is associated with notable city residents Dr John and Frances Sheridan who were much involved in the city's and more particularly North Adelaide's cultural life during the 1850s.

**EXTENT OF LISTING:**

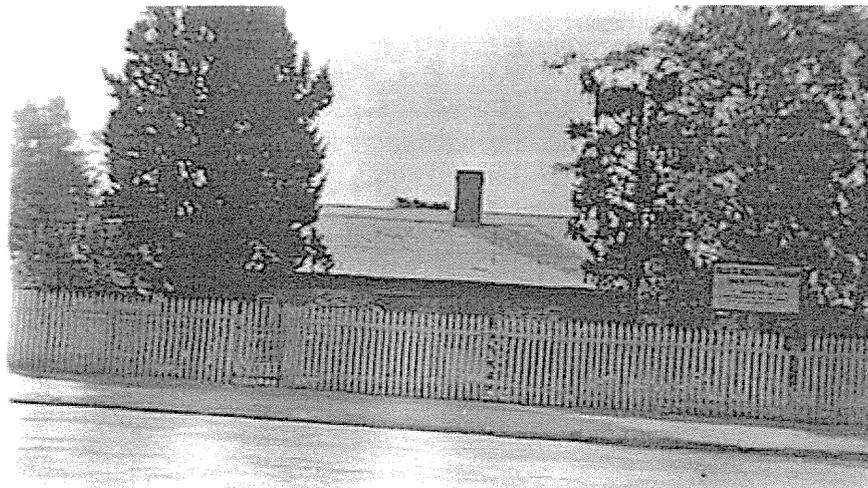
The substantial whole of the place, particularly the pre 1842 section, including roof form and detail, masonry walls and chimneys, window and door configuration and joinery. Later entrance way is not included.

**REFERENCES**

- ACC Archives, Heritage File for 49-50 MacKinnon Parade.
- Heritage SA File 6628-13827, 1986.
- S. Marsden et al, *Heritage of the City of Adelaide: an illustrated guide*, pp 357-8.
- *Observer*, 21/1/1882.
- Joe Peoples, 'Adelaide Theatre Group' in Philip Parsons, *Companion to theatre in Australia*, pp 32-33



The Sheridan Institute in January - SLSA - B 5317 - January 1901



SLSA - B 2392 - 1920

**FORMER SHERIDAN INSTITUTE, 50 MacKinnon Parade (cont)**



SLSA - B 2443 - 1925



SLSA - B 6872 - 1926



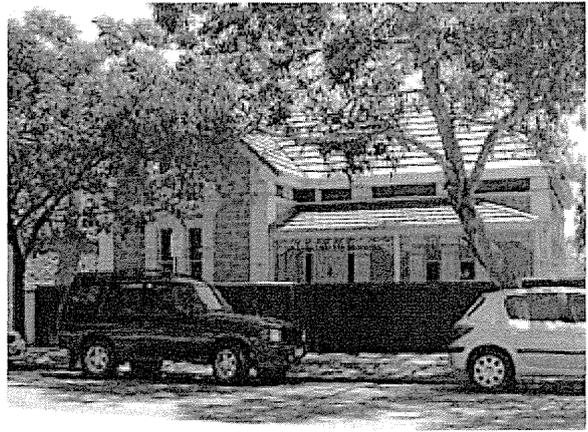
SLSA - B 6873 - 1926

**HOUSE**

**Address:** 72 MacKinnon Parade  
**Certificate of Title:** 5856/778

**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 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.

This part of Town Acre 971 was not subdivided 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 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 highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

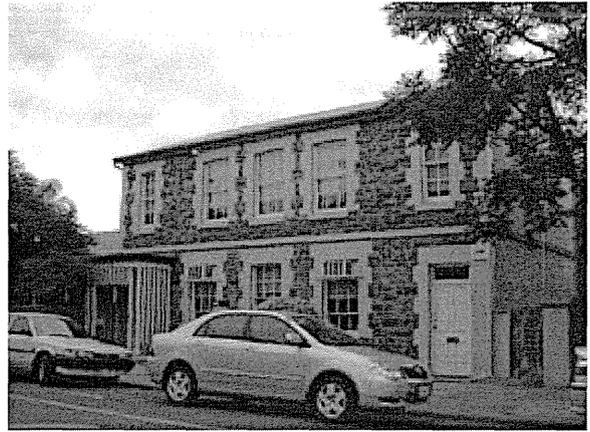
**SEMI-DETACHED OFFICES**

**Address:** 74 & 75 MacKinnon Parade  
**Certificate of Title:** 5255/324

**Use:** Res/Comm'l  
**Current Precinct:** R11  
**Proposed HCZ Area:** Lower North Adelaide

**Heritage Status:** LHP (City Significance)  
**Other Assessments:** *Heritage of the City of Adelaide*, ACC, 1990

**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This two storey semidetached 1867 former dwelling was built of bluestone and brick quoining by a local builder, William Bunday who was a successful contractor. He was actively involved in civic affairs, holding office of alderman at several different periods before becoming mayor between 1882 and 1884. He was responsible for several substantial shops and dwellings in the local area including the former two storey shop at 1-5 Finniss Street and semidetached dwellings at 26-32 Finniss Street. He also built the former St Paul's Anglican Church in Pulteney Street. His name is commemorated in the nearby road.

Bunday sold the semi-detached houses in 1875. Although the dwellings were on separate titles, they were always sold as a pair from 1875 through to the present day. From 1875 until into the early 1950s the property had several owners, but were related by blood or marriage ties. The owners were of the Lyford, French and Whillas families. While the house is relatively intact on the exterior, the first floor middle window is a recent addition dating to about the mid 1980s.

**STATEMENT OF HERITAGE VALUE:**

The 1867 mid Victorian semidetached bluestone former residences are an important example of residences of the late 1860s. It reflects 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 1860 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 former houses 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 former houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late 1860s building displaying consistent use of materials such as bluestone walls and brick door and window dressings.

**EXTENT OF LISTING:**

External form, materials and details of this mid-Victorian two storey stone pair of former residences, including walls and roof form associated with the house style. Later porch not included.

**REFERENCES**

- ACC Rate Assessments 1864-1867
- Smith Survey 1880
- LTO CTs 64/227, 211/169-170, 2008/32-33, 41033/306-7
- Marsden, Stark & Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, p358.
- *SA Directories*

**HOUSE**

**Address:** 77 MacKinnon Parade  
**Certificate of Title:** 5832/492

**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 dwelling was built in 1877 on Town Acre 971 which had been subdivided by 1851 into many small lots by R B Colley to provide rental homes for workers. By the early 1860s there were eleven cottages on the Acre. ACC Rate Assessments record this property in MacKinnon Parade in November 1877 as an unfinished house.

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, and verandah.

**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 and brick dressings.

**EXTENT OF LISTING:**

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

**REFERENCES**

- ACC Rate Assessments 1851-1878
- Smith Survey 1880
- LTO Title records

## HOUSE, STABLES & FENCE

**Address:** 105 MacKinnon Parade  
**Certificate of Title:** 5910/816

**Use:** Residence  
**Current Precinct:** R12  
**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 1870s-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 eaves brackets. It also retains a masonry and iron fence characteristic of this house style. At the rear of the property the original outbuildings, including stables, remain.

The outline of this house and the adjacent houses along the park lands frontage are visible 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 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, stables and fence display historical and social themes that are of importance to North Adelaide as they represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house, stables and fence display aesthetic merit and design characteristics of significance to North Adelaide as the house is a typical 1870s 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 symmetrically fronted residence, including the walls, verandah and roof form, and the masonry and iron fence, associated with the house style. The fence and stables are also included in the listing.

### REFERENCES

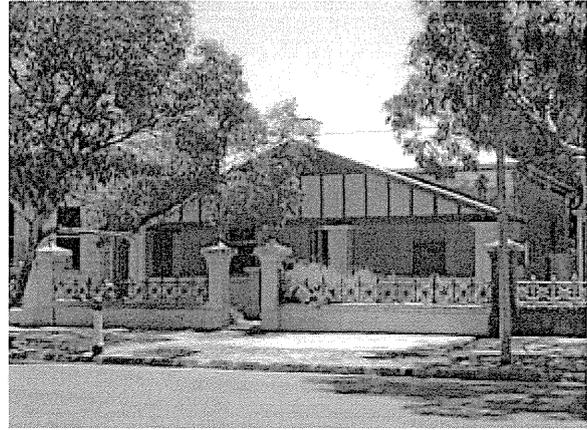
- Smith Survey 1880

**HOUSE, REAR ADDITION & FENCE**

**Address:** 107 MacKinnon Parade  
**Certificate of Title:** 5910/815

**Use:** Residence  
**Current Precinct:** R12  
**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 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, although its original verandah was relaxed probably in the 1920s. It also retains a masonry and iron fence characteristic of this house style. At the rear of the property the original skillion roofed outbuildings remain.

The outline of this house and the adjacent houses along the park lands frontage are visible 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 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 decorative cast iron.

**EXTENT OF LISTING:**

External form, materials and details of this Inter-War Bungalow style residence, including the walls and roof form associated with the house style. Also includes the Victorian masonry and iron front fence. Excludes later front verandah.

**REFERENCES**

- Smith Survey 1880

**HOUSE, ATTACHED OUTBUILDING & FENCE**

**Address:** 109 MacKinnon Parade  
**Certificate of Title:** 5910/814

**Use:** Dwelling (vacant)  
**Current Precinct:** R12  
**Proposed HCZ Area:** Lower North Adelaide

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

**HISTORY AND DESCRIPTION:**

The substantial villa on Town Acre 961 was designed by notable architect E J Woods built for Frank Richman Ayers in 1898. He was the eldest son of Sir Henry Ayers, premier of the South Australia on seven occasions. Frank Ayers had owned the land since December 1880 when he bought land on Finnis Street from journalist, John William Opey that was 105 x 65ft. Five years after buying that land, a new title was made out to include also the southern block of land on MacKinnon Parade measuring 212 x 120ft. This villa was built on the land facing MacKinnon Parade and the park lands. The Smith Survey for 1880 shows that the site of this house was vacant.

Plans for a house for F R Ayers were recorded in EJ Wood's ledger of principal works in 1897. They were then passed by the Adelaide City Council 27 January 1898 which were recorded in the Digest of Proceedings.

Born in 1842, Frank Ayers was educated at St Peter's College followed by a period of time in London where he was admitted barrister of the Inner Temple in 1867. When he returned to Adelaide, he became a partner with several law firms before entering into partnership with younger brother Frederick Ayers and T B Gall in their own chambers known as Ayers, Ayers & Gall. As a young man Frank was a crack rifle shot and a member of the military South Australian Volunteers. Kind hearted and of a retiring disposition, while he was an enthusiastic sportsman, unlike his father, he chose to take no part in politics or public affairs. When he died at age 64 in April 1906, he had lived at this property for just eight years.

In August 1949 the Investment Committee of the University of Adelaide advised land agents in Adelaide that the university was interested in any property on MacKinnon Parade that may become available for purchase. It also concentrated on properties west of Jerningham Street and on the southern side of Finnis Street. Accordingly, when the former Ayer's dwelling came up for sale, it was bought by the University for £6450 in October 1957. Up until then, the house had been subdivided into four flats which were rented out for a number of years. The University of Adelaide has owned this late Victorian residence from 1957, making them the longest-term owners of this dwelling.

Architect Edward John Woods was one of Adelaide's most renowned architects. Many of South Australia's most prominent buildings were designed by him, including St Lawrence, North Adelaide, and the final design of St Peter's Cathedral. Other commissions included churches, convents and schools.

The substantial one storey asymmetrical villa has a prominent bay with shuttered windows to three sides. Constructed of stone which is rendered, the complex roofing has corrugated iron. The house which has fine but simple decoration, is restrained and elegant in its design. Set back with a small front garden, the front boundary of the property retains its original masonry and cast iron fence.

**STATEMENT OF HERITAGE VALUE:**

This substantial villa, constructed in 1898 for Adelaide lawyer Frank R Ayers, son of Sir Henry Ayers, is a fine example of a late 1890s Victorian villa, and representative of significant architecturally designed late nineteenth century residential development facing the Parklands. It was designed by one of the most significant Adelaide architects, Edward J Woods who also designed other major residential buildings in North Adelaide and the State. The house also retains its rear outbuildings accessed from Finnis Street, which are typical of residential service buildings of the time.

**HOUSE, ATTACHED OUTBUILDING & FENCE, 109 MacKinnon Parade****RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):**

- (a) The house displays historical and social themes that are important to North Adelaide as it represents the continued construction of major dwellings with a parkland frontage well into the late nineteenth century.
- (d) The house displays aesthetic merit and design characteristic of the work of renowned colonial architect E J Woods, architect of many religious buildings, early government schools and several major public buildings in the city of Adelaide. Refined and elegant, the substantial late Victorian villa, while relatively austere, displays fine massing, proportion and detailing.
- (e) The house is associated with two notable personalities, lawyer F R Ayers, son of Premier Sir Henry Ayers, and significant South Australian architect, E J Woods

**EXTENT OF LISTING:**

The substantial whole of the 1898 residence and fence, including asymmetrical front elevation, moulded chimneys, roof vents, rendered wall details, masonry fence pillars and plinth and cast iron railings and gate. (Note: outbuildings at 39 Finniss St)

**REFERENCES**

- ACC, *Digest of Proceedings*, 27/1/1898.
- ACC Rate Assessments
- EJ Woods, Ledger of principal works
- LTO Title Records
- *Observer*, 28/4/1906, obit for FR Ayers.
- *Smith Survey*, 1880
- University of Adelaide Finance Committee Minutes Vol XVIII, Jan 1957

**HOUSE**

**Address:** 111 MacKinnon Parade  
**Certificate of Title:** 5858/889

**Use:** Residence  
**Current Precinct:** R12  
**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 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative brackets and eaves brackets.

The outline of this house and the adjacent houses along the park lands frontage are visible 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 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 and detailed render.

**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.

**REFERENCES**

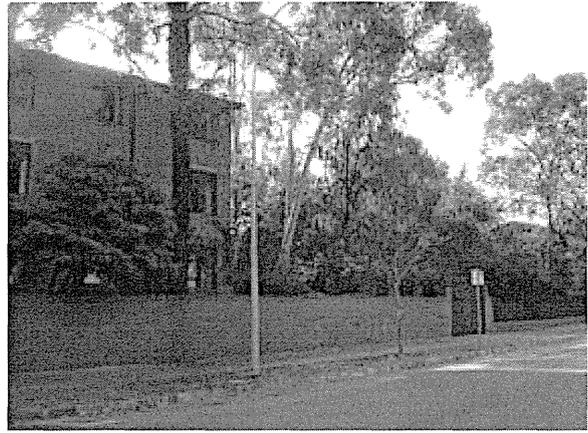
- Smith Survey, 1880

**KATHLEEN LUMLEY COLLEGE & WALL**

**Address:** 120 MacKinnon Parade  
**Certificate of Title:** 5872/383,772,798

**Use:** Educational  
**Current Precinct:** R12  
**Proposed HCZ Area:** Lower North Adelaide

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

**HISTORY AND DESCRIPTION:**

Kathleen Lumley College was constructed in 1967 as the post-graduate residential college for the University of Adelaide. Built of red brick, it was designed by Dickson Platten and has been described in the RAlA *Register of 20<sup>th</sup> Century Architecture* as 'mellow and urbane'. Its construction continued the tradition of locating residential colleges on the park land frontages of North Adelaide. The MacKinnon Parade boundary is marked by a red brick wall which is an integral part of the design for the site.

**STATEMENT OF HERITAGE VALUE:**

Kathleen Lumley College is an important piece of mid 20<sup>th</sup> Century design in North Adelaide and continues the tradition of University Colleges located on the park lands frontages.

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

- (a) This college displays historical and social themes that are of importance to North Adelaide as it reflects the connection between the University and North Adelaide into the mid 20<sup>th</sup> century..
- (c) It has played an important part in the lives of local residents as it was established in 1967 and has functioned continuously since.
- (d) This college displays aesthetic merit and design characteristics of significance to North Adelaide as it is an important piece of mid 20<sup>th</sup> Century design in North Adelaide by notable modernist architects Dickson Platten
- (f) The college is a notable landmark in the area.

**EXTENT OF LISTING:**

External form, materials and details of 3 and 2 storey face red brick residential college including roof form, window and door configuration and joinery, and front brick fence.

**REFERENCES**

- ACC Building Records

**HOUSE**

**Address:** 124 MacKinnon Parade  
**Certificate of Title:** 5872/770

**Use:** Residence  
**Current Precinct:** R12  
**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 1870s-1880s 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.

The Smith Survey of 1880 shows this house and four others of similar scale and design along the frontage of the Town Acre to MacKinnon Parade. This is the only remaining house of that date as the University gymnasium was constructed on the site. 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 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 and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

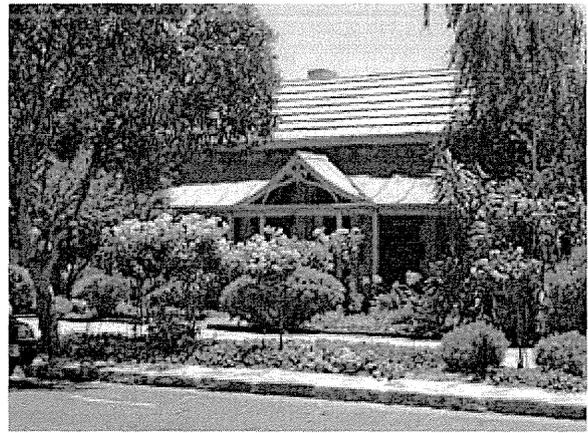
- Smith Survey 1880

**HOUSE**

**Address:** 137 MacKinnon Parade  
**Certificate of Title:** 5551/211

**Use:** Residence  
**Current Precinct:** R12  
**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 1870s-1880s 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.

The Smith Survey of 1880 shows this house and four others of similar scale and design along the frontage of the Town Acre to MacKinnon Parade. This is the only remaining house of that date as new development has occurred on the site. 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 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 and detailed render.

**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.

**REFERENCES**

- Smith Survey 1880

**CHILDCARE CENTRE & WALLS**

**Address:** 150 MacKinnon Parade  
**Certificate of Title:** 5874/613

**Use:** Child Care Centre  
**Current Precinct:** R12  
**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 bay fronted bluestone/sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors and front entrance porch and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The value of a Park Land frontage was recognised early by some city dwellers, for origins of this house date to around 1850 when a four room stone house with verandah and a garden was recorded in the Adelaide City Council rate assessments. The house was on a quarter acre lot, and by October 1852 the house comprised eight rooms and attracted an annual rateable value of £45, which suggests a substantial property for the period. Dr John Woodforde owned the property in April 1858 after the original owner, Edmond Seymour Webber defaulted on a loan. From 1864, Solomon Simmons was living here and owned the property until 1888. It is probable that the house was given its present 1870s character during this period as the bay window form is visible on the Smith Survey of 1880.

Charles Chewings a camel carrier, explorer, geologist and anthropologist, who operated a camel agency from Marree, owned the property for two years from 1888 and may have used it as his city base when in Adelaide. He wrote many books and essays on geology, anthropology and travel.

It passed out of private ownership in 1934 when it was transferred to the Elder Trustee & Executor Company, then the Catholic Church Endowment Society Inc from 1947. From 1976 the large villa has been used as a child care facility owned by the University of Adelaide, and from 1988 it has been owned by the MacKinnon Parade Child Care Centre.

**STATEMENT OF HERITAGE VALUE:**

The origins of this house date from 1850 when it comprised four rooms with verandah. By 1852 it had become an eight room house with garden. In its current form, it 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 1870s-1880s.
- (c) It has played an important part in the lives of local residents as the location of the University Child Care Centre since 1976.
- (d) This bay 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, detailed render and decorative front porch.

**CHILDCARE CENTRE & WALLS**, 150 MacKinnon Parade**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. Includes masonry fence pillars and plinth and cast iron railings and gate.

**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1849-1865
- Smith Survey 1880
- *Advertiser* 11/6/1937, death notice for Charles Chewings.
- *Biographical Index of South Australians for Charles Chewings*, Solomon Mocatta and J Woodforde.
- GRO RPA Application 5857
- LTO CTs 62/229, 964/30, 1045/91.
- *Observer*, 14/4/1866, obituary for Dr Woodforde; 11/2/1882, death notice for S Mocatta; 24/6/1893, death notice for Israel Simmons.
- *SA Directories* 1890-1925

## HOUSE & FENCE

**Address:** 159 MacKinnon Parade  
**Certificate of Title:** 5448/337

**Use:** Residential  
**Current Precinct:** R12  
**Proposed HCZ Area:** Lower North Adelaide

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



### HISTORY AND DESCRIPTION:

The Smith Survey shows a substantial dwelling at the rear of this allotment in 1880. This may have been demolished in order to allow this house to be constructed.

This residence was built in 1896 for John Tippett, a one time publican of the Millbrook Hotel, now under the Chain of Ponds reservoir. Theo Hack, probably the builder, made an application to the council on 18 May of that year to build the dwelling. It was completed a few months later in September as it was leased to Philip Marcus Lawrence from that month for a number of years. The University of Adelaide had a policy to buy up property in the locality for student housing, and owned this property for thirteen years from 1976.

The current house may be a refurbishment of the 1890s residence as it has the appearance of a bay fronted Victorian house.

### 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 further 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 use of typical materials such as masonry walls, detailed render and highly decorative cast iron elements.

### EXTENT OF LISTING:

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

### REFERENCES

- ACC Building Surveyors Plan Books 18/5/1896.
- HL Hoad, *Hotels and Publicans in South Australia*, for John Tippett.
- ACC Rate Assessments 1890-1900
- Smith Survey 1880
- LTO Title records

## OFFICES

**Address:** 165 MacKinnon Parade  
**Certificate of Title:** 5565/923

**Use:** Offices  
**Current Precinct:** R12  
**Proposed HCZ Area:** Lower North Adelaide

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



### HISTORY AND DESCRIPTION:

This compact three storey office building was designed by Dickson Platten as their architectural office and constructed in 1970. It continued the design idiom of the firm including face red brick walls and tiled roof, also used on the extensions to the Union Building of the University of Adelaide.

### STATEMENT OF HERITAGE VALUE:

A significant piece of the 1960s-70s work of notable architects Dickson Platten

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

- (a) This office displays historical and social themes that are of importance to North Adelaide as it reflects the continued construction of professional premises in the area in the 1960s-70s.
- (d) This office displays aesthetic merit and design characteristics of significance to North Adelaide as it is a significant piece of the 1960s-70s work of notable architects Dickson Platten.
- (e) It is associated with a notable architects Dickson Platten, and was constructed as their architectural office.

### EXTENT OF LISTING:

External form, materials and details of circa 1970 two storey brick and concrete offices including end walls and roof form, window and door configuration and joinery, and unpainted masonry materials.

### REFERENCES

- ACC Building Records



SLSA - B19979 - 1970 view

**HOUSE & GATE**

**Address:** 167 MacKinnon Parade  
**Certificate of Title:** 5819/104

**Use:** Residence  
**Current Precinct:** R12  
**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, terracotta tiled roof, rendered quoins and facings to windows and doors, with decorative timber verandah and gable elements.

Town Acre 964 was subdivided but undeveloped 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 sandstone 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. Also includes the front gate which is characteristic of this house style.

**REFERENCES**

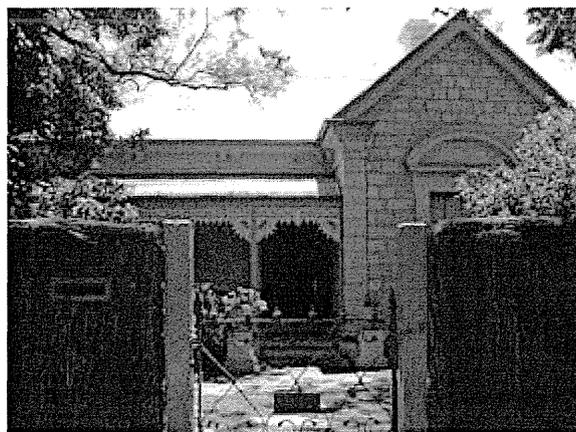
- Smith Survey 1880

**HOUSE**

**Address:** 169 MacKinnon Parade  
**Certificate of Title:** 5295/396

**Use:** Residence  
**Current Precinct:** R12  
**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 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 964 was subdivided but undeveloped 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, 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 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 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 walls, verandah and roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE**


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<b>Address:</b>	7 Mann Terrace
<b>Certificate of Title:</b>	5271/481

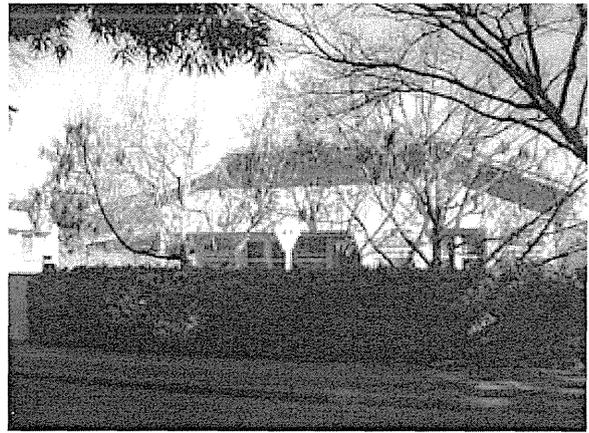
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<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide

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<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil

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**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, strapped gable ends, chimneys, masonry sandstone walls and decorative timber verandah brackets.

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 sandstone walls, strapped gable ends, broad verandah.

**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**

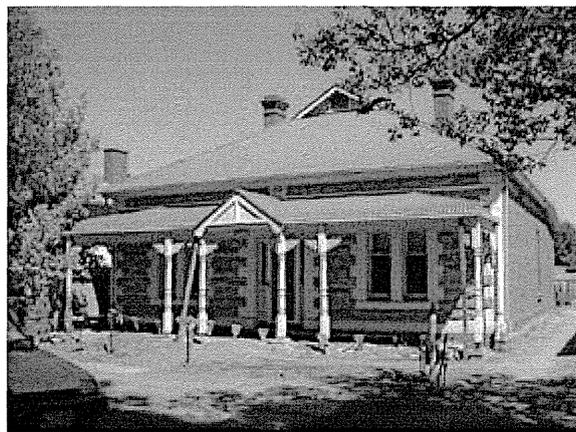
- Smith Survey 1880

**HOUSE**

**Address:** 9 Mann Terrace  
**Certificate of Title:** 5357/344

**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 hipped and gabled roof form, corrugated iron roof, rendered quoins and facings to windows and doors, with decorative timber verandah elements.

This section of Town Acre 978 is shown as undeveloped in the Smith Survey of 1880 and was subsequently developed in the following decades. 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, the verandah form and the roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE**


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**Address:** 11 Mann Terrace  
**Certificate of Title:** 5842/63

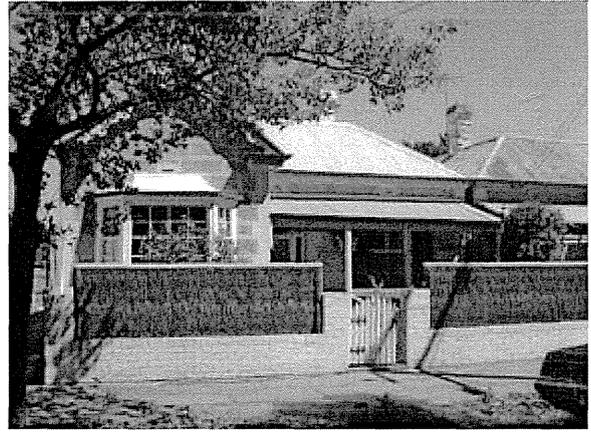
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**Use:** Residence  
**Current Precinct:** R11  
**Proposed HCZ Area:** Lower North Adelaide

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

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**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.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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 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 sandstone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

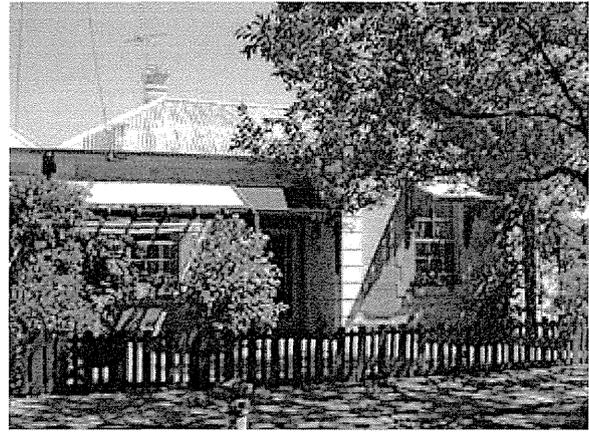
External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style, (excluding non-original bay window).

**REFERENCES**

- Smith Survey 1880

**HOUSE**

<b>Address:</b>	13 Mann Terrace
<b>Certificate of Title:</b>	5692/230
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil

**HISTORY AND DESCRIPTION:**

This house is a very good 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.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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-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 and the roof form associated with the house style. Excludes later verandah and window hood.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 14 Mann Terrace  
**Certificate of Title:** 5730/630

**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 1870s-1880s asymmetrically fronted masonry residence. It retains stylistic elements such as masonry construction, projecting front gable and hipped and gabled roof. The front windows have been replaced and the verandah substantially altered.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 is shown on the Smith Survey of 1880. 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 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 masonry walls and corrugated iron roof.

**EXTENT OF LISTING:**

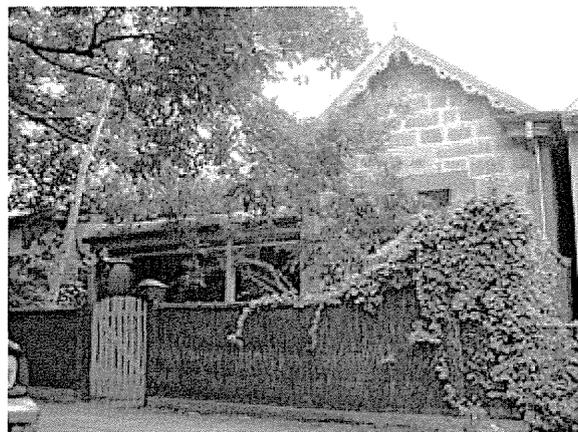
External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style. Excludes later front addition and windows to projecting gable.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

<b>Address:</b>	15 Mann Terrace
<b>Certificate of Title:</b>	5323/205
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	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.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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-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 highly 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, 15 Mann Terrace (cont)

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SLSA - B15306 - 1963

**HOUSE**


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**Address:** 17 Mann Terrace  
**Certificate of Title:** 5670/746

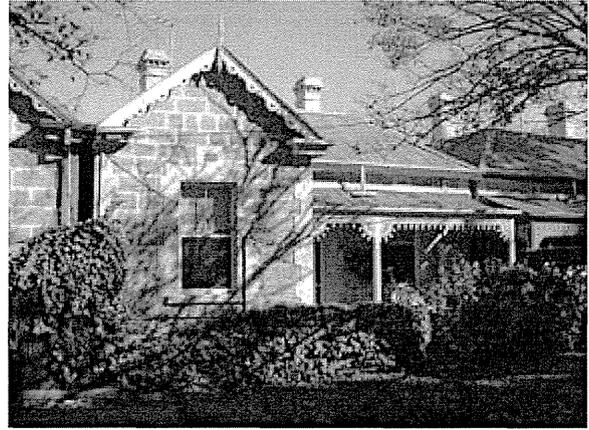
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**Use:** Residence  
**Current Precinct:** R11  
**Proposed HCZ Area:** Lower North Adelaide

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

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**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.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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-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.

**REFERENCES**

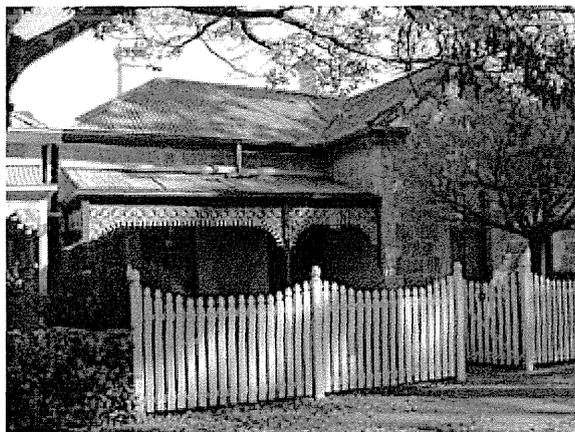
- Smith Survey 1880

**HOUSE**

**Address:** 18 Mann Terrace  
**Certificate of Title:** 5323/206

**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.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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-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 highly decorative cast iron.

**EXTENT OF LISTING:**

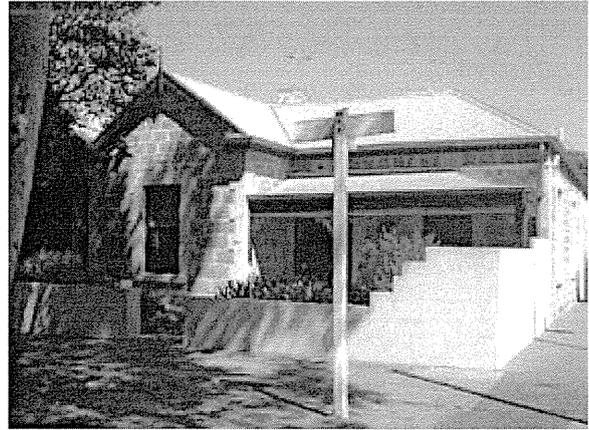
External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

<b>Address:</b>	20 Mann Terrace
<b>Certificate of Title:</b>	5323/638
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	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 brackets.

The outline of this group of seven houses fronting Mann Terrace in Town Acre 979 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-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**

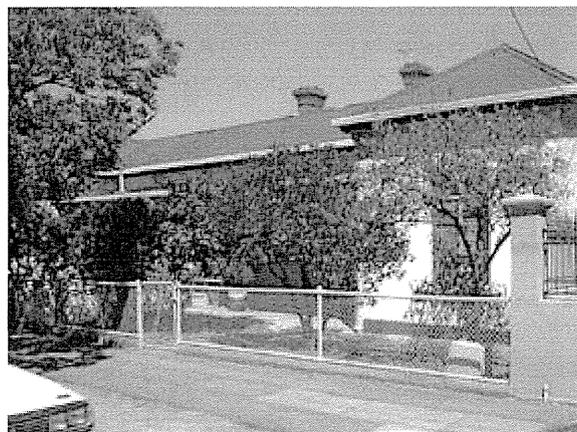
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 21 & 23 Mann Terrace  
**Certificate of Title:** 5784/644 & 645

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

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of semi-detached 1880s asymmetrically fronted masonry residences. They retain important stylistic elements including projecting front wings, rendered quoins and facings to windows and doors, verandah and eaves brackets.

This allotment in Town Acre 1010 is shown as vacant in the Smith Survey of 1880, and this pair of houses would have been constructed soon after. These houses remain an important indication of the type of residences constructed at that time, and the use of masonry 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 1880s, and reflect the design, details and building materials commonly in use at that time.

*The significant number of stone and brick residences, like these 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 houses 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 1880s.
- (d) These asymmetrically fronted houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1880s Victorian residences displaying consistent use of materials such as masonry walls and detailed render.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 25 Mann Terrace  
**Certificate of Title:** 5752/345

**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 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and eaves brackets.

The Smith Survey of 1880 shows this section of Town Acre 1011 only partly subdivided but it 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 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 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 symmetrically fronted residence, including the walls and roof form associated with the house style. Excludes later verandah.

**REFERENCES**

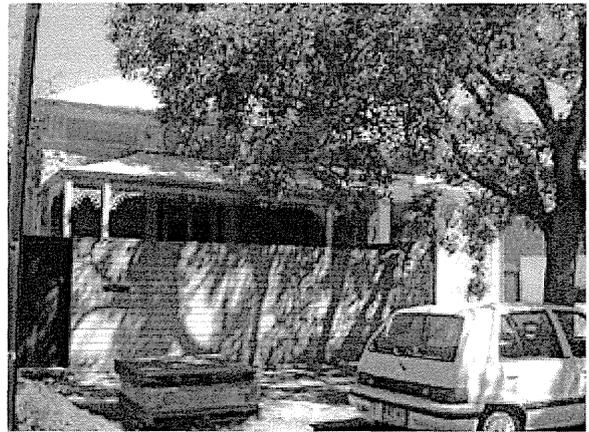
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 31 & 32 Mann Terrace  
**Certificate of Title:** 5178/60; 5608/719

**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 pair of houses is an excellent example of a semi-detached 1880s single fronted sandstone cottage. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, (to No. 31) eaves brackets.

Town Acre 1011 is shown as only partly developed in the Smith Survey of 1880. This pair of houses would have been constructed soon after 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 pair of houses 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 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 single fronted 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 1880s.
- (d) This single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, decorative cast iron and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted pair of cottages, including walls, verandah (to No.31) and roof form associated with the house style. Excludes verandah to No.32.

### REFERENCES

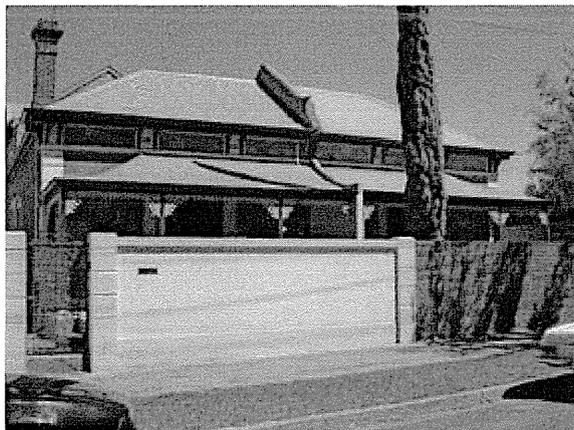
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 33 & 34 Mann Terrace  
**Certificate of Title:** 5205/302; 5265/943

**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 pair of houses is an excellent example of a semi-detached 1880s single fronted sandstone cottage. 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.

Town Acre 1011 is shown as only partly developed in the Smith Survey of 1880. This pair of houses would have been constructed soon after 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 pair of houses 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 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 single fronted 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 1880s.
- (d) This single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, decorative cast iron and detailed render.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 37 & 38 Mann Terrace  
**Certificate of Title:** 5790/740; 5862/976

**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 pair of houses is an excellent example of a semi-detached 1880s single fronted sandstone cottage. 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.

Town Acre 1011 is shown as only partly developed in the Smith Survey of 1880. This pair of houses would have been constructed soon after 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 pair of houses 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 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 single fronted 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 1880s.
- (d) This single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, decorative cast iron and detailed render.

### EXTENT OF LISTING:

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

### REFERENCES

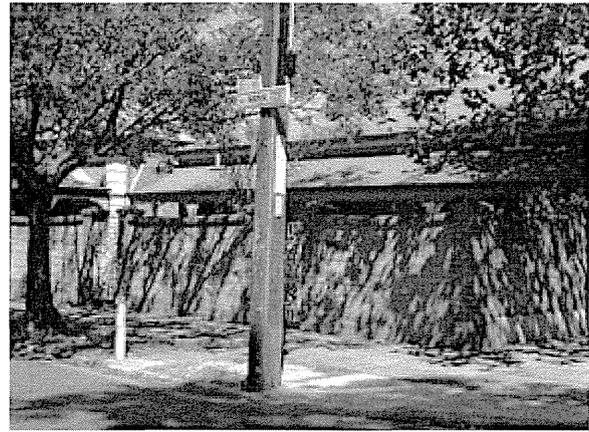
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 39 & 40 Mann Terrace  
**Certificate of Title:** 5228/845; 5510/570

**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 pair of houses is an excellent example of semi-detached 1870s single fronted sandstone cottages. 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 pair of attached houses is visible in Town Acre 1011 in the Smith Survey of 1880. 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 pair of houses 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 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 single fronted 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 1870s.
- (d) This single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, decorative cast iron and detailed render.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

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**HOUSE**


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**Address:** 41 Mann Terrace  
**Certificate of Title:** 5260/956

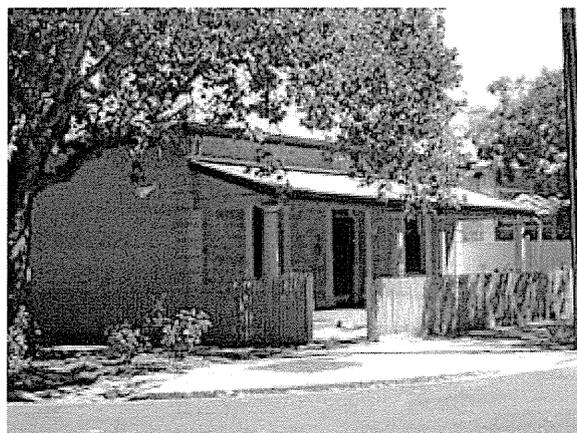
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**Use:** Residence  
**Current Precinct:** R11  
**Proposed HCZ Area:** Lower North Adelaide

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

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**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows this section of Town Acre 1039 only partly subdivided but it 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.

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**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.*

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**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 detailed render.

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**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 front verandah.

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**REFERENCES**

- Smith Survey 1880

**HOUSE**


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<b>Address:</b>	43 Mann Terrace
<b>Certificate of Title:</b>	5181/335

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<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide

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<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil

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**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-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.

The Smith Survey of 1880 shows this section of Town Acre 1039 only partly subdivided but it 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 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 sandstone 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, the verandah form and the roof form associated with the house style.

**REFERENCES**

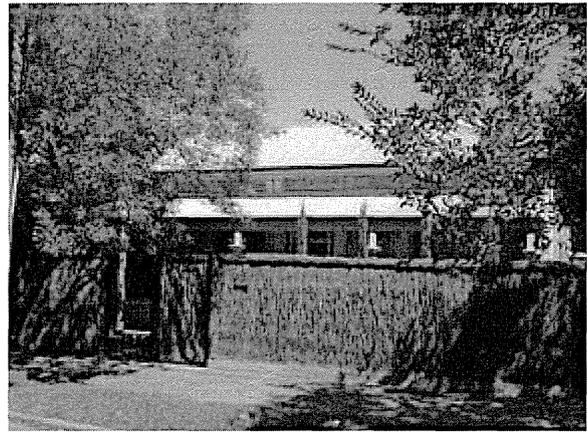
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 45 & 46 Mann Terrace  
**Certificate of Title:** 5102/189; 5168/484

**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 pair of houses is an excellent example of a semi-detached 1870s single fronted sandstone cottage. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

The outline of this pair of houses is visible in Town Acre 1039 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-1880s, and reflects the design, details and building materials characteristic at 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 single fronted 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 1870s.
- (d) This single fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached cottage displaying consistent use of characteristic materials such as sandstone, detailed render and decorative cast iron.

### EXTENT OF LISTING:

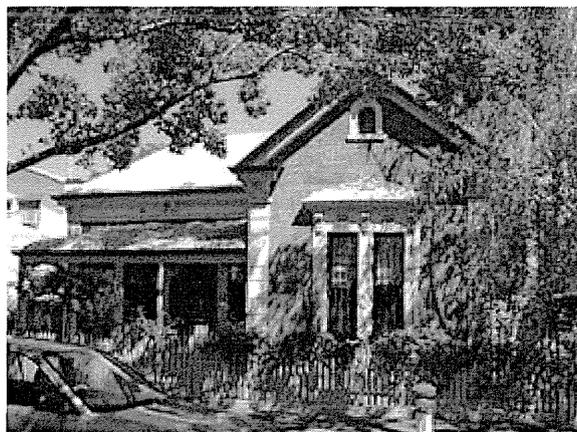
External form, materials and details of this Victorian single fronted pair of cottages, including the walls, the verandah and the roof form associated with the house style.

### REFERENCES

- Smith Survey 1880

**HOUSE**

<b>Address:</b>	49 Mann Terrace
<b>Certificate of Title:</b>	4062/882
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	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, rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

The Smith Survey of 1880 shows this section of Town Acre 1039 only partly subdivided but it 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 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 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**


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<b>Address:</b>	51 Mann Terrace
<b>Certificate of Title:</b>	5314/663

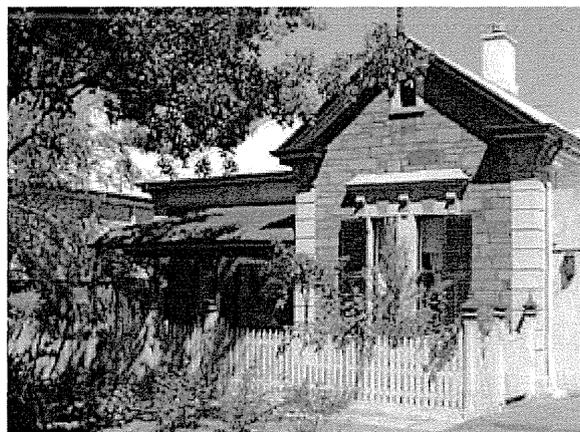
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<b>Use:</b>	Residence
<b>Current Precinct:</b>	R11
<b>Proposed HCZ Area:</b>	Lower North Adelaide

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<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil

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**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, eaves brackets, verandah with cast iron decorative brackets and frieze.

The Smith Survey of 1880 shows this section of Town Acre 1039 only partly subdivided but it 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 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 bluestone 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**

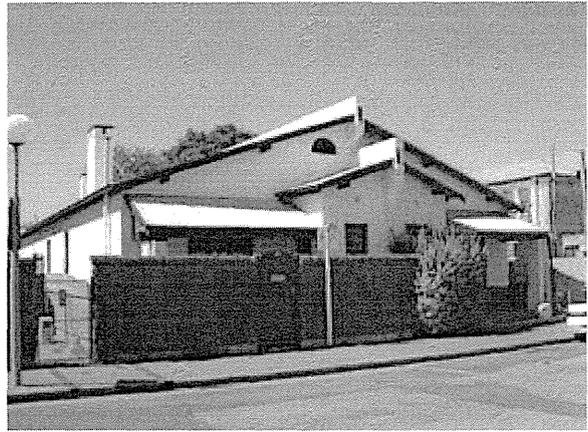
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 16 & 18 Mansfield Street  
**Certificate of Title:** 5199/892; 5781/147

**Use:** Residences  
**Current Precinct:** R4  
**Proposed HCZ Area:** Upper North Adelaide

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



### HISTORY AND DESCRIPTION:

These houses are a good example of semi-detached 1920s-1930s Inter-War Bungalow style residences. They retain important stylistic elements including broad roof form, gable ends, pebble dash chimneys, masonry verandah pillars, brick walls.

This style of semi-detached house was constructed as infill development as Town Acres such as this one (TA 880) were further subdivided between the wars. These houses remain 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:

These houses are an example of the type of residences constructed in North Adelaide during the 1920s-1930s, 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 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*):

- (d) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1920s-1930s Inter-War residences displaying consistent use of typical materials such as brick walls, gable ends, verandahs with masonry pillars.

### EXTENT OF LISTING:

Original external form, materials and details of this Inter-War Bungalow style pair of residences, including the walls, the verandah form and the roof form associated with the house style.

### REFERENCES

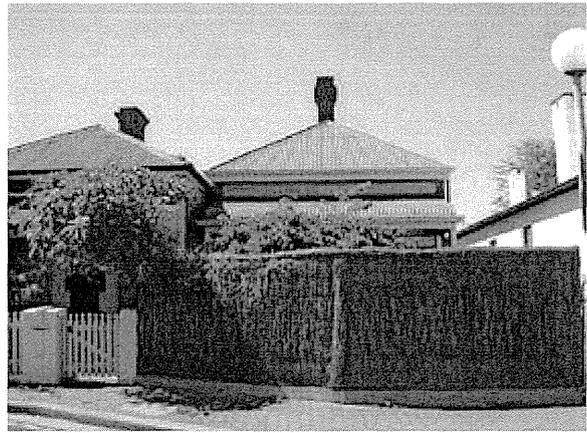
- Smith Survey 1880

**HOUSE**

**Address:** 20 Mansfield Street  
**Certificate of Title:** 5210/120

**Use:** Residence  
**Current Precinct:** R4  
**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 single fronted sandstone residence. It retains important stylistic elements including the verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

## ROW HOUSES

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**Address:** 21, 23 & 25 Mansfield Street  
**Certificate of Title:** 5108/615; 5501/832;  
 5665/972

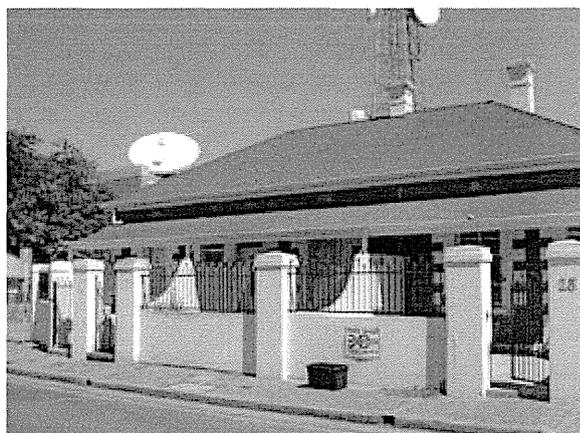
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**Use:** Residences  
**Current Precinct:** R2  
**Proposed HCZ Area:** Upper North Adelaide

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

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### HISTORY AND DESCRIPTION:

This row of houses is an excellent example of 1880s single fronted bluestone attached residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This row of houses 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 row of houses is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s. They reflect the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this row 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 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 1880s.
- (d) This row of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical row single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

### EXTENT OF LISTING:

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

### REFERENCES

- State Library of South Australia, early photograph B52972
- Smith Survey 1880

**ROW HOUSES, 21, 23 & 25 Mansfield Street (cont)**

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SLSA - B52972 - 1984

**HOUSE**

**Address:** 22 Mansfield Street  
**Certificate of Title:** 5418/791

**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 very good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors and a verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

**EXTENT OF LISTING:**

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

**REFERENCES**

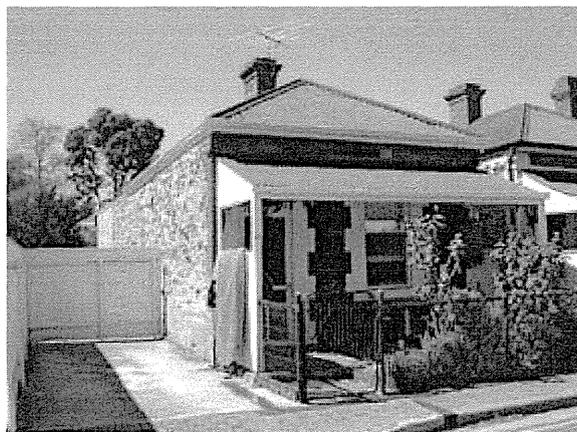
- Smith Survey 1880

**HOUSE**

**Address:** 24 Mansfield Street  
**Certificate of Title:** 5135/992

**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 very good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

## HOUSE

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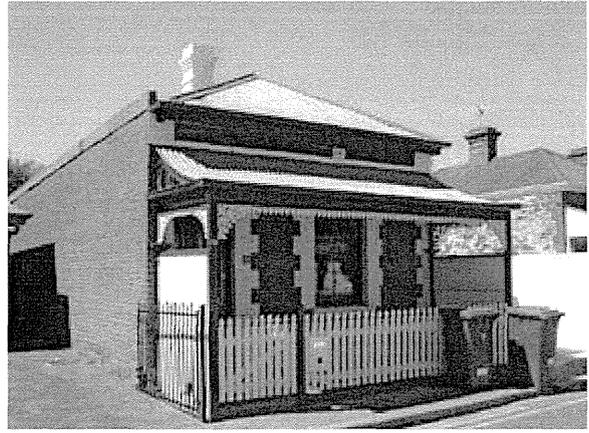
**Address:** 26 Mansfield Street  
**Certificate of Title:** 5135/993

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single 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.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

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

### REFERENCES

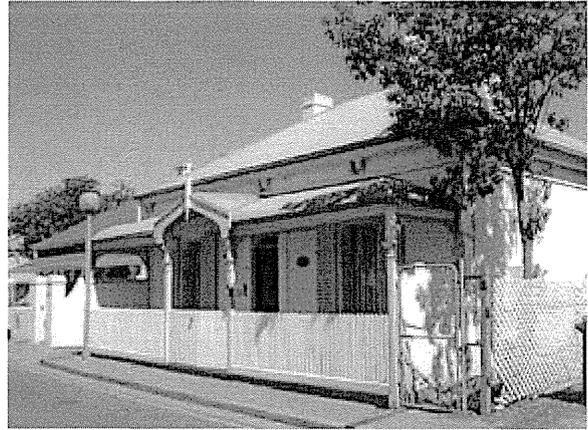
- Smith Survey 1880

**HOUSE**

**Address:** 27 Mansfield Street  
**Certificate of Title:** 5160/80

**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 1880s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative timber and cast iron elements and eaves brackets.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area 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 local stone and brick 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 masonry walls, detailed render and decorative cast iron and timber.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 40 Margaret Street  
**Certificate of Title:** 5842/200

**Use:** Residence  
**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 a good example of an 1890s-1920s red face brick single fronted cottage. It retains important stylistic elements including brick walls, roughcast render gable ends, window hood with timber detailing.

The Smith Survey shows the outline of an earlier house on this allotment in 1880. This house remains an important indication of the type of cottages constructed as replacement development in the 1920s, and the use of face brick and timber detailing.

**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 replacement 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 cottage, displaying consistent use of typical materials such as face brick walls, roughcast render and decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this red brick Edwardian residence, including the walls, the verandah form and the roof form associated with the house style.

**REFERENCES**

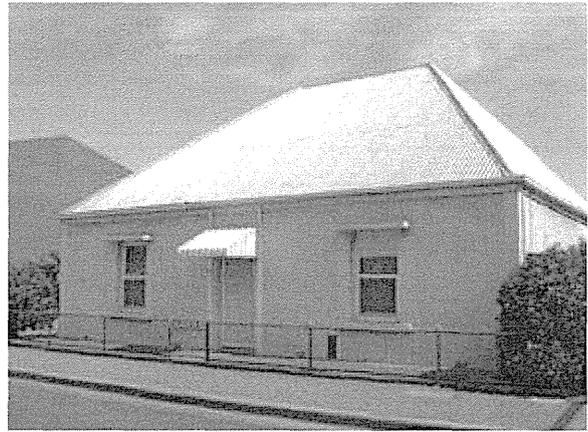
- Smith Survey 1880

**HOUSE**

**Address:** 45 Margaret Street  
**Certificate of Title:** 5794/369, 370

**Use:** Residence  
**Current Precinct:** R6  
**Proposed HCZ Area:** Upper North Adelaide

**Heritage Status:** City Significance  
**Other Assessments:** *Heritage of the City of Adelaide, ACC, 1990*  
**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 simple hipped roof form and are one or two rooms in depth.

Rate Assessments indicate that this house was constructed prior to 1852. The outline of this early residence shows on the Smith Survey of 1880. The Town Acres along Margaret Street were closely subdivided and built up by that time. This house remains an important indication of the type of residences constructed during the 1850s and 1860s, and the use of rubble 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, 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 1850s 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 walls and roof form associated with the house style. Excludes later front porch. Also includes interior.

**REFERENCES**

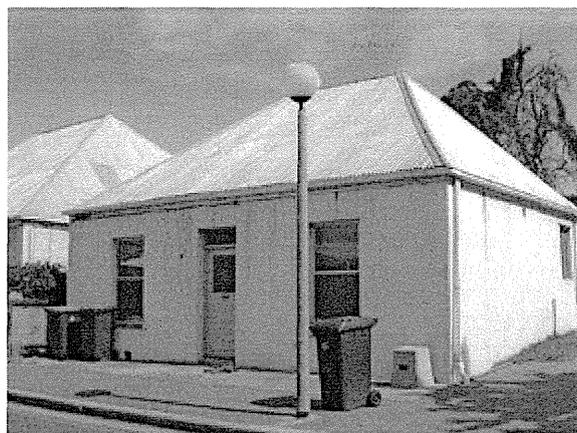
- Smith Survey 1880.
- Marsden, Stark and Sumerling, 1988

**HOUSE**

**Address:** 47 Margaret Street  
**Certificate of Title:** 5794/371

**Use:** Residence  
**Current Precinct:** R6  
**Proposed HCZ Area:** Upper North Adelaide

**Heritage Status:** LHP (City Significance)  
**Other Assessments:** *Heritage of the City of Adelaide, ACC, 1990*  
**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 simple hipped roof form and are one or two rooms in depth.

Rate Assessments indicate that this house was constructed prior to 1852. The outline of this early residence shows on the Smith Survey of 1880. The Town Acres along Margaret Street were closely subdivided and built up by that time. This house remains an important indication of the type of residences constructed during the 1850s and 1860s, and the use of rubble 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 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 1850s 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 and the roof form associated with the house style. The interior is also included in the listing.

**REFERENCES**

- Smith Survey 1880.
- Marsden, Stark and Sumerling, 1988

## SEMI-DETACHED HOUSES

**Address:** 68 & 68a Margaret Street  
**Certificate of Title:** 5900/200

**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 pair of houses is an excellent example of attached 1870s single fronted bluestone residences. They retain important stylistic elements including brick quoins, parapet and facings to windows and doors and a verandah. The stepped and raked parapet with louvred gable vent is an unusual feature of these houses.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880 and the outline of this pair shows on the Survey. This pair of houses remains important indications 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 pair of houses is an important example of the type of semi-detached 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 pair of houses, constructed between 1870 and 1890 throughout this section of the city, are important elements 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 they represents the continued construction of residences on recently 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 are typical 1870s attached Victorian residences displaying consistent use of characteristic materials such as bluestone masonry walls and face brick.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 71 Margaret Street  
**Certificate of Title:** 5685/93

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**Use:** Residence  
**Current Precinct:** R6  
**Proposed HCZ Area:** Upper North Adelaide

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**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 hipped and gabled roof form, corrugated iron roof, face brick chimneys, quoins and trim to windows and doors, a verandah with decorative cast iron brackets.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. This house remains an important indication of the type of residences constructed at in the subsequent decades, 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, face brick and decorative cast iron elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 72 & 72a Margaret Street  
**Certificate of Title:** 5409/602; 5728/477

**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 pair of houses is a good example of semi-detached 1890s-1920s cottages of a transitional design. They retain important stylistic elements including masonry wall construction, combined with corrugated iron tiled roof and rendered trim to windows and doors.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in the decades following, some of which, like this were transitional in that they retained some elements of earlier house design.

### STATEMENT OF HERITAGE VALUE:

This pair of houses 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 these houses, constructed between 1890 and 1920 throughout this section of the city, are important elements 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 residence of a transitional design, displaying consistent use of typical materials such as masonry walls.

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional pair of single fronted masonry residences, including walls, verandah and roof form associated with the house style. Excludes verandah infill.

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 73 Margaret Street  
**Certificate of Title:** 5784/202

**Use:** Residence  
**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 red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, hipped and gabled corrugated iron roof, decorative timber verandah brackets and bullnose verandah roof profile.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in 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 Arts and Crafts, and Art Nouveau.

**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 brick masonry walls, and decorative timber elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 76 Margaret Street  
**Certificate of Title:** 5758/852

**Use:** Residence  
**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 hipped and gabled corrugated iron roof with louvred gable vent, tall brick chimneys, brick quoins and trim to windows and doors, and verandah with bullnose roof.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in 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 face brick and sandstone walls, and timber verandah elements.

**EXTENT OF LISTING:**

Original 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

## SEMI-DETACHED HOUSES

**Address:** 111 & 113 Margaret Street  
**Certificate of Title:** 5193/878; 5344/679

**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 pair of house is an excellent example of a semi-detached 1890s-1920s red face brick residence. It retains important stylistic elements including face brick walls, complex roof form, brick and roughcast render chimneys and verandah piers, timber strapping to projecting gable

The Smith Survey shows this allotment in Town Acre 868 as vacant at that time, although there was close development on adjacent allotments. This pair of houses remains an important indication of the type of residences constructed in the subsequent decades, and the use of design sources from Europe and Britain including Arts and Crafts, and Art Nouveau.

### 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 reflect 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 they represent 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 typical materials such as red face brick walls, roughcast render and decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this red brick Edwardian pair of residences, including the walls, the verandah form and the roof form associated with the house style.

### REFERENCES

- State Library of South Australia early photograph B 7036

**SEMI-DETACHED HOUSES, 111 & 113 Margaret Street (cont)**

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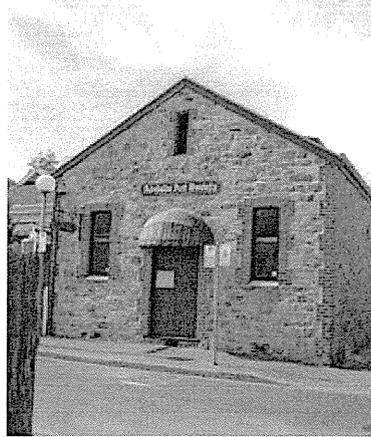
SLSA - B 7036 - 1937

**HALL**

**Address:** 112 Margaret Street  
**Certificate of Title:** 5900/197

**Use:** Art studio  
**Current Precinct:** R6  
**Proposed HCZ Area:** Upper North Adelaide

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

**HISTORY AND DESCRIPTION:**

This simple stone barn-like structure is an excellent example of a Victorian service building. It retains important stylistic elements including bluestone masonry walls, brick quoins and facings to windows and doors and a narrow ventilating louvre window above the front door.

This building was constructed in the 1880s as a grain store for Frederick Winter. For some time, between 1911 and 1924, it was used by the Salvation Army. Subsequently it served as a flour store for Golden Crust Bakery before being converted to a studio for the Citizens Art Group from 1964. This building remains an important indication of the type of service structures constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

*This simple stone structure is an important counterpoint to the residential character of the Margaret Street area within this precinct of North Adelaide as it is indicative of the type of service buildings which were constructed within a densely settled 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 represents continued development on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (c) It has played an important part in the lives of local residents as a store and hall.
- (d) This hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian service building displaying consistent use of typical materials such as bluestone masonry walls, face brick quoining, window and door dressing and simple corrugated iron gabled roof.

**EXTENT OF LISTING:**

The external form, materials and detail of the stone and brick hall including walls and roof form.

**REFERENCES**

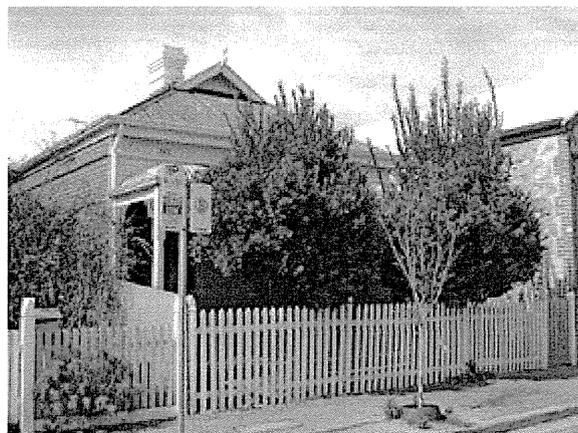
- Smith Survey 1880

## HOUSE & FENCE

**Address:** 114 Margaret Street  
**Certificate of Title:** 5461/569

**Use:** Residential  
**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 good example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, tall brick chimneys, half gabled corrugated iron roof and bullnose roof verandah with cast iron brackets.

The Smith Survey of 1880 shows an earlier building on this allotment in Town Acre 868. This house remains an important indication of the type of residences constructed as replacement development, 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, corrugated iron roof and decorative verandah elements.

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian single fronted cottage, including the walls, the verandah and the roof form associated with the house style. Also includes timber picket fence which is characteristic of this house style.

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 116 Margaret Street  
**Certificate of Title:** 5775/609

**Use:** Residence  
**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 a good example of an 1880s single fronted masonry residence. It retains important stylistic elements including verandah with cast iron decorative brackets.

The Smith Survey of 1880 shows an earlier building set well back on this allotment in Town Acre 868. This house would appear to be a front addition of the 1880s, 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone/sandstone masonry walls, and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

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

### REFERENCES

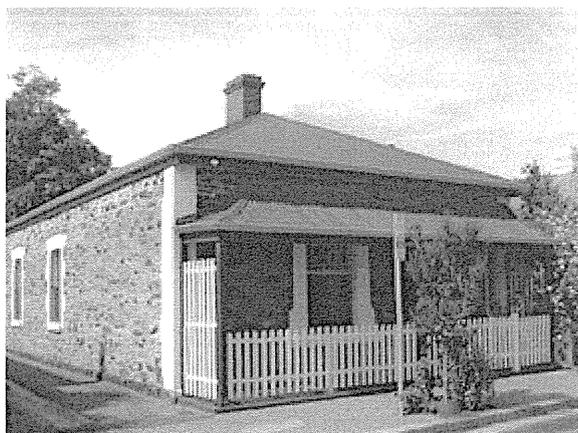
- Smith Survey 1880

**HOUSE**

**Address:** 118 Margaret Street  
**Certificate of Title:** 5527/141

**Use:** Residence  
**Current Precinct:** R6  
**Proposed HCZ Area:** Upper North Adelaide

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and concave roofed verandah.

The Town Acres along Margaret Street were closely subdivided and well developed by the time of the Smith Survey in 1880, and the outline of this house is visible in the Survey. 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 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 recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This 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 masonry walls, moulded render and a verandah.

**EXTENT OF LISTING:**

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

**REFERENCES**

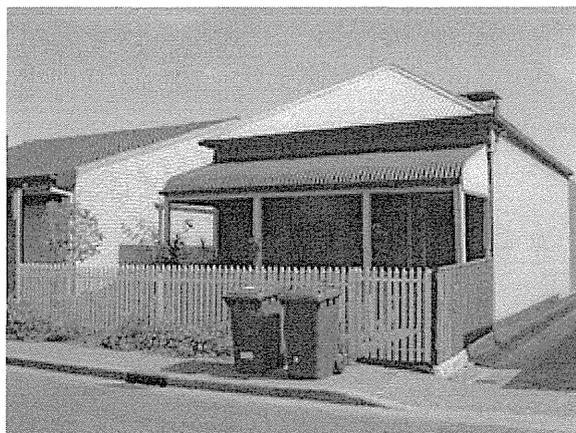
- Smith Survey 1880

**HOUSE**

**Address:** 119 Margaret Street  
**Certificate of Title:** 5545/116

**Use:** Residence  
**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 a good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The Smith Survey of 1880 shows this allotment in Town Acre 868 vacant at that time but this house would have been constructed soon after. 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls and face brick trim

**EXTENT OF LISTING:**

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

**REFERENCES**

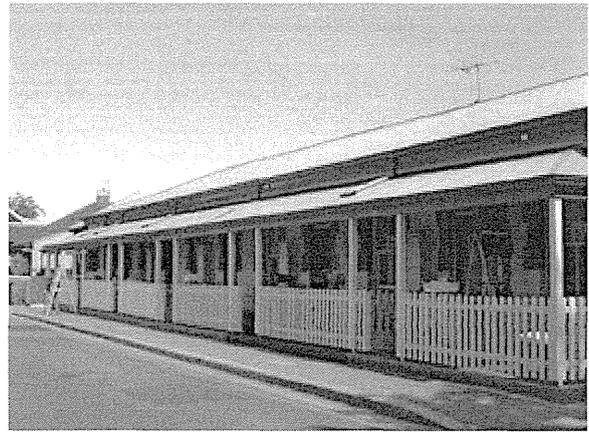
- Smith Survey 1880

## ROW HOUSES

**Address:** 121-129 Margaret Street  
**Certificate of Title:** 5881/667 & 668

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

The outline of this long row of cottages is visible in Town Acre 873 on the Smith Survey of 1880, and the Town Acre is only partly developed at that time. This row of houses remains an important indication of the type of residences constructed during the early Victorian period, and the use of local stone as building materials.

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 1850s, 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 materials such as masonry walls, and low scale and simple form.

### EXTENT OF LISTING:

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

### REFERENCES

- State Library of South Australia, early photograph B 32659
- Smith Survey 1880

**ROW HOUSES**, 121-129 Margaret Street (cont)

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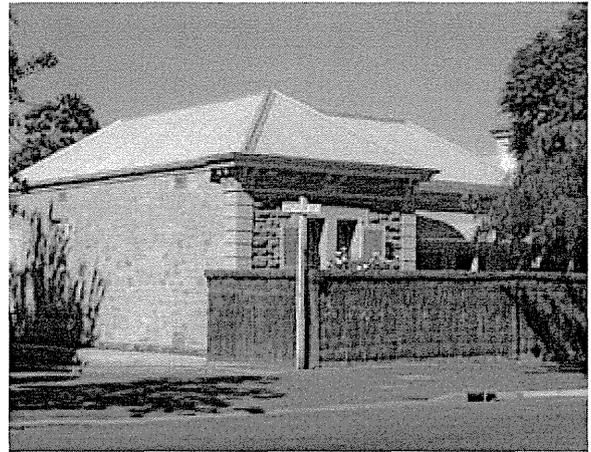
SLSA - B 32659 - 1976

**HOUSE**

**Address:** 13 Melbourne Street  
**Certificate of Title:** 5834/65

**Use:** Residence  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** Nil  
**Other Assessments:** Townscape 1993  
**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 and eaves brackets.

The Smith Survey shows this section of Town Acre 979 not yet subdivided in 1880 but it 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 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 sandstone masonry walls and detailed render.

**EXTENT OF LISTING:**

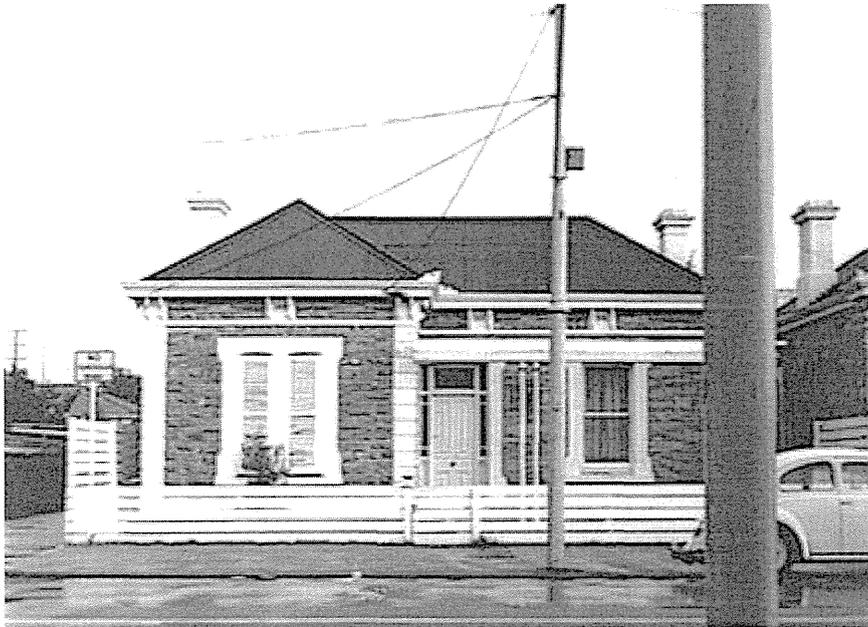
External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

HOUSE, 13 Melbourne Street (cont)

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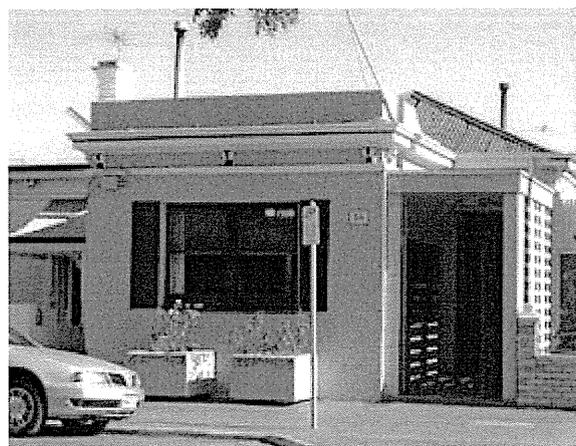
SLSA - B19788 - 1970 view

**HOUSE & SHOP**

**Address:** 14 Melbourne Street  
**Certificate of Title:** 5551/482

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

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

**HISTORY AND DESCRIPTION:**

This building is an 1870s single fronted masonry residence with a shop front addition constructed in the 1880's. The original shop front was symmetrically fronted with a recessed entry, parapet and pediment (refer photo). The residence was one of a group of four single fronted houses built at the same time and visible on the Smith Survey of 1880.

Melbourne Street was well developed as a main street by the time of the Smith Survey and continued to develop further during the decade following. This building remains an important indication of the type of shops/residences constructed at that time.

**STATEMENT OF HERITAGE VALUE:**

This building is a good example of the type of residences and shops constructed in North Adelaide during the 1870s-1880s, and reflects the design and building materials characteristic at that time.

*This is one of a group of four buildings constructed between 1870 and 1890 and although the building has been altered, the form and scale are important elements of the distinctive historic character of Melbourne Street.*

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

- (a) This single fronted house and shop 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 single fronted building displays aesthetic merit and design characteristics of significance to North Adelaide as it is a single fronted 1870s-1880s Victorian shop and residence displaying consistent use of characteristic materials and details.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian single fronted cottage and shop front associated with the building style, excluding alterations to the original shop front and side porch addition.

**REFERENCES**

- Smith Survey

**HOUSE & SHOP, 14 Melbourne Street (cont)**

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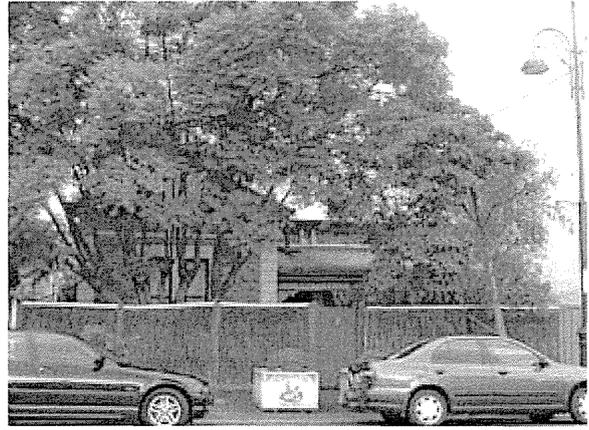
SLSA - B13890 - 1957 view

**HOUSE**

**Address:** 17 Melbourne Street  
**Certificate of Title:** 5391/32

**Use:** Residence  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** Nil  
**Other Assessments:** Townscape 1993  
**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 and eaves brackets.

The Smith Survey shows this section of Town Acre 979 not yet subdivided in 1880 but it 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 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 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 form associated with the house style.

**REFERENCES**

- Smith Survey 1880

HOUSE, 17 Melbourne Street (cont)

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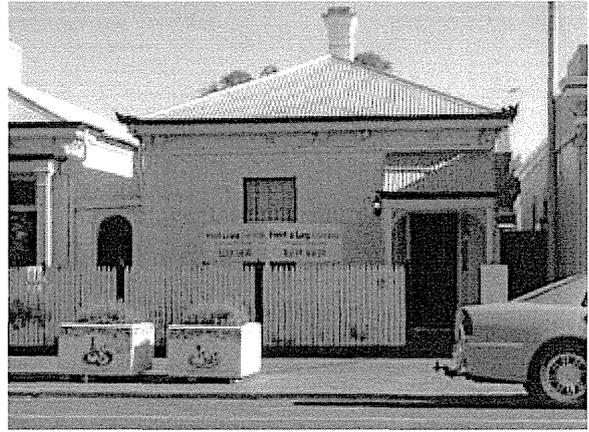
SLSA - B19789 - 1970 view

**HOUSE**

**Address:** 18 Melbourne Street  
**Certificate of Title:** 5120/493

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house shows on the Smith Survey of 1880 as one of a run of four single fronted cottages along Melbourne Street. 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 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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey

**HOUSE**

**Address:** 20 Melbourne Street  
**Certificate of Title:** 5451/520

**Use:** Residence  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house shows on the Smith Survey of 1880 as one of a run of four single fronted cottages along Melbourne Street. 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 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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

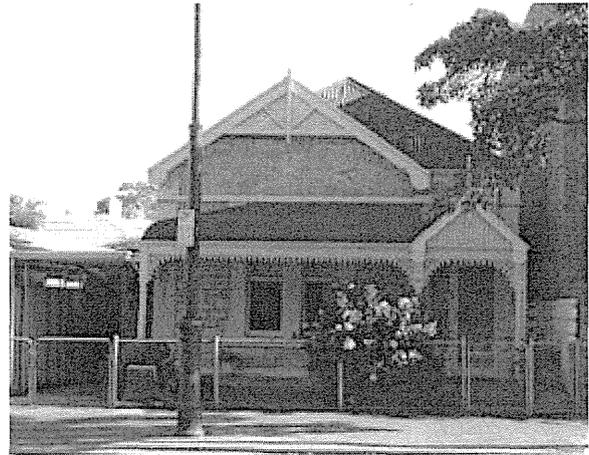
- Smith Survey 1880

## HOUSE

**Address:** 30 Melbourne Street  
**Certificate of Title:** 5014/914 - 925

**Use:** Residence  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

**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 retains important stylistic elements including rock faced sandstone walls, rendered quoins, window and door surrounds, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile.

The Smith Survey shows this allotment in Town Acre 1009 as vacant at that time but it would have been developed in the decades following. This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau.

### 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 typical materials such as sandstone masonry walls, rendered quoins, window and door surrounds and decorative timber elements.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

## FORMER ROW HOUSES

**Address:** 32-38 Melbourne Street  
**Certificate of Title:** 5180/452; 5202/896;  
 5358/78; 5358/192;  
 5663/557

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

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of attached row houses constructed as speculative property investment during the 1860s, and subsequently upgraded during 1930. They retain important stylistic elements including brick quoins to windows and doors, projecting masonry dividing walls, with hipped roof and verandah extending along the row.

The outline of this row of cottages shows on the Smith Survey of 1880 in Town Acre 1009. The row was upgraded during the early 1930s with the installation of party walls and rationalisation of the roof form. (refer photographs following) This row remains an important indication of the reuse of early, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This row of houses is an important example of one of the types of early residences constructed in North Adelaide and upgraded during 1930, and reflects the design, details and building materials commonly in use at that time.

### 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 primarily for rental on recently subdivided Town Acres, particularly during the 1860s and their upgrading for continued use in the 1930s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical example of row houses displaying consistent use of materials such as masonry walls and simple roof form.

### EXTENT OF LISTING:

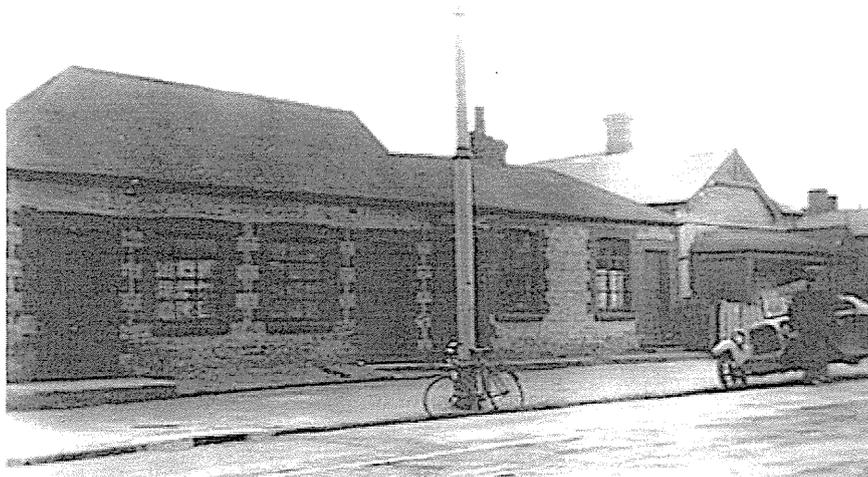
External form, materials and details of this row of residences, including walls and roof form associated with the house style.

### REFERENCES

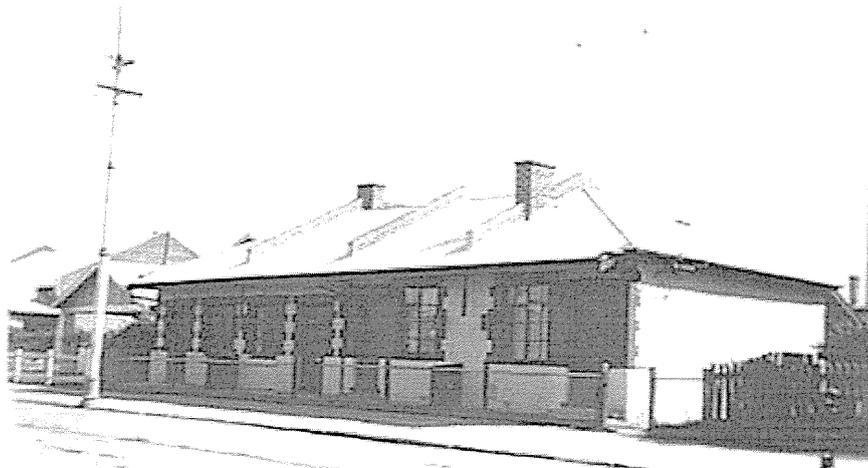
- State Library of South Australia early photographs B 5794 and B 5913
- Smith Survey 1880

**FORMER ROW HOUSES, 32-38 Melbourne Street (cont)**

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SLSA - B 5794 - 1930



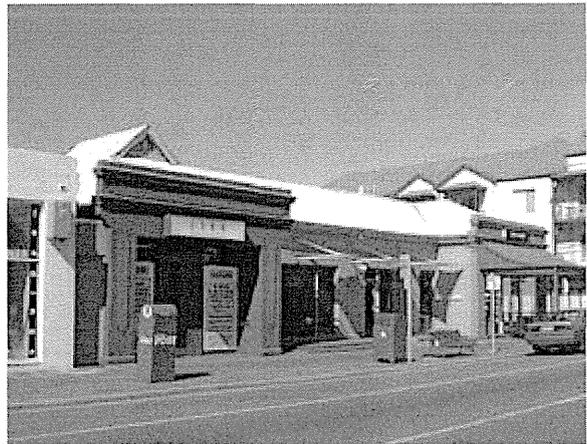
SLSA - B 5913 - 1931

**SHOP**

**Address:** 79 Melbourne Street  
**Certificate of Title:** 5524/176; 5524/176;  
 5135/349

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

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

**HISTORY AND DESCRIPTION:**

This corner shop was constructed after 1880, as the Smith Survey shows this corner of Town Acre 982 as vacant in 1880. It was originally built as a shop with attached residence but the residential function has ceased, as the buildings in this section of Melbourne Street are now used as commercial premises.

The corner property retains important stylistic elements including rendered masonry walls, simple verandah form, corrugated iron hipped/gabled roof behind a parapet.

**STATEMENT OF HERITAGE VALUE:**

This shop/office building is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of 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 single storey commercial building of the Victorian period.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian corner shop.

**REFERENCES**

- State Library of South Australia early photographs B 33306 and B 34400
- Smith Survey 1880

SHOP, 79 Melbourne Street (cont)

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SLSA - B 33306 - 1977



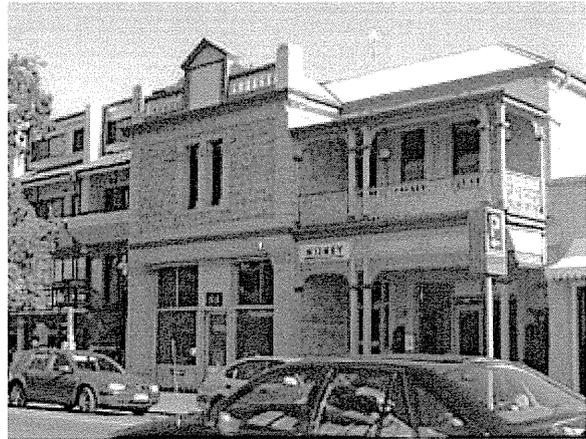
SLSA - B 34400 - 1977

## TWO STOREY SHOP & HOUSE

**Address:** 82-84 Melbourne Street  
**Certificate of Title:** 5813/207

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

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



### HISTORY AND DESCRIPTION:

This two storey Victorian shop and attached residence was constructed in 1883-4 for H J Packer. It served as a butchers shop until the 1960s. The building is an excellent example of a well detailed two storey Victorian shop and attached residence. It is carefully detailed with fluted pilasters to No. 84 and a pierced parapet with projecting pediment above the first floor level. The building retains important stylistic elements including, face sandstone, rendered quoins and facings, eaves brackets, detailed parapet balustrading and an upper floor verandah with cast iron balustrade.

### STATEMENT OF HERITAGE VALUE:

This two storey shop and attached residence remains substantially intact apart from some alterations to the ground floor shop front and the upper floor windows to the former residence. The building is an important early commercial structure in Melbourne Street, of extremely high quality finish and detailing. It is a long established retail property which retains its early form and is indicative of the former architectural character of this section of Melbourne Street.

Its two-storey scale is an important linking element between the later higher shops and offices to the west and the typical single storey strip of development to the east.

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

- (a) This two storey asymmetrically fronted former shop and residence displays historical and social themes that are of importance to North Adelaide as it represents the continued development of commercial buildings in this section of Melbourne Street during the 1880s.
- (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 two storey building displays aesthetic merit and design characteristics of significance to North Adelaide as it is typical of a high quality Victorian shop and attached 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:

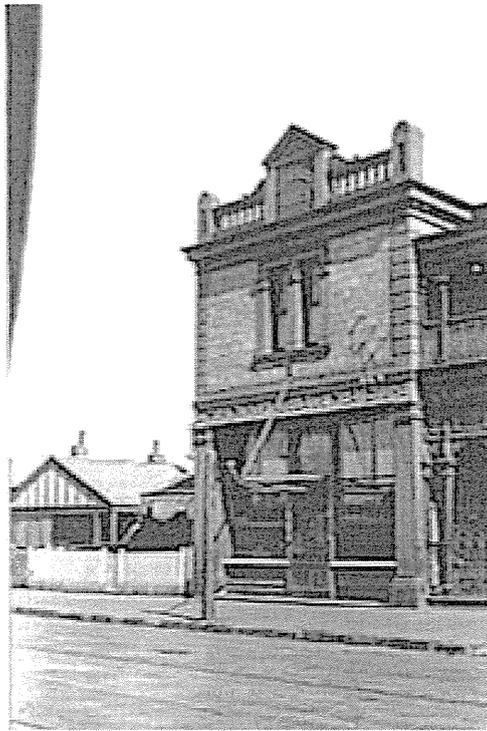
The external form, materials and details of the 1884 building including roof and verandah form and detail, masonry walls and parapet/pediment, window and door configuration and joinery.

### REFERENCES

- ACC Rate Assessments
- State Library of South Australia early photograph B4059

**TWO STOREY SHOP & HOUSE, 82-84 Melbourne Street (cont)**

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SLSA - B4059 - 1927 view

**HOUSE**

**Address:** 108 Melbourne Street  
**Certificate of Title:** 5154/920

**Use:** Cafe  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and hipped roof form. It has now been converted to a café.

The outline of the small cottage is visible on the Smith Survey of 1880. This former 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 former 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 single fronted former 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 single fronted former 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 masonry walls and moulded render.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian single fronted former cottage, including the walls and roof form associated with the house style. Excludes later bay window café addition.

**REFERENCES**

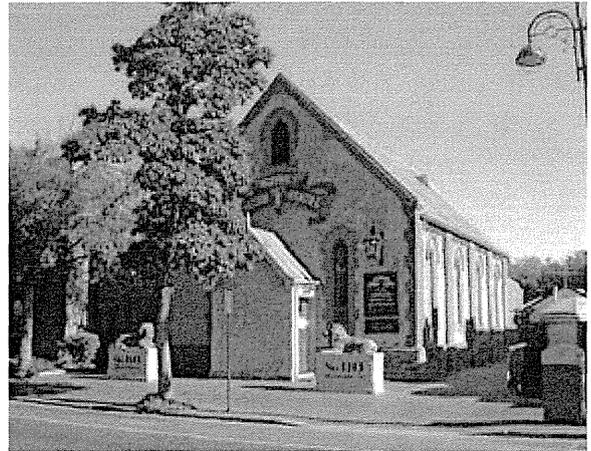
- Smith Survey 1880

**FORMER CHAPEL**

**Address:** 110 Melbourne Street  
**Certificate of Title:** 5436/251

**Use:** Function Centre  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

Little survives of the Wesleyan Church presence in North Adelaide, apart from a church hall in Archer Street and this former Wesleyan Chapel in Melbourne Street. The first main branch of the Wesleyan Church was a small chapel built in Kermodie Street in 1842 which was replaced by a larger chapel built in Archer Street in 1856.

Trustees of the Wesleyan Church were responsible for building a school on this site in 1869. On the Smith Survey of 1880 it is marked as a Wesleyan Chapel as it was used as a school in the week and as a place of worship on Sundays. It was constructed in simple hall form with a projecting entrance porch facing Melbourne Street. The building materials are limestone walls with brick dressings.

This former Wesleyan church/school building is a pertinent reminder of more pious times and when small communities were served by their own 'village' like local church or school. In 1988 this property had still not been brought under the Real Property Act, but had been converted to a commercial premises during the 1970s.

**STATEMENT OF HERITAGE VALUE:**

This former chapel is an important part of the historic streetscape in Melbourne Street reflecting the provision of community religious and educational facilities during the 1860s for the immediate residents.

**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 reflects the development of local communities and the provision of community religious and educational facilities for them during the 1860s.
- (b) It represents customs or ways of life that are characteristic of the local area as it is indicative of the development of village life in parts of North Adelaide.
- (c) It has played an important part in the lives of local residents as the church/school catered for the spiritual and educational needs of the many working class families living in this part of North Adelaide.
- (d) This building displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of an 1860s limestone and brick chapel building.

**EXTENT OF LISTING:**

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

**FORMER CHAPEL, 110 Melbourne Street (cont)**

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**REFERENCES**

- ACC Rate Assessments 1864-1870
- Smith Survey 1880
- Arnold Hunt, *This Side of Heaven*, 1986, pp 88-90
- LTO Title records
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 10926



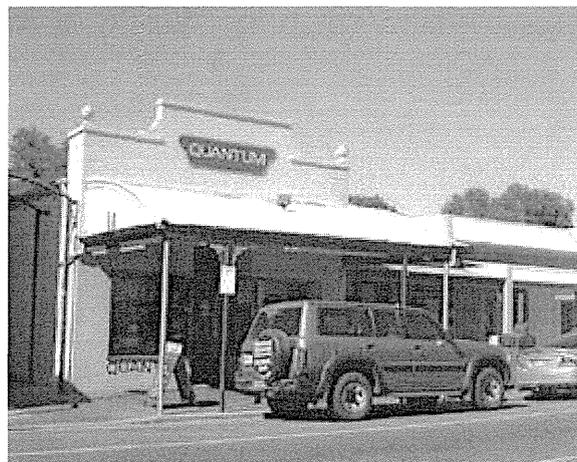
SLSA - B 10926 - 1942

**SHOPS & HOUSES**

**Address:** 111 & 113, 117 & 119  
Melbourne Street  
**Certificate of Title:** 5671/720; 5807/252

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

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



111 &amp; 113 Melbourne Street

**HISTORY AND DESCRIPTION:**

This pair of attached shops with projecting shopfront sections is shown on the Smith Survey as a pair of attached cottages. It would appear that the buildings were converted to Commercial use during the 1880s- 1890s when the shopfronts were added. This was a common form of adaptation during that period.

The shopfront to no 111 was added in 1898 for storeman J B Robertson and a verandah was added soon after. This shop was owned for some time from 1910 by licensed victualler Alfred Ernest Press, who had also been publican of the nearby Lord Melbourne Hotel. He owned this property and rented it out until his death in 1934. The shopfront to 117 was added earlier, probably in the 1880s when the building was owned by Stephen Clark, a tailor. Later owners were also tailors.

The shopfronts are important historic elements in the developing streetscape of Melbourne Street during the Victorian period.

**STATEMENT OF HERITAGE VALUE:**

These shop buildings are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of Melbourne Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (b) These shops displays historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) These shops have 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are excellent examples of single storey commercial buildings of the Victorian period.

**EXTENT OF LISTING:**

External form, materials and details of this row of Victorian shops.

**SHOPS & HOUSES, 111 & 113, 117 & 119 Melbourne Street (cont)**

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**REFERENCES**

- ACC Building Surveyors - Return of Plans 31/7/1898
- ACC Building Surveyors - Return of Surveyor of Notices 30/11/1911
- ACC Rate Assessments 1852-1954
- Smith Survey 1880
- LTO Title records
- *SA Directories* 1873-1970



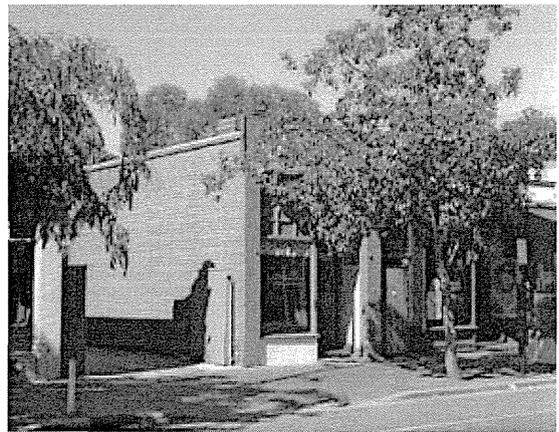
117 & 119 Melbourne Street

## SHOPS

**Address:** 121, 123 & 125 Melbourne St  
**Certificate of Title:** 558/178, 5678/464

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

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



121 Melbourne Street

### HISTORY AND DESCRIPTION:

**121-** This shop is an important example of the type of single fronted shops constructed in North Adelaide during the 1890s – 1920s, and reflects the design, details and building materials commonly in use at the time. It retains important stylistic elements such as brick walls, parapet and chimney, panelled timber stallboard, timber framed glass shop window and a recessed entry.

**123 & 125 -** This pair of attached shops is an important example of the type of symmetrically fronted shops constructed in North Adelaide during the 1890s – 1920s, and reflects the design, details and building materials commonly in use at the time. It retains important stylistic elements such as brick walls, parapet and chimney, panelled timber stallboard, timber framed glass shop window and a recessed entry.

### STATEMENT OF HERITAGE VALUE:

These shops are important examples of the type of commercial buildings constructed in North Adelaide during the 1890s – 1920s, and reflect the design details and building materials commonly in use at the time.

*The number of single storey shops like this building constructed between the 1890s – 1920s are an important element of the distinctive early commercial character of this part of North Adelaide.*

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as it represents the continued construction of commercial buildings in Melbourne Street as part of the development of a local economy.
- (c) They have 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as typical Edwardian shops of a transitional design, displaying consistent use of materials such as brick walls, parapet, chimneys, panelled timber stallboards, timber framed glass windows and recessed central entries.

### EXTENT OF LISTING:

External form, materials and details of this small single fronted shop and the pair of 1923 shops including roof and verandah form (to 125) and detail, masonry walls and chimneys, shop window and door configuration and joinery, particularly shopfront to 123.

### REFERENCES

- Smith Survey 1880

**SHOPS**, 121, 123 & 125 Melbourne St (cont)

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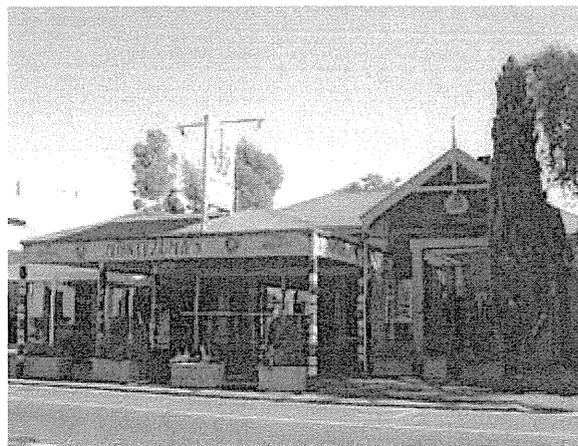
123 & 125 Melbourne Street

**SHOP**

**Address:** 134 Melbourne Street  
**Certificate of Title:** 5405/219

**Use:** Restaurant  
**Current Precinct:** MS2  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is a good 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.

This area of North Adelaide developed as a main street during the 1870s and 1880s. This former 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 former 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 former 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 former 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 and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey
- State Library of South Australia early photograph B 39759

**SHOP**, 134 Melbourne Street (cont)

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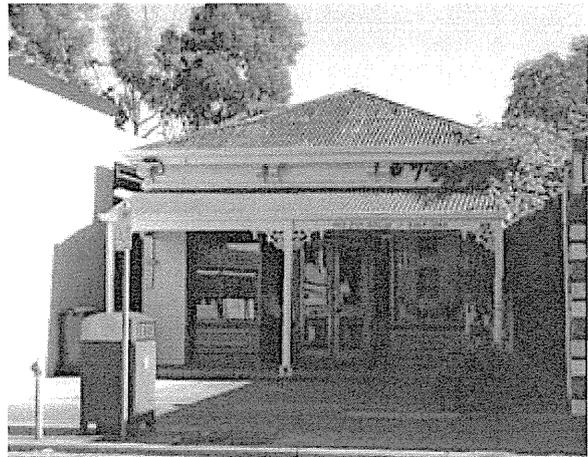
SLSA - B 39759 - 1981 view

**SHOP**

**Address:** 138 Melbourne Street  
**Certificate of Title:** 5675/495

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

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1870s-1880s single fronted masonry residence. It retains important stylistic elements including hipped roof, eaves brackets and a verandah. A later reproduction shopfront has been inserted into the front elevation of the former house.

This area of North Adelaide developed as a main street during the 1870s and 1880s. This former 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 former house is an 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 single fronted former 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 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 sandstone masonry walls, moulded render and a verandah.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian single fronted cottage, including the walls and roof form associated with the house style. Excludes later timber shopfront.

**REFERENCES**

- Smith Survey
- State Library of South Australia early photograph B 36393
-

**SHOP**, 138 Melbourne Street (cont)

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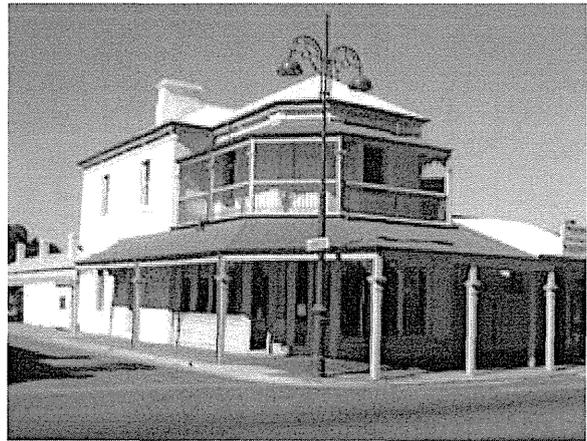
SLSA - B 36393 - 1978 view

## TWO STOREY SHOP & HOUSE

**Address:** 141 Melbourne Street  
**Certificate of Title:** 5235/557

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

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



### HISTORY AND DESCRIPTION:

This two storey shop with a substantial residence above was built for Charles Long in 1880. It was part of a large subdivision across the two Town Acres of 985 and 986 by William Thomas Foster. He bought the land in 1877 from Thomas Elder and J Hart.

George Murray, a builder, bought several lots of this subdivision along Parker Street (now Bower Street) in 1879 and built sixteen small houses. A year later this shop was built, possibly by local builder Thomas Gully, whose name is given in the rate assessment records for this property and four adjoining dwellings in Melbourne Street.

The shop has been used or known as a chemist and druggist, a bootmaker, Harford's Fish Shop, a fruit shop and a mixed business. It was a bootmakers for the longest period for at least thirty years in the early twentieth century.

### STATEMENT OF HERITAGE VALUE:

This prominent corner two storey shop represents the building speculation boom of the late 1870s and early 1880s. It is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contribute to the historic streetscape of 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*):

- (c) 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 commercial building of the Victorian period.

### EXTENT OF LISTING:

External form, materials and details of this Victorian two storey shop and residence, including walls, roof and verandah form associated with the building style.

### REFERENCES

- ACC Rate Assessments 1876-1897
- ACC Smith Survey 1880
- LTO CTs 237/142, 274/194, 327/180, 328/40, 1995/11, 4216/223, 5235/557
- SA Directories 1880-1970
- State Library of South Australia early photograph B 25460

**TWO STOREY SHOP & HOUSE, 141 Melbourne Street (cont)**

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SLSA - B 25460 - 1972

**SHOP**

**Address:** 146 Melbourne Street  
**Certificate of Title:** 5386/437

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

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

**HISTORY AND DESCRIPTION:**

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

Melbourne Street had developed as a main street during the 1870s and 1880s. This former 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 former 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 former 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 former 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 former 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, face brick quoining and trim to window and door openings, corrugated iron hipped roof and verandah.

**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 changes to windows

**REFERENCES**

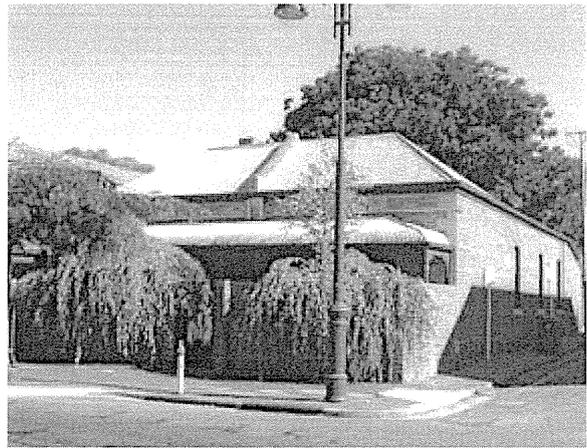
- Smith Survey 1880

## SEMI-DETACHED SHOPS

**Address:** 182 Melbourne Street  
**Certificate of Title:** 5409/248, 5609/687

**Use:** Retail  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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



### HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of 1880s semi-detached single fronted sandstone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, and a verandah with cast iron brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. These semi-detached former 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:

This pair of semi-detached former houses 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 at that time.

*The significant number of stone and brick residences, like this pair of former 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 single fronted semi-detached former 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 1880s.
- (d) This pair of single fronted semi-detached former houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s-1880s Victorian residences displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

### EXTENT OF LISTING:

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

### REFERENCES

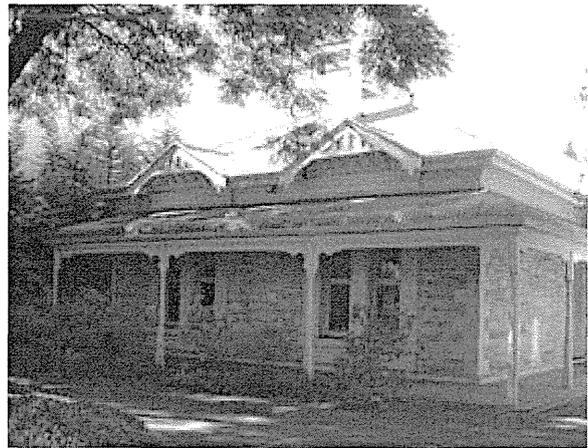
- Smith Survey 1880

**HOUSE**

**Address:** 185 Melbourne Street  
**Certificate of Title:** 5248/779

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**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 hipped and gabled corrugated iron roof, rendered quoins and facings to windows and doors, with decorative timber verandah and gable elements.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. This former 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, detailed render and decorative timber elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 186 Melbourne Street  
**Certificate of Title:** 5609/573

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** Nil  
**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 a verandah with cast iron brackets and frieze.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. These semi-detached former 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:**

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 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 brick quoining and trim and decorative cast iron.

**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.

**REFERENCES**

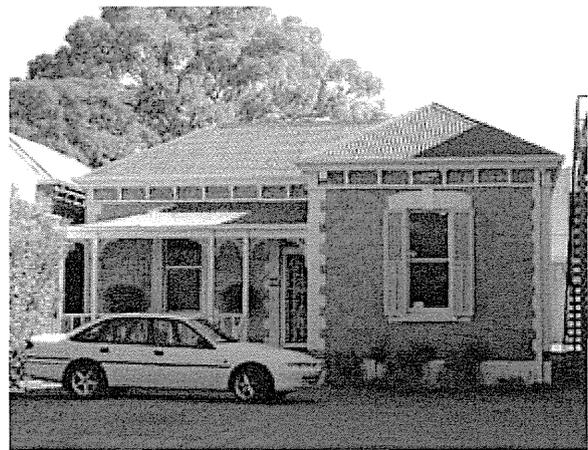
- Smith Survey 1880

**HOUSE**

**Address:** 196 Melbourne Street  
**Certificate of Title:** 5512/454

**Use:** Office  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former 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 brackets and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. These semi-detached former 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:**

This former 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 former 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 former 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 former 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 cast iron.

**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**

- Smith Survey 1880

**HOUSE**

**Address:** 201 Melbourne Street  
**Certificate of Title:** 5444/295

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

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

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. These semi-detached former 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:**

This former 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 former 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 former 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 former 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 masonry walls, face brick quoins, window and door trim and a verandah.

**EXTENT OF LISTING:**

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

**REFERENCES**

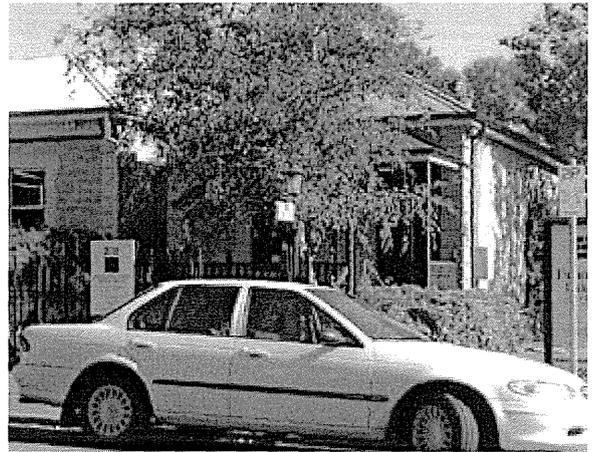
- Smith Survey

**HOUSE**

**Address:** 202 Melbourne Street  
**Certificate of Title:** 5466/137

**Use:** Office  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**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 and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The outline of this cottage is shown in Town Acre 1000 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 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 recently 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

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 204 & 206 Melbourne Street  
**Certificate of Title:** 5205/16, 5394/912

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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



### HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this pair of houses in 1880. These semi-detached former 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:

This pair of 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 this pair of former 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 semi-detached single fronted houses 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 and 1880s.
- (d) These semi-detached former houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s-1880s Victorian residences displaying consistent use of characteristic materials such as sandstone masonry walls and moulded render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of single fronted cottages, including the walls and roof form associated with the house style. Excludes later front porches.

### REFERENCES

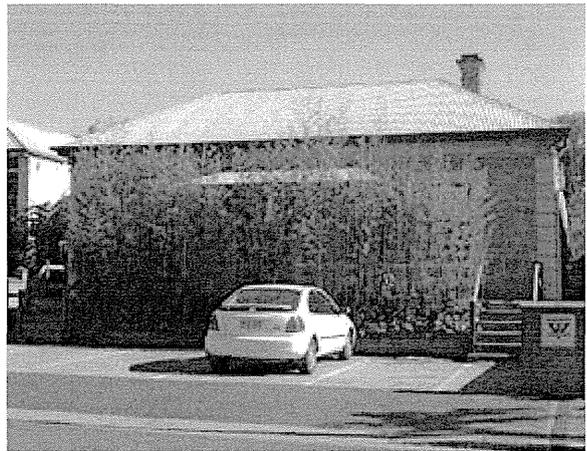
- Smith Survey 1880

**SEMI-DETACHED HOUSES**

**Address:** 208 & 210 Melbourne Street  
**Certificate of Title:** 5768/20, 5816/313

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This pair of former houses is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this pair of houses in 1880. These semi-detached former 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:**

This pair of houses is 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 this pair of former 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 semi-detached single fronted houses 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 and 1880s.
- (d) These semi-detached former houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s-1880s Victorian residences displaying consistent use of characteristic materials such as sandstone masonry walls and moulded render.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian pair of single fronted cottages, including the walls and roof form associated with the house style. Excludes later front porch.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 209 Melbourne Street  
**Certificate of Title:** 5906/992, 993

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former 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. The office addition to the front has not obscured the original gable ended roof structure.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. This former house remain an important indication of the type of residences constructed during the 1860s.

**STATEMENT OF HERITAGE VALUE:**

Cottages like this former house, 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 former 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 former 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 residence, including the walls and roof form associated with the house style. Excludes front additions

**REFERENCES**

- Smith Survey 1880
- State Library of South Australia early photograph B 15916



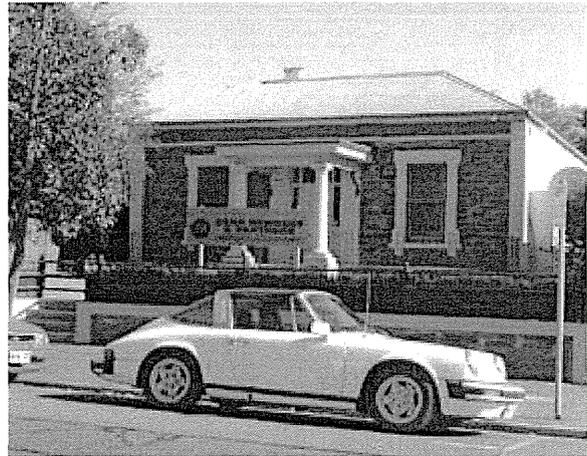
SLSA - B 15916 - 1965 view

**HOUSE & FENCE PLINTH**

**Address:** 214 Melbourne Street  
**Certificate of Title:** 5543/887

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. It also retains the bluestone front fence plinth which is characteristic of this house style.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house in 1880. This former 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 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 and detailed render.

**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 including the bluestone front fence plinth which is characteristic of this house style. Excludes later front porch.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 215 Melbourne Street  
**Certificate of Title:** 5545/515

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house, with its verandah and fence, in 1880. 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 former 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 former 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 former 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 former 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 and detailed render.

**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.

**REFERENCES**

- Smith Survey 1880

**HOUSE & FENCE PLINTH**

**Address:** 220 Melbourne Street  
**Certificate of Title:** 5787/816

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including stonework and original form. It also retains the stone and brick fence plinth which is characteristic of this house style.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house in 1880. It 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 former 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 former 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 former 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 former 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.

**EXTENT OF LISTING:**

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

**REFERENCES**

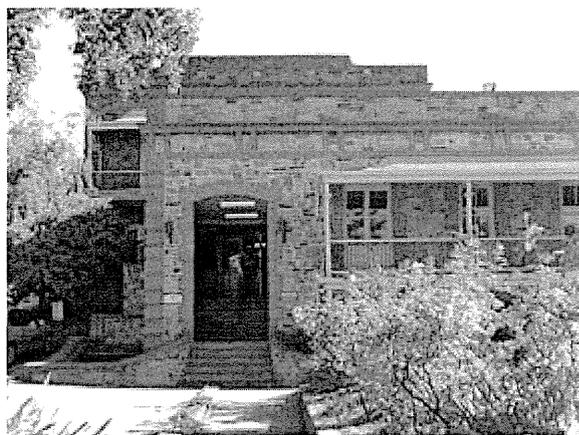
- Smith Survey 1880

## HOUSE, WALL & GATES

**Address:** 226 Melbourne Street  
**Certificate of Title:** 5817/30

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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



### HISTORY AND DESCRIPTION:

This house was constructed in 1878-9 for the estate of colonial artist William A Cawthorne. The Smith Survey of 1880 shows this house with its front fence and gates on an allotment which is half of Town Acre 991. It was the residence for a short time in 1919 of Professor Sir Edward Charles Stirling, honorary surgeon at the Royal Adelaide Hospital and M P.

The house has a straight fronted two storey elevation, and no front verandah in 1880. A two storey front verandah is visible in the 1957 photograph (following) but this was removed sometime before the 1980s when new development occurred on the site of the tennis court between the house and Melbourne Street.

### 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 construction of residences on subdivided Town Acres, particularly during the boom period of the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s or earlier Victorian residence displaying consistent use of materials such as bluestone masonry walls and brick details.

### EXTENT OF LISTING:

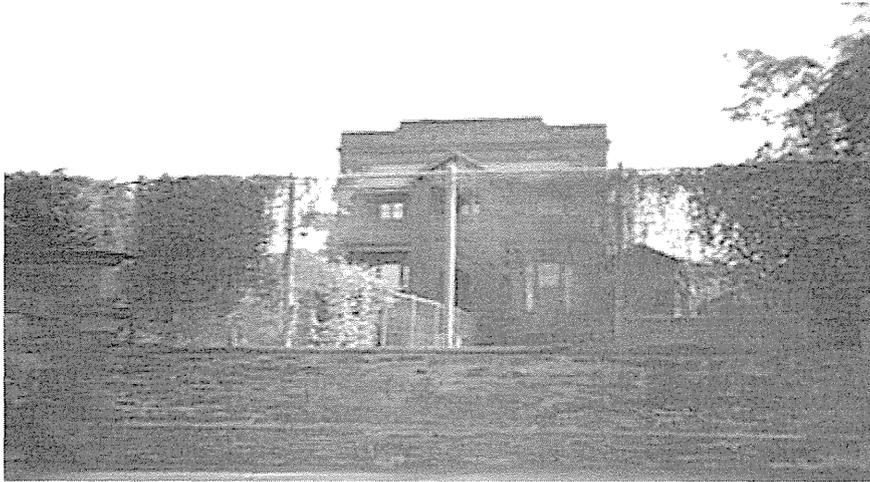
The external form materials and details of the early Victorian house including walls and roof form associated with the house style. Also includes masonry section of fence and gates to Melbourne Street.

### REFERENCES

- Smith Survey 1880
- ACC Rate Assessments
- State Library of South Australia early photographs B 13885 and B39477

**HOUSE, WALL & GATES, 226 Melbourne Street (cont)**

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SLSA - B 13885 - 1957 view



SLSA - B 39477 - 1981 view

## SEMI-DETACHED HOUSES

**Address:** 231 & 237 Melbourne Street  
**Certificate of Title:** 5379/118

**Use:** Residential  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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



### HISTORY AND DESCRIPTION:

This pair of attached houses 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.

These attached houses were described as '2 houses unfinished' in the 1897 ACC Rate Assessments. Built for Mrs Mary Ann Trudgen, they were designed by architect Thomas Hyland Smeaton, who also designed the 1885 villa at 161-162 East Terrace known as Craigweil and a pair of 1892 attached houses at 334-340 Halifax Street.

Mary Trudgen's husband, Nicholas Wallis Trudgen, was the builder for the dwellings which were expected to cost £1300 to construct. The Trudgen's never lived here themselves but rented out the dwellings until they sold them in 1934. They have remained as residential properties in Melbourne Street.

### 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 pair, 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 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 attached pair of Edwardian transitional masonry residences, including walls, verandah (to 231 only), and roof form associated with the house style. The new verandah to 237 is not included.

### REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/6/1897
- ACC Building Surveyors Dept - Return of Surveyor of Notices 31/8/1897
- ACC Rate Assessments 1888-1895
- ACC Smith Survey 1880

**SEMI-DETACHED HOUSES, 231 & 237 Melbourne Street (cont)**

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- LTO CTs 36/233, 782/51, 2560/146-7, 5379/118, 577/184
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 210, 217
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 14317



SLSA - B 14317 - 1960

## NYROCA HOUSE, OUTBUILDINGS & BOUNDARY WALL

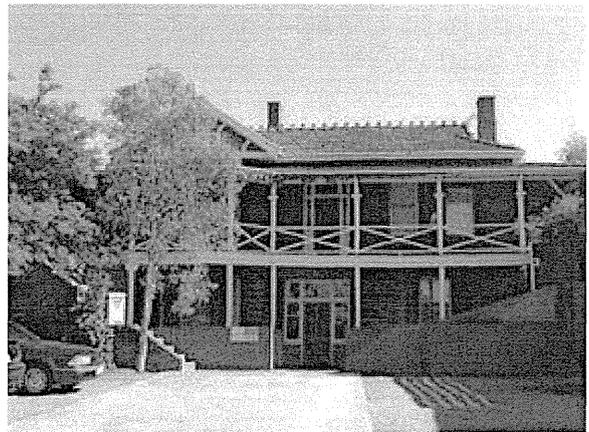
**Address:** 238 Melbourne Street (crn New Street)

**Certificate of Title:** 5232/114; 5778/184

**Use:** Offices

**Current Precinct:** MS3

**Proposed MS Precinct:** Melbourne Street



**Heritage Status:** LHP (City Significance)

**Other Assessments:** Nil

**Conservation Reports:** Nil

### HISTORY AND DESCRIPTION:

Nyroca house is an important example of Federation period design in North Adelaide. It features three major building periods of 1876, 1890 and 1911, but the external details and materials reflect the last stage of its development.

In 1876 Charles Matters, a printer, bought the quarter acre lot of Town Acre 999 adjoining New Street, and a house was built for him. The outline of this house is visible in the Smith Survey of 1880. In the 1880s the property was bought by Miss Esther Maud Coleman of Mount Barker. She married Edwin Ashby of Strangways Terrace, in 1890 and the couple made additions costing £430 to the dwelling.

The property was transferred to accountant, Joseph Edward Cocker in 1907, and major alterations costing £800 to the design of architects A S & F H Conrad were undertaken in 1909. The Conrads were well known for their design of West's Coffee Palace at 104-120 Hindley Street. The design reflects the aesthetic of the time and incorporated important stylistic elements including a terra cotta tiled roof and ridging, tall brick chimneys, elaborate gable ends and decorative timber elements.

After the two storey additions were completed the property was transferred to Jane Stirling, the wife of Sir Edward Charles Stirling in April 1911 and they lived here until his death in 1919. Stirling was a prominent surgeon, scientist, educationist and parliamentarian.

When the property was transferred to Nyroca Limited in 1961, the property became known by this name.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the Federation period design and reflects the design, details and building materials commonly in use at that time. It is also indicative of the adaptation and upgrading of earlier residences in desirable locations within North Adelaide, using the services of notable architects of the 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 or adaptation 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 displaying consistent use of typical materials such as masonry walls, terra cotta tiled roof and ridging, tall brick chimneys, elaborate gable ends and decorative timber elements. It is the design of architects A S and F H Conrad.

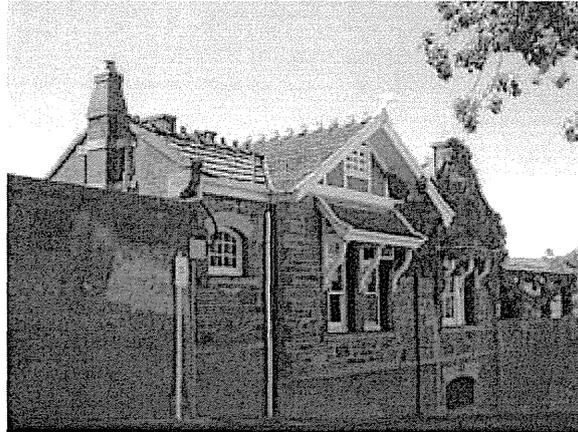
### EXTENT OF LISTING:

The substantial whole of the c1900 residence and outbuildings including roof and verandah form and original materials and detail, masonry walls and chimneys, window and door configuration and joinery and masonry and iron fence.

**NYROCA HOUSE, OUTBUILDINGS & BOUNDARY WALL, 238 Melbourne St (cont)**

**REFERENCES**

- ACC Building Surveyors Plan Books August 1890, September 1909.
- ACC Rate Assessments 1865-1920
- Smith Survey 1880
- J Healy (ed) *SA's Greats: the men and women of the North Terrace plaques*, p 128.
- LTO CTs 127/118, 700/69, 862/37, 3057/8, 5234/114
- *SA Directories* 1880-1970



View from New Street

**HOUSE**

**Address:** 241 Melbourne Street  
**Certificate of Title:** 5789/10

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** LHP (Townscape)  
**Other Assessments:** Nil  
**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 and verandah.

Town Acre 991 is shown as vacant in the Smith Survey of 1880, and was subsequently subdivided and 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 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, the verandah form and the roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**EARLY STONE WALL TO VIOLET BANK**

**Address:** 244-250 Melbourne Street  
**Certificate of Title:** 5505/770

**Use:** Boundary wall  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This stone wall was originally the Melbourne Street boundary of Violet Bank, an early Victorian 1854 residence now accessed from New Street. The wall demonstrates the extent of the original garden associated with Violet Bank.

**STATEMENT OF HERITAGE VALUE:**

This stone wall demonstrates the type of substantial boundary walls constructed around early residences in North Adelaide during the 1850s and 1860s. The line of the wall is visible on the Smith Survey of 1880.

**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 demonstrates the type of substantial boundary walls constructed around early residences in North Adelaide during the 1860s and 1870s

**EXTENT OF LISTING:**

Masonry wall and pillars to Melbourne Street.

**REFERENCES**

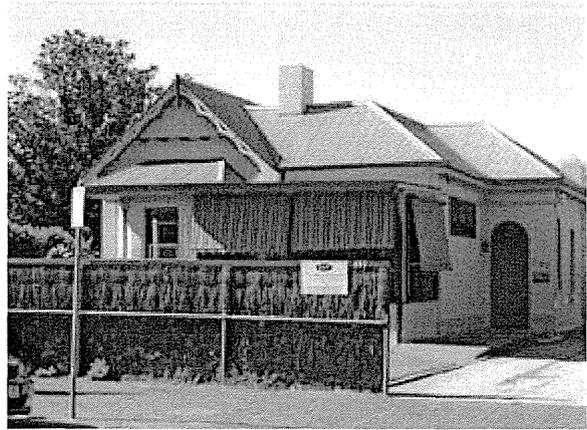
- Smith Survey 1880
- *Heritage of the City of Adelaide.*

**HOUSE**

**Address:** 257 Melbourne Street  
**Certificate of Title:** 5213/405

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with hipped and gabled roof form, corrugated iron roof, rendered architraves to windows, with decorative timber bargeboard to gable.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This former 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 former 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 former 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 former 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 former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an 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 roof form associated with the house style. Excludes front addition.

**REFERENCES**

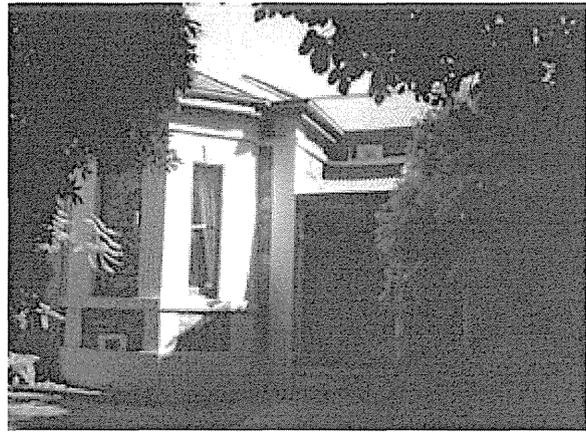
- Smith Survey 1880

**HOUSE**

**Address:** 266 Melbourne Street  
**Certificate of Title:** 5522/467

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is an excellent example of an 1870s-1880s bay fronted bluestone 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.

The western end of Melbourne Street was essentially residential and the outline of this house shows on the Smith Survey of 1880, with an adjacent identical residence (no 264). 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 former 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 former 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 former 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 bay fronted former 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 and detailed render.

**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**

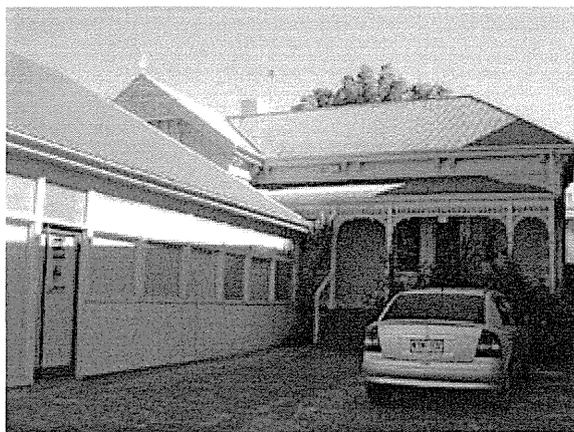
- Smith Survey 1880

**HOUSE**

**Address:** 280 Melbourne Street  
**Certificate of Title:** 5855/911

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This house is a good 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, verandah with cast iron decorative brackets and frieze and eaves brackets. A later front addition obscures the projecting front wing.

The western end of Melbourne Street was essentially residential and this house remains an important indication of the type of residences constructed during the 1880s and 1890s.

**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 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 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 roof form associated with the house style. Excludes front additions.

**REFERENCES**

- Smith Survey

**HOUSE**

**Address:** 281 Melbourne Street  
**Certificate of Title:** 5323/471

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1890s-1920s single fronted residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with corrugated iron half gabled roof and eaves brackets. A high boundary fence has replaced the front verandah

The western end of Melbourne Street was essentially residential and this house is indicative 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 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, corrugated iron half gabled roof and render details such as eaves brackets.

**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 front additions

**REFERENCES**

**HOUSE**

**Address:** 288 Melbourne Street  
**Certificate of Title:** 5240/617

**Use:** Commercial  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

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

**HISTORY AND DESCRIPTION:**

This former house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It is the last of a group of four outlined on the Smith Survey in 1880. It retains important stylistic elements including bluestone walls, brick quoins and facings to windows and doors, verandah with decorative brackets and frieze and eaves brackets.

The western end of Melbourne Street was essentially residential and this house remains an important indication of the type of residences constructed during the 1870s, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This former 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 former 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 former 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 former 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 quoins and architraves and decorative verandah and eaves brackets.

**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
- State Library of South Australia early photograph B 14852

**HOUSE**, 288 Melbourne Street (cont)

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14852

SLSA - B 14852 - 1963 view

**HOUSE**

**Address:** 303 Melbourne Street  
**Certificate of Title:** 5419/322

**Use:** Residence  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** Nil  
**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 retains important stylistic elements including masonry walls, tall brick chimneys, elaborate gable ends, complex roof form, roughcast render and decorative timber verandah and gable elements.

This house remains an important indication of the type of residences constructed at the turn of the century, 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 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 typical materials such as masonry walls, brick quoins, roughcast render and decorative timber elements.

**EXTENT OF LISTING:**

External form, materials and details of the Edwardian/Federation period residence, including the walls, verandah and roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE**


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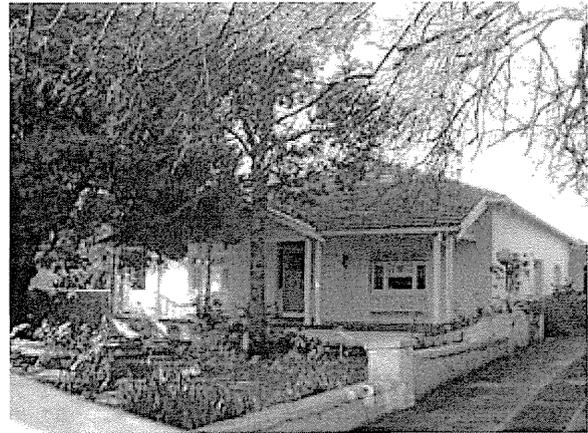
**Address:** 12 Mills Terrace  
**Certificate of Title:** 5177/728

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

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

**HISTORY AND DESCRIPTION:**

This house is a good example of a 1920s Inter-War residence which retains design elements from the previous period of domestic architectural design. It retains important stylistic elements including rendered masonry walls, hipped roof with vented gable, verandah and timber framed windows. The Smith Survey of 1880 shows an earlier house on this allotment.

**STATEMENT OF HERITAGE VALUE:**

This house is a good example of the transitional style of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials of an earlier design idiom of the Edwardian period.

*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 subdivided Town Acres, particularly during the 1920s-1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical transitional Inter-War residence displaying continued use of typical materials such as masonry walls, detailed render and timber elements of the earlier Edwardian period.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter-War transitional style residence, including the walls and roof form associated with the house style.

**REFERENCES**

- Smith Survey 1880

**HOUSE & FENCE**


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<b>Address:</b>	16 Mills Terrace
<b>Certificate of Title:</b>	5813/985

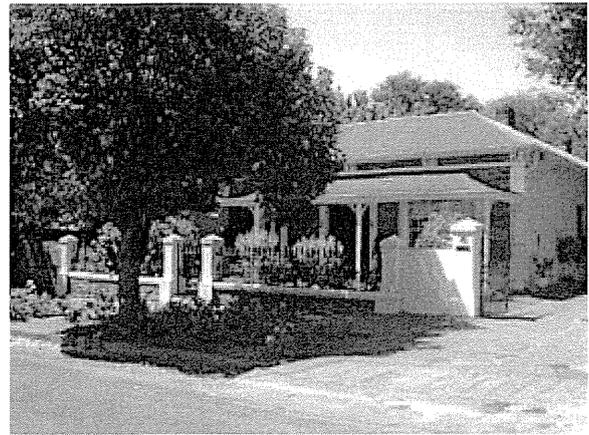
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<b>Use:</b>	Residence
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide

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<b>Heritage Status:</b>	Nil
<b>Other Assessments:</b>	Townscape 1993
<b>Conservation Reports:</b>	Nil

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**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This pair of cottages 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 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, detailed render and decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

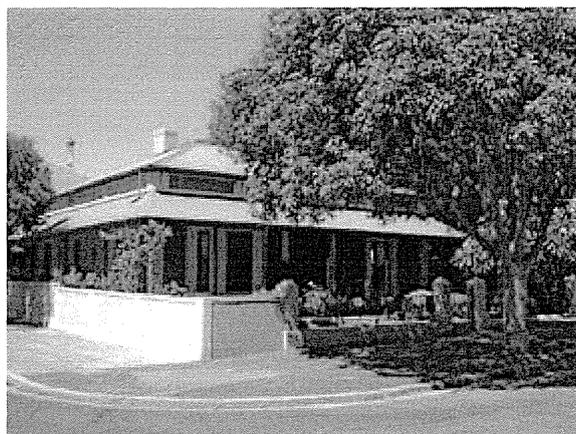
- Smith Survey 1880

**HOUSE & FENCE**

**Address:** 19 Mills Terrace  
**Certificate of Title:** 5452/677

**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 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 front fence characteristic of the house style.

The outline of this house is shown in Town Acre 804 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, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 27 Mills Terrace  
**Certificate of Title:** 5666/834

**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 brackets.

This allotment in Town Acre 804 is shown as vacant on the 1880 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 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 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 masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form associated with the house style. Includes front fence (excluding piers).

### REFERENCES

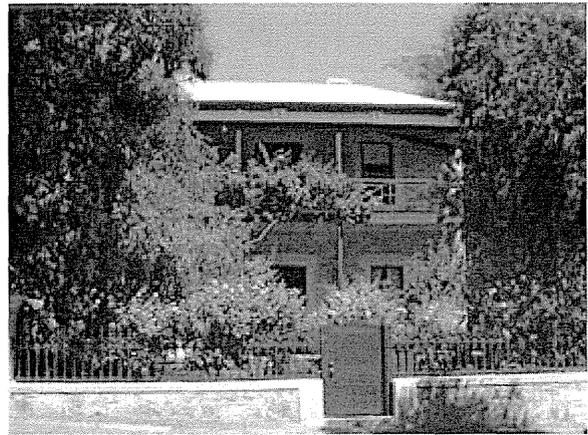
- Smith Survey 1880

**HOUSE & FENCE PIERS**

**Address:** 36 Mills Terrace  
**Certificate of Title:** 5236/664; 5236/666

**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 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 elements and eaves brackets. It also retains elements of the masonry and iron fence characteristic of this house style.

This two storey house was built in 1882-1883. Town Acres in this part of upper North Adelaide are shown as vacant in the Smith Survey of 1880. Town Acre 803 had been subdivided into two half acre lots by this time. Michael Odlum, a speculative property developer active in North Adelaide, made an application to the city council in August 1882 to build a dwelling. Odlum's name appeared frequently in the applications to the city council for the building of substantial houses in upper North Adelaide. In some cases he built properties for rental, while others were sold upon completion.

**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 two storey 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 two storey residence displaying consistent use of materials such as masonry walls and detailed render.

**EXTENT OF LISTING:**

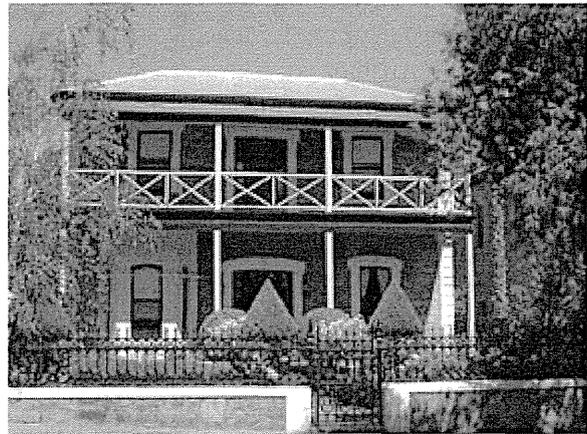
Original external form, materials and details of this two storey Victorian symmetrically fronted residence, including walls, verandah and the roof form associated with the house style. Includes front fence piers.

**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 1880-1944
- Smith Survey 1880
- LTO Title records

**HOUSE & FENCE**

<b>Address:</b>	39 Mills Terrace
<b>Certificate of Title:</b>	5597/544
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	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, two level verandah and eaves brackets. It also retains the masonry and iron fence characteristic of this house style.

This two storey house was an unfinished house in January 1886. Town Acres in this part of upper North Adelaide are shown as vacant in the Smith Survey of 1880. Town Acre 803 had been subdivided into two half acre lots by this time.

Michael Odlum, a speculative property developer active in North Adelaide, made an application to the city council in July 1884 to build a dwelling. However, it took some while to complete as the rate assessments for January 1886 refer to the property as an unfinished house. Odlum's name appeared frequently in the applications to the city council for the building of substantial houses in upper North Adelaide. In some cases he built properties for rental, while others were sold upon completion.

**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 two storey 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 two storey residence displaying consistent use of materials such as masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

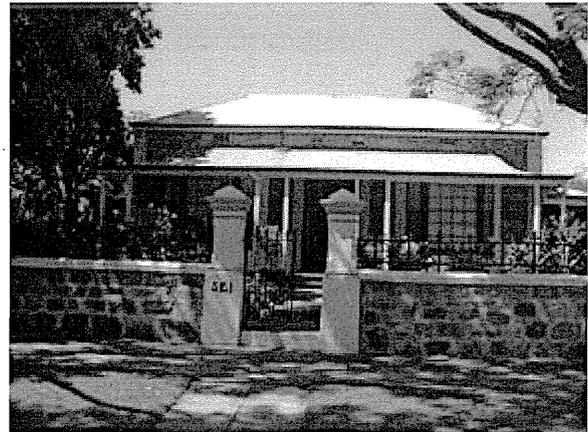
- ACC Building Surveyors Dept - Return of Plans 31/7/1884
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/7/1884
- ACC Rate Assessments 1880-1944
- Smith Survey 1880
- LTO CTs 4267/349, 5597/544

**HOUSE, FENCE & WALL**

**Address:** 44 Mills Terrace  
**Certificate of Title:** 5126/129

**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 residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors, and verandah. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 805 in the 1880 Smith Survey. 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, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE, FENCE, WALLS & OUTBUILDING**

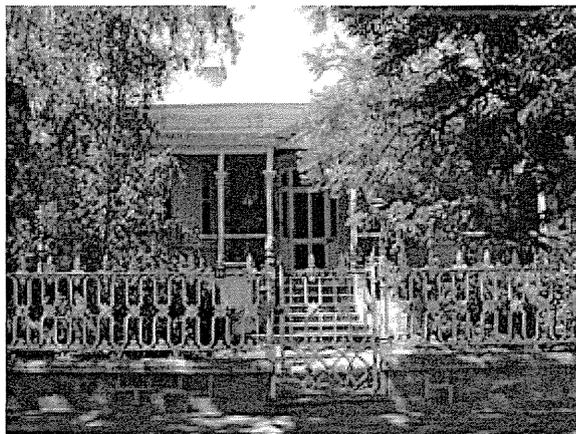
**Address:** 52 Mills Terrace  
**Certificate of Title:** 5858/434

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

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**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 rendered quoins and facings to windows and doors, and verandah with cast iron elements. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 848 was vacant until 1878 when in that year Harry James had a substantial single storey house built for himself. The outline of the house is recorded on the 1880 Smith Survey. The other two houses on the acre were built in 1889 and 1890.

**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 Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

- ACC Rate Assessments 1870-1890
- Smith Survey 1880
- LTO Title records
- SLSA Early photograph B 6140

**HOUSE, FENCE, WALLS & OUTBUILDING, 52 Mills Terrace (cont)**

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SLSA - B 6140 - 1932

**HOUSE & FENCE**

**Address:** 56 Mills Terrace  
**Certificate of Title:** 5714/638

**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 a two storey 1880s 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.

The Town Acres in this area of North Adelaide were only partly subdivided in 1880 at the time of the Smith Survey and were subsequently developed during the decade following. This house remains an important indication of the type of residences constructed during the mid-Victorian period, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This two storey 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 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 two storey Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

The substantial whole of the two storey Victorian symmetrically fronted residence including roof and verandah form and detail, masonry walls and chimneys, window and door configuration and joinery and masonry and iron fence.

**REFERENCES**

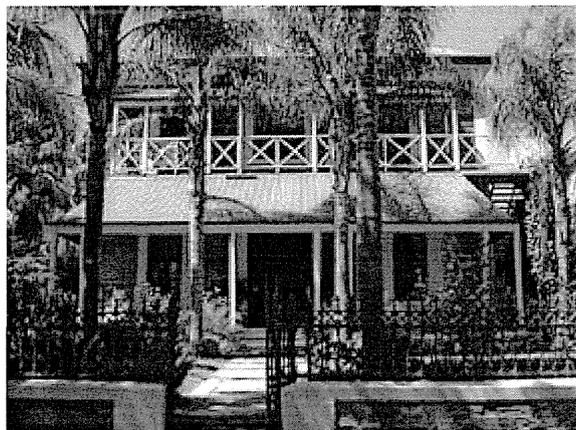
- Smith Survey 1880

**HOUSE, FENCE & OUTBUILDING**

**Address:** 59 Mills Terrace  
**Certificate of Title:** 5084/514

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**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 two storey residence which was referred to in the Adelaide City Council rate assessments in 1889 as an unfinished house, was owned by speculative property developer Michael Odum. Odum built several homes in this part of upper Adelaide. He made an application in 1889 to build a 'two storey villa residence' costing £1400.

The house was the residence of the family of recognised war artist Stella Bowen. They occupied the house from 1897 to 1914. With the passing of time since her death in 1947, she has been acknowledged as a painter of great repute.

Of her childhood home Bowen wrote: 'I was born in the sort of house that must inevitably end its days as a boarding house. It was sizeable, rather gloomy, at a sufficiently good but not fashionable address, detached, with two little lawns and a summer house in front and a backyard behind containing clothes line, a stable and a coach house, a see-saw and a swing. Being in Australia, it had a front verandah with balcony above, and its roof was largely smothered in Banksia roses, bougainvillea and other greenery. There was a trellis of vines covering the path from the front to the back and figs, apricots, lemons and oranges grew around the backyard. There was a pampas-grass in the garden, and an aspidistra in the drawing-room. There were no modern conveniences. The nicest thing about it was the view. Being placed high on the edge of the town's oldest suburb, it looked down over low-lying park lands where cattle grazed...'

**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 symmetrically 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/bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**HOUSE, FENCE & OUTBUILDING**, 59 Mills Terrace (cont)

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/3/1889
- ACC Rate Assessments 1875-1893
- Smith Survey 1880
- Stella Bowen, *Drawn from Life: a memoir*, 1941, pp 4-5.
- LTO Title records

## HOUSE & FENCE

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<b>Address:</b>	65 Mills Terrace
<b>Certificate of Title:</b>	5740/955

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<b>Use:</b>	Residence
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide

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<b>Heritage Status:</b>	Nil
<b>Other Assessments:</b>	Townscape 1993
<b>Conservation Reports:</b>	Nil

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### HISTORY AND DESCRIPTION:

This two storey house is an excellent example of a 1920s Inter-War Spanish Mission style residence which retains important stylistic elements including white painted stucco masonry walls, semi-circular arched openings, attached columns, terracotta tiled roof and projecting pavillion sections. It was constructed in 1929 for F N LeMessurier.

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 Inter-War Spanish Mission style 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 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 a typical 1920s-1930s Inter-War Spanish Mission style residence design displaying consistent use of typical materials such as white painted stucco masonry walls, semi-circular arched openings, attached columns, terracotta tiled roof and wrought iron balcony balustrading.

### EXTENT OF LISTING:

The external form, materials and details of the two storey Spanish Mission style residence including roof form, walls and other elements associated with the house style.

### REFERENCES

- ACC Rate Assessments

**HOUSE & FENCE, 65 Mills Terrace (cont)**

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SLSA - B 5748 - 1930 view

**HOUSE**

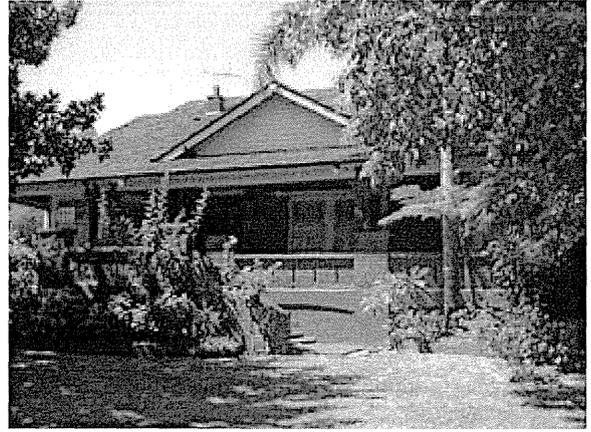
**Address:** 68 Mills Terrace  
**Certificate of Title:** 5555/833

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

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**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, gable ends, brick chimneys, masonry verandah pillars and 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.

This house was built for Dr FN (Freddie) Le Messurier in 1924. Town Acre 849 was vacant until the 1920s. Up until this period the acre was part of Mayor Bunday's property at 146 Molesworth Street. Dr Le Messurier had a long association with the Children's Hospital throughout the early and mid twentieth century. He was a physician and an Honorary Medical Staff representative of the hospital board.

**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 and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

**EXTENT OF LISTING:**

Original external form, materials and details of this Edwardian Gentleman's Bungalow style residence, including walls, verandah and roof form associated with the house style.

**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 31/5/1924
- ACC Rate Assessments 1915-1934
- Smith Survey 1880
- M Barbalet, *The Adelaide Children's Hospital, 1876-1976*, pp 112, 126,
- LTO Title records

**HOUSE**

**Address:** 88 Mills Terrace  
**Certificate of Title:** 5655/647

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an late Victorian 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. It also retains a masonry and iron fence characteristic of this house style. It was built for Thomas Magarey who was living at 75-85 Mills Terrace on an entire town acre when he decided to subdivide it. In March 1893 he made an application to build a villa residence. It cost £1100 to construct and James Heron was the builder.

**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-1890s.
- (d) This symmetrically 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:**

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

**REFERENCES**

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/3/1893
- ACC Rate Assessments 1890-1894
- Smith Survey 1880
- LTO Title records

**HOUSE**

<b>Address:</b>	92 Mills Terrace
<b>Certificate of Title:</b>	5220/488
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	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 tiled roof form, bracketed gable ends, pebble dash chimneys, masonry verandah pillars and rendered walls.

This style of house was constructed as infill development as town acres were further subdivided between the wars. While two houses were built on Town Acre 891 before 1880, a third of the acre remained vacant until 1924. In November of this year F S Toms made an application to build a dwelling at a cost £3100. The contractors were Ferris Services Ltd. and the dwelling was completed in 1925.

This house remains an important indication of the type of residences constructed during the Inter War period, 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 rendered walls, gable ends with timber detail and verandahs with masonry pillars as part of the main roof pitch.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War bungalow, including walls, verandah and roof form associated with the house style.

**REFERENCES**

- ACC Building Surveyors Dept - Register of Plans November 1924
- ACC Rate Assessments 1880-1925
- Smith Survey 1880
- LTO Title records

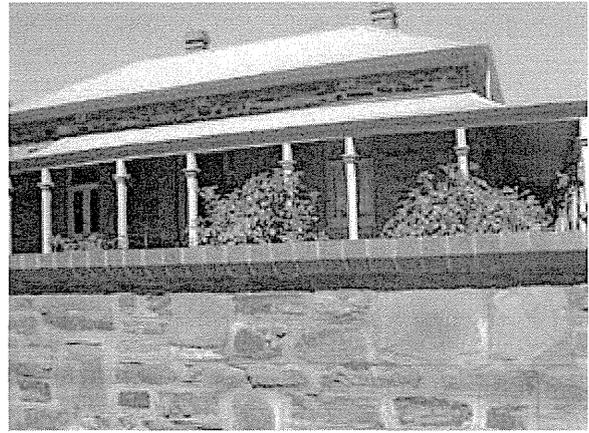
**HOUSE**

**Address:** 96 Mills Terrace  
**Certificate of Title:** 5779/830

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**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 residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and return verandah.

The outline of this house is shown in Town Acre 891 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*):**

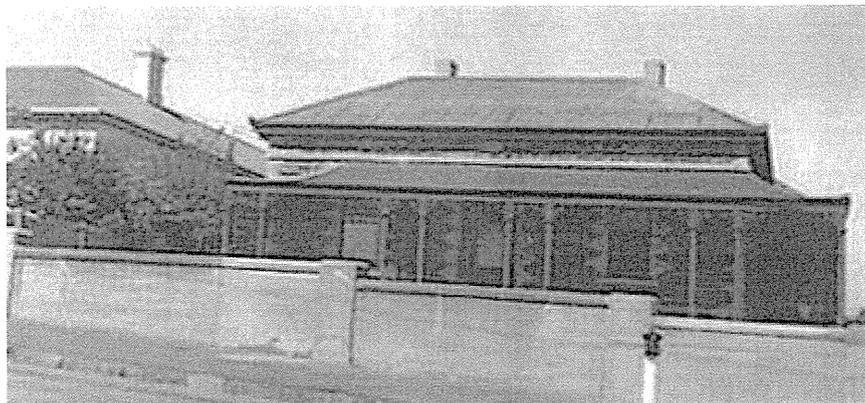
- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance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

**EXTENT OF LISTING:**

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

**REFERENCES**

- State Library of South Australia early photograph B13206



SLSA - B 13206 - 1955

**HOUSE**


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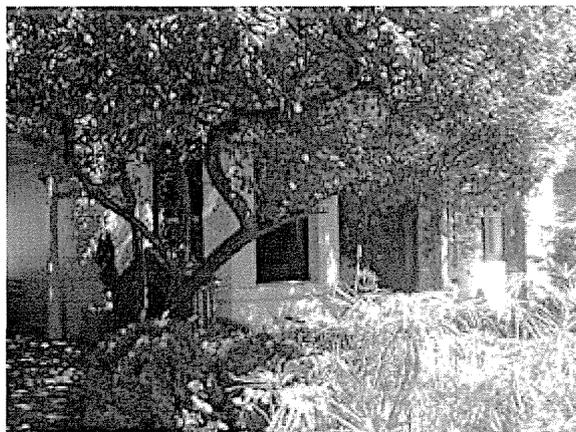
**Address:** 99 Mills Terrace  
**Certificate of Title:** 5742/474

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s bay fronted masonry residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors.

The outline of this house 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 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 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.
- (d) This bay 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:**

Original external form, materials and details of this Victorian bay fronted residence, including the walls and roof form associated with the house style. Excludes later front porch.

**REFERENCES**

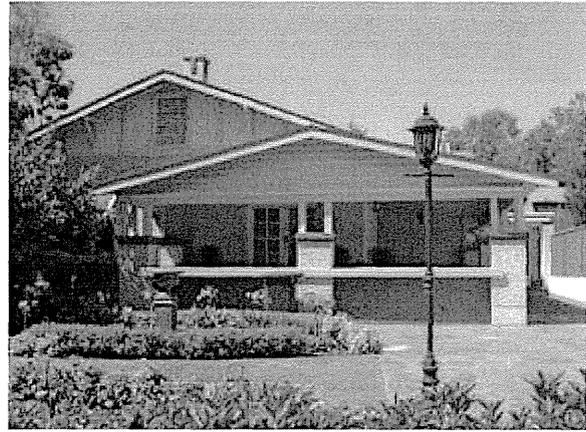
- Smith Survey 1880

**HOUSE**

**Address:** 111 Mills Terrace  
**Certificate of Title:** 5503/781

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**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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends, 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, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

**EXTENT OF LISTING:**

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

**REFERENCES**

**HOUSE**

**Address:** 114 Mills Terrace  
**Certificate of Title:** 5503/780

**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 two storey house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, corrugated iron roof and verandah. The house was built in 1897 for Mrs Eustace B Grundy, by Milburn and Jeffrey.

This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including 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 two storey 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 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*):**

- (d) 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 typical materials such as red face brick walls and decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this two storey red brick Edwardian residence, including the walls, verandah form and roof form associated with the house style.

**REFERENCES**

- ACC Rate Assessments

**HOUSE**

**Address:** 120 Mills Terrace  
**Certificate of Title:** 5820/648

**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 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, elaborate gable ends, decorative timber verandah elements, terracotta tiled roof. The house was constructed in 1902 for G B Bond and was designed by architect Albert S Conrad.

This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau.

**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 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):**

- (d) 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 typical materials such as red face brick walls, roughcast render and timber strapped gables and decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this single storey red brick Edwardian residence, including the walls, verandah form and roof form associated with the house style.

**REFERENCES**

- ACC Rate Assessments



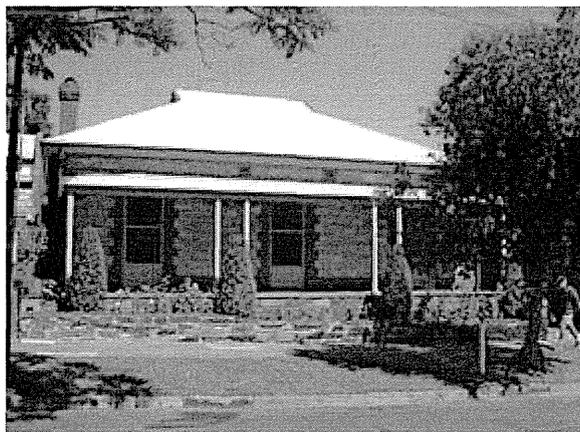
SLSA - B 6201- 1932 view

## HOUSE

**Address:** 129 Mills Terrace  
**Certificate of Title:** 5847/803

**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 a good example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with half gabled corrugated iron roof, brick quoins and dressings to windows and doors and a verandah.

This house remains an important indication of the type of residences constructed at the turn of the century, 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*):

- (d) 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 Edwardian residence of a transitional design, displaying consistent use of typical materials such as sandstone walls, face red brick trim and corrugated iron half gabled roof.

### EXTENT OF LISTING:

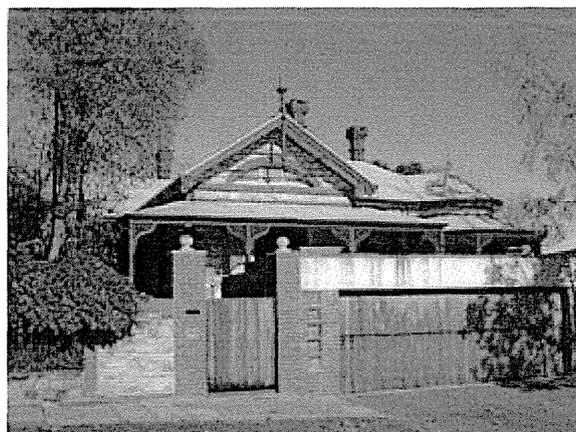
Original external form, materials and details of this Edwardian transitional masonry residence, including the walls and roof form associated with the house style.

### REFERENCES

- Smith Survey 1880

**HOUSE**

<b>Address:</b>	133 Mills Terrace
<b>Certificate of Title:</b>	5210/552
<b>Use:</b>	Residence
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide
<b>Heritage Status:</b>	LHP (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil

**HISTORY AND DESCRIPTION:**

This house 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, face brick detailing, elaborate gable ends, decorative timber verandah and gable elements.

The only building in this block of upper North Adelaide in 1880 was St Laurence's Church. The area was subdivided in the 1890s 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 typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, face brick decorative detailing and highly decorative timber elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

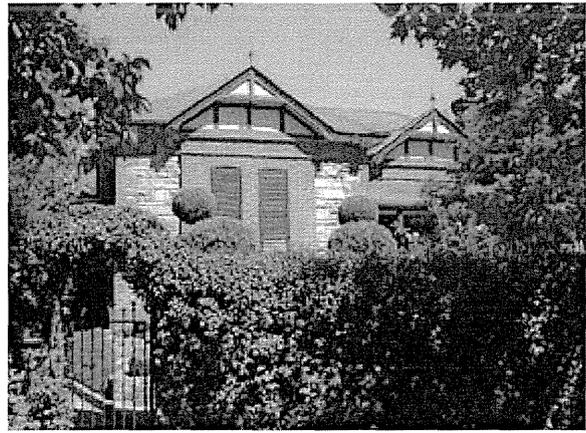
**HOUSE**

**Address:** 136 Mills Terrace  
**Certificate of Title:** 5550/68

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**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 two storey house 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, decorative timber verandah elements, bullnose verandah roof profile.

The only building in this block of upper North Adelaide in 1880 was St Laurence's Church. The area was subdivided in the 1890s 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 typical Edwardian residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

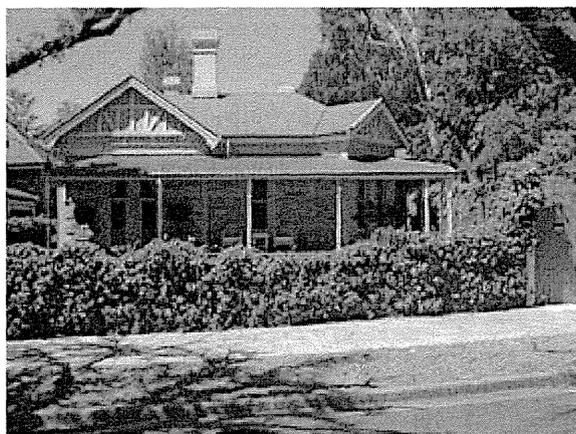
**HOUSE**

**Address:** 146 Mills Terrace  
**Certificate of Title:** 5848/755

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**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 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, tall brick chimneys, rendered quins and facings to windows and doors, with highly decorative timber gable elements.

Town Acre 933 is 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 highly decorative timber elements.

**EXTENT OF LISTING:**

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

**REFERENCES**

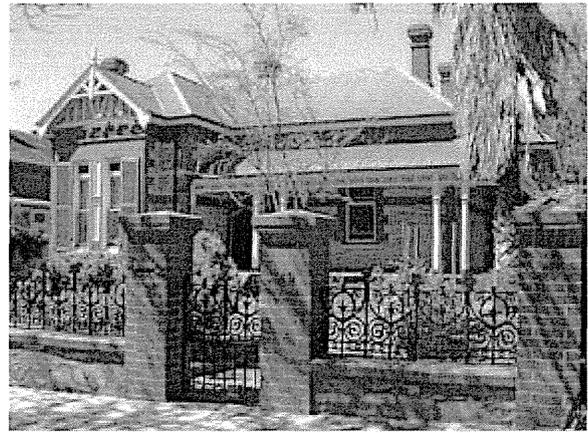
- Smith Survey 1880

## HOUSE & FENCE

**Address:** 149 Mills Terrace  
**Certificate of Title:** 5358/184

**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 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, decorative timber verandah elements, bullnose verandah roof profile. It also retains a masonry and iron fence characteristic of the house style.

Town Acre 933 is 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, 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 residence displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

### EXTENT OF LISTING:

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

### REFERENCES

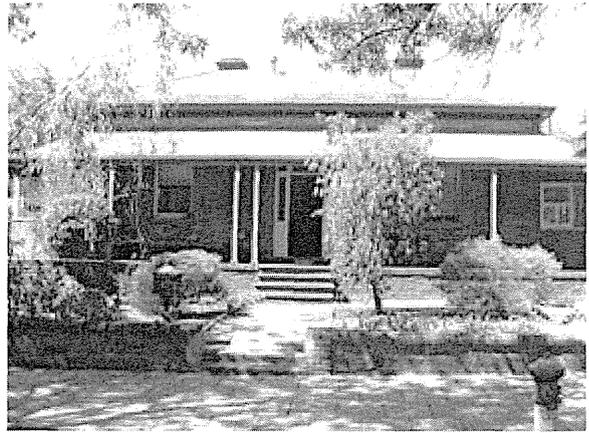
- Smith Survey 1880

**HOUSE & FENCE BASE & BRICK PILLARS**

**Address:** 152 Mills Terrace  
**Certificate of Title:** 5818/489

**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 residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah.

The outline of this house and its boundary fence is shown on Town Acre 956 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 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 and detailed render.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form and the bluestone plinth and brick pillars of the fence associated with the house style. Excludes verandah infill.

**REFERENCES**

- State Library of South Australia early photograph B 14891
- Smith Survey 1880

**HOUSE & FENCE BASE & BRICK PILLARS,** 152 Mills Terrace (cont)

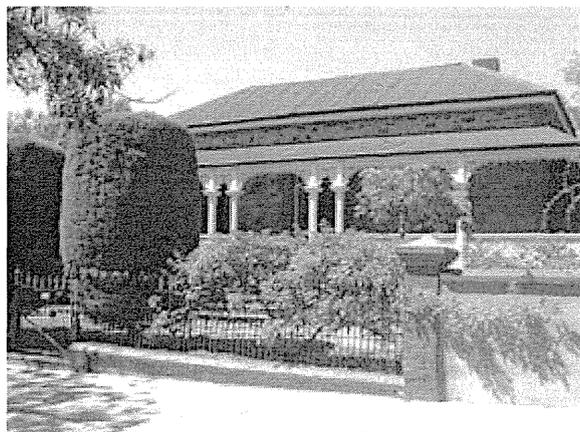
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SLSA - B 14891- 1961

## HOUSE & FENCE

<b>Address:</b>	155 Mills Terrace
<b>Certificate of Title:</b>	5312/931
<b>Use:</b>	Dwelling
<b>Current Precinct:</b>	R1
<b>Proposed HCZ Area:</b>	Upper North Adelaide
<b>Heritage Status:</b>	Local Heritage Place (Townscape)
<b>Other Assessments:</b>	Nil
<b>Conservation Reports:</b>	Nil



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins to windows and doors, with cast iron decorative verandah brackets and frieze, capital moulds to timber verandah posts, fence with brick pillars, and iron palisade and gate.

This allotment in Town Acre 956 is shown as vacant in the 1880 Smith Survey but was subsequently developed in the next 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 Upper/Lower North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time.

*The significant numbers of stone and brick residences, like this house, throughout this section of the city, create the distinctive residential historic 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 development of North Adelaide as the main residential area in the city with the 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 typical materials such as bluestone masonry walls, brick details and highly decorative cast iron verandah trim.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey, 1880

**HOUSE**

**Address:** 9 Molesworth Street  
**Certificate of Title:** 5403/568

**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 Inter War Tudor revival red face brick residence. It retains important stylistic elements including face brick walls, tall brick chimneys, steeply pitched terracotta tiled roof with half-timber gable ends and a masonry verandah porch and bay window. The house was constructed in 1926 and was designed by architect Albert S Conrad.

This house remains an important indication of the type of residences constructed during the Inter War period, and the use of design sources from Europe and Britain including the Tudor Revival style.

**STATEMENT OF HERITAGE VALUE:**

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

*The significant number of brick residences, like this house, constructed between the Wars 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 Inter War period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Inter War Tudor revival residence displaying consistent use of typical materials such as red face brick walls, terracotta Marseilles pattern tiles, roughcast render and decorative timber elements.

**EXTENT OF LISTING:**

The substantial whole of the Inter War red brick Tudor Revival residence including roof and verandah form, materials and detail, masonry walls and chimneys, window and door configuration and joinery.

**REFERENCES**

- ACC Rate Assessments

HOUSE, 9 Molesworth Street (cont)

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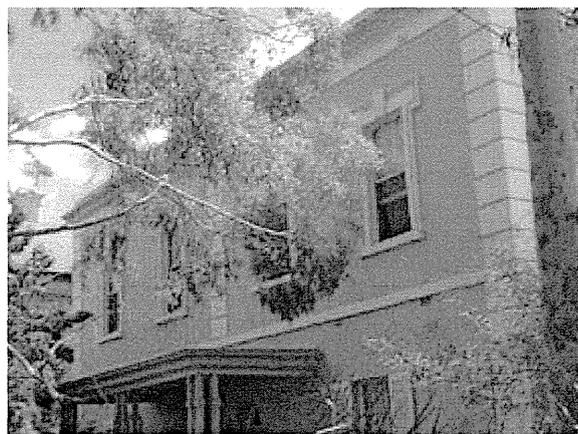
SLSA - B 4112- 1927 view

## SEMI-DETACHED HOUSES

**Address:** 10 & 12 Molesworth Street  
**Certificate of Title:** 5889/149; 5889/150

**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 pair of two storey semi-detached houses is an excellent example of 1860s-1870s single fronted masonry residences. It retains important stylistic elements including masonry walls and rendered quoins and facings to windows and doors. Town Acre 857 remained vacant until 1865 when JC Verco, an eminent doctor, built a pair of semidetached houses so that each property was situated on half an acre. The dwellings appear on the 1880 Smith Survey and have changed little in external form since then.

This area of North Adelaide was subdivided in the mid 1860s and subsequently developed during the decade following. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

### STATEMENT OF HERITAGE VALUE:

These semi-detached houses are an important example of the type of residences constructed in North Adelaide during the 1860s-1870s, 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 1860 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 pair of single fronted semi-detached 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 and 1870s.
- (d) This two storey pair of single fronted semi-detached houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1860s-1870s Victorian residence displaying consistent use of characteristic materials such as masonry walls and moulded render details.

### EXTENT OF LISTING:

Original external form, materials and details of this two storey pair of single fronted Victorian residences, including walls and roof form associated with the house style. Later porch not included.

### REFERENCES

- ACC Rate Assessments 1861-1870
- Smith Survey 1880
- LTO CTs 1429/3, 5889/150; 1561/46, 5889/149
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 111-112

**SEMI-DETACHED HOUSES**, 10 & 12 Molesworth Street (cont)

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SLSA - B 13830- 1956

**HOUSE**

**Address:** 22 Molesworth Street  
**Certificate of Title:** 4319/658

**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 two storey 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.

The Smith Survey shows this section of Town Acre 857 vacant in 1880. However, it would have been developed soon after and this house remains an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

For many years this dwelling was owned by Elizabeth Jane Wood and in the 1920s and 30s was owned and occupied by James and Minnie Hooper. From the 1950s the house was used as flats before becoming part of Helping Hand Aged Care Inc

**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 sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

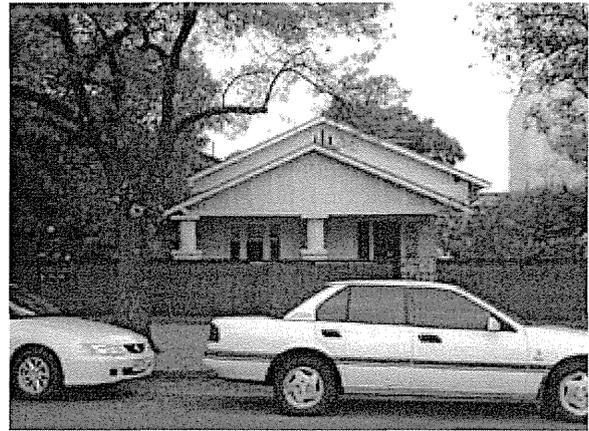
- ACC Rate Assessments 1865-1956
- Smith Survey 1880
- LTO Title records

**HOUSE**

**Address:** 23 Molesworth Street  
**Certificate of Title:** 1651/44

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

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

**HISTORY AND DESCRIPTION:**

This house is a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends and masonry verandah pillars and 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 masonry walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

**EXTENT OF LISTING:**

Original 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:** 47 Molesworth Street  
**Certificate of Title:** 5911/50

**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 Inter-War Old English revival style residence. It retains important stylistic elements including roughcast rendered brick walls, steeply pitched terracotta tiled roof, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

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 Inter-War Old English revival style 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 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 a typical Inter-War Old English revival residence displaying consistent use of typical materials such as rendered brick walls, steeply pitched terracotta tiled roof and tall chimneys.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Old English revival style residence, including walls and roof form associated with the house style.

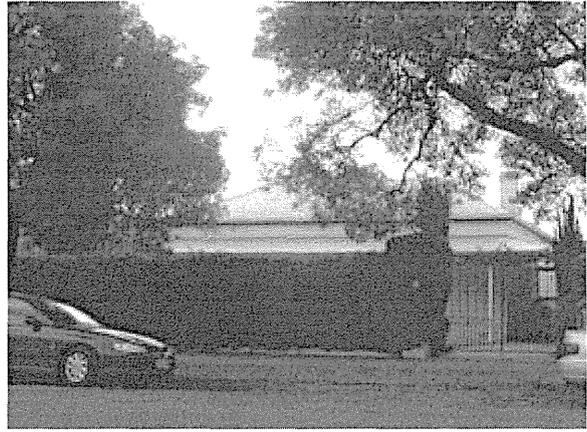
**REFERENCES**

**HOUSE**

**Address:** 54 Molesworth Street  
**Certificate of Title:** 5447/482

**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 1870s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah.

The outline of this house is shown in Town Acre 855 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-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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 58 Molesworth Street  
**Certificate of Title:** 5705/107

**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 residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The outline of this house with its front fence is shown in Town Acre 855 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 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, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian symmetrically fronted residence, including walls, verandah and roof form.

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 61 Molesworth Street  
**Certificate of Title:** 5892/40

**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 a good example of an Inter-War Old English revival style residence. It retains important stylistic elements including roughcast rendered brick walls, steeply pitched terracotta tiled roof.

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 Inter-War Old English revival style 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 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 a typical Inter-War Old English revival residence displaying consistent use of typical materials such as rendered brick walls and steeply pitched. terracotta tiled roof.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Old English revival style residence, including walls and roof form associated with the house style.

**REFERENCES**

**HOUSE**

**Address:** 64 Molesworth Street  
**Certificate of Title:** 5681/602

**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 bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors.

The Smith Survey of 1880 shows this section of Town Acre 854 vacant. This house would have been constructed soon after the survey and 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 and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

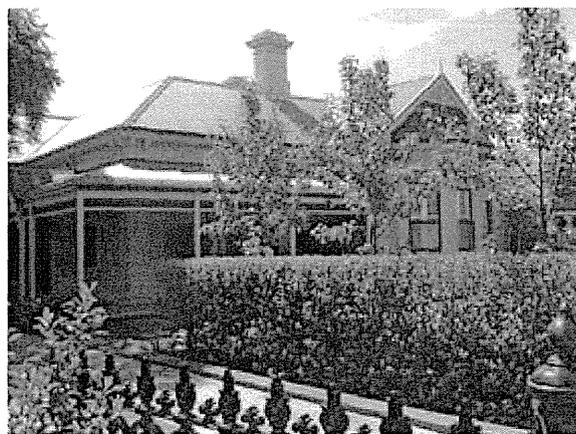
- Smith Survey 1880

**HOUSE**

**Address:** 72 Molesworth Street  
**Certificate of Title:** 5681/603

**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 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.

The Smith Survey of 1880 shows this section of Town Acre 854 vacant. This house would have been constructed soon after 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-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:**

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

**REFERENCES**

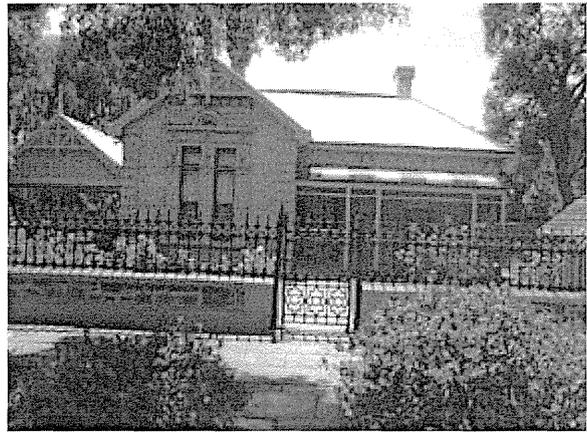
- Smith Survey 1880

**HOUSE & FENCE**

**Address:** 76 Molesworth Street  
**Certificate of Title:** 5462/174

**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 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.

The Smith Survey of 1880 shows Town Acre 853 vacant. This house would have been constructed soon after 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-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 sandstone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 80 Molesworth Street  
**Certificate of Title:** 5591/222

**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 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, decorative timber verandah elements, bullnose verandah roof profile.

This residence was completed in 1896 as the first property to be built on Town Acre 853. Builders Calligan & Goodenough made an application to the Adelaide City Council to build this residence in November 1895 for pastoralist and merchant, John Acraman. 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 distinctive 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 typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian/Edwardian single storey stone and brick residence, including walls, verandah and roof form associated with the house style.

**REFERENCES**

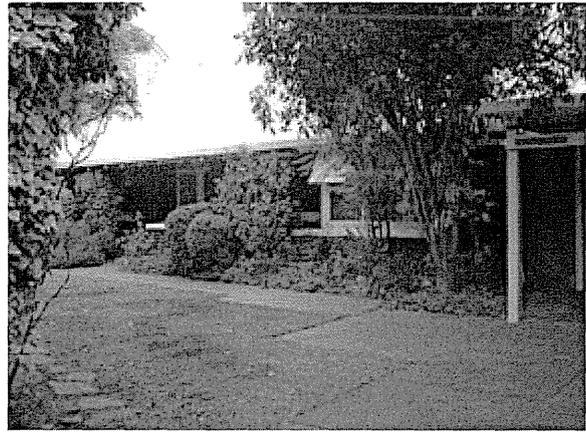
- ACC Building Surveyors Dept - Return of Surveyor's Notices, November 1895
- ACC Rate Assessments 1894-1898
- Smith Survey 1880
- LTO Title records

**HOUSE**

**Address:** 81 Molesworth Street  
**Certificate of Title:** 5815/68; 5893/546

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

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

**HISTORY AND DESCRIPTION:**

The Smith Survey shows this section of Town Acre 844 vacant in 1880. This property was built in 1923 for F McBryde, and is a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form and 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 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 and details.

**EXTENT OF LISTING:**

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

**REFERENCES**

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1923
- ACC Rate Assessments 1883-1927
- Smith Survey 1880
- LTO CTs 1265/105, 5815/68

**HOUSE**

**Address:** 120 Molesworth Street  
**Certificate of Title:** 5181/965

**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 indicative example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors.

The outline of this house is shown as one of a run of five identical houses in Town Acres 851 and 852. This house remains as the only indication of that group of dwellings and 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 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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**REFERENCES**

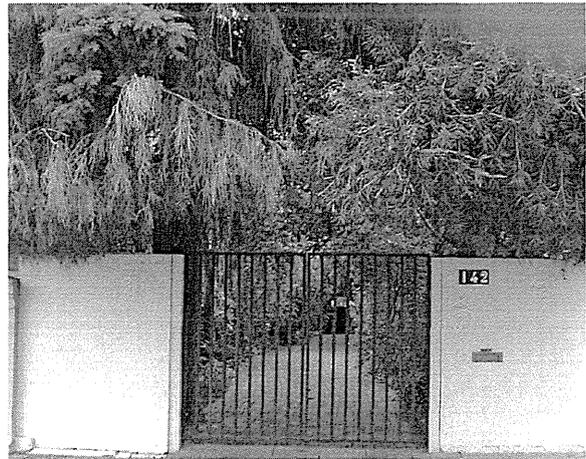
- 1880 Smith Survey

**HOUSE (FORMER COACH HOUSE)**

**Address:** 142 Molesworth Street  
**Certificate of Title:** ?

**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 former coach house was part of the large villa that was built in 1871 on Town Acre 850 for James Peek who was a prominent builder. Peek sold the property to W H Bunday a lawyer, and by 1878, Bunday had made two storey additions on the western side. The property is on the 1880 Smith Survey and has changed little in form. The coach house which is sited on the rear boundary of Town Acre 850 is an indication of the size of the property and the outbuildings that were typical of such an establishment.

The house was later inherited by Bunday's nephew William James Magarey, best remembered for donating the Magarey Medal which is awarded annually to the 'Best and Fairest footballer'.

**STATEMENT OF HERITAGE VALUE:**

This former coach house is one of a once common form of outbuilding throughout North Adelaide associated with the provision of horse drawn transport.

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

- (a) This former coach house displays historical and social themes that are of importance to North Adelaide as it is indicative of the creation of substantial properties on whole Town Acres during the 1870s.
- (b) It represents customs or ways of life that are characteristic of the local area as it indicates the use of horse drawn transport in the Victorian period.
- (d) It displays design characteristics of significance to North Adelaide as it is a simple purpose built outbuilding associated with a notable residence in upper North Adelaide.

**EXTENT OF LISTING:**

Original external form, materials and details of Victorian coach house situated to the rear of 146 Molesworth Street.

**REFERENCES**

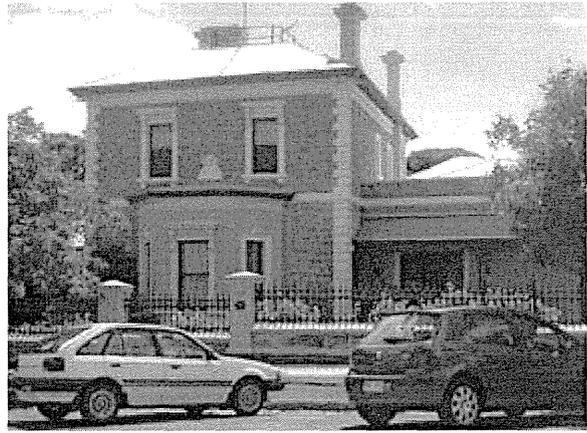
- ACC Rate Assessments 1870-1884
- Smith Survey 1880
- LTO CTs 3837/129, 5794/566, (146 Molesworth St 612/76, 5165/807)

**HOUSE & FENCE**

**Address:** 146 Molesworth Street  
**Certificate of Title:** 5165/807

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

**Heritage Status:** LHP (City Significance)  
**Other Assessments:** *Heritage of the City of Adelaide, ACC, 1990*  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

The first part of this house was built in 1871 for James Peek who was a prominent builder. Built in sandstone as a single storey cottage, he sold the property to W H Bunday. By 1878, shortly after Bunday bought the property, he had made two storey additions on the western side. The outline of the house and its outbuildings on Town Acre 850 is on the 1880 Smith Survey and has changed little in form. It is a substantial two storey sandstone residence with a projecting front bay window. The earlier single storey section sits to the east of the 1878 two storey section.

Bunday who arrived in South Australia in 1849 was called to the Bar in 1865 and went on to become a parliamentarian. One of the founders of the South Australian Yacht Club, he named his house Zephyrside after one of his yachts. The house was later inherited by Bunday's nephew William James Magarey, best remembered for donating the Magarey Medal which is awarded annually to the 'Best and Fairest footballer'.

**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, during the 1870s-1880s, of residences on whole Town Acres, prior to closer subdivision.
- (d) This bay 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:**

Original external form, materials and details of this Victorian two storey residence, including walls and roof form associated with the house style. Includes interior and masonry and iron fence.

**REFERENCES**

- ACC Rate Assessments 1870-1884
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p300

**HOUSE**

**Address:** 172 Molesworth Street  
**Certificate of Title:** 5534/707

**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 Inter-War Old English revival style residence. It retains important stylistic elements including face brick and render walls, steeply pitched roof form with gable ends, tiled roof, tall brick chimneys. The house was built between 1919 and 1921 for Mrs Elizabeth Tame.

Elizabeth Tame sold her property in 1935 to Maria, the wife of Bronte Smeaton, who owned it until 1950. For thirty years until 1987, Walter G K Duncan, a professor of history owned it.

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 Old English revival style 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 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 a typical 1920s-1930s Inter-War English revival residence design displaying consistent use of typical materials such as brick and render walls, steeply pitched roof with and distinctive porch elements.

**EXTENT OF LISTING:**

Original 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**

- ACC Building Surveyors Dept - Return of Plans August 1928
- ACC Digest of Proceedings, 12/11/1928, plan of dwelling
- ACC Rate Assessments 1919-1930
- Smith Survey 1880
- LTO CTs Title Records

## SEMI-DETACHED HOUSES

**Address:** 11 & 11a Murray Street  
**Certificate of Title:** 5273/253; 5849/794

**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 pair of cottages is a very good example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 single fronted cottages 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 pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s semi-detached Victorian residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

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

### REFERENCES

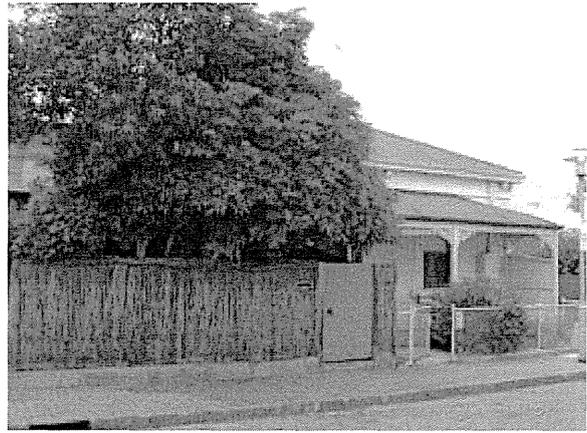
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 12 & 14 Murray Street  
**Certificate of Title:** 5504/585; 5439/23

**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 pair of cottages is a good example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 single fronted cottages 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 pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

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

### REFERENCES

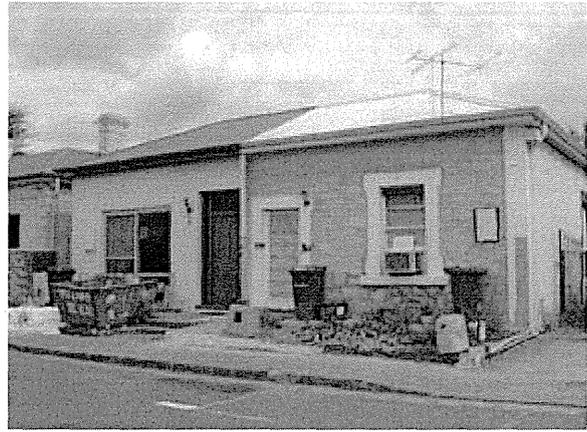
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 15 & 17 Murray Street  
**Certificate of Title:** 5283/554; 5543/829

**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 pair of cottages is an example of semi-detached 1870s cottage. No.17 retains stylistic elements including rendered quoins and facings to windows and doors.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages is an indication of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects some of the design, details and building materials characteristic at that time.

*The significant number of stone and brick residences, like this pair of cottages, 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 single fronted cottages 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 pair of single fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residential type displaying consistent use of characteristic materials such as sandstone masonry walls, and moulded render.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 16 & 18 Murray Street  
**Certificate of Title:** 5554/901; 5494/121

**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 pair of cottages is a good example of a semi-detached 1870s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages is an 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 pair of cottages, 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 pair of cottages 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 single fronted pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residential type displaying consistent use of characteristic materials such as masonry walls and moulded render.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 19 & 21 Murray Street  
**Certificate of Title:** 5881/24; 5194/970

**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 pair of cottages is an excellent example of semi-detached 1870s single fronted masonry residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 pair of cottages 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 single fronted pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

**SEMI-DETACHED HOUSES**

**Address:** 20 & 22 Murray Street  
**Certificate of Title:** 5411/767; 5417/589

**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 pair of cottages is a good example of 1870s single fronted sandstone semi-detached residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages is 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) This pair of single fronted semi-detached cottages displays 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) This pair of cottages aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s-1880s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah.

**EXTENT OF LISTING:**

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

**REFERENCES**

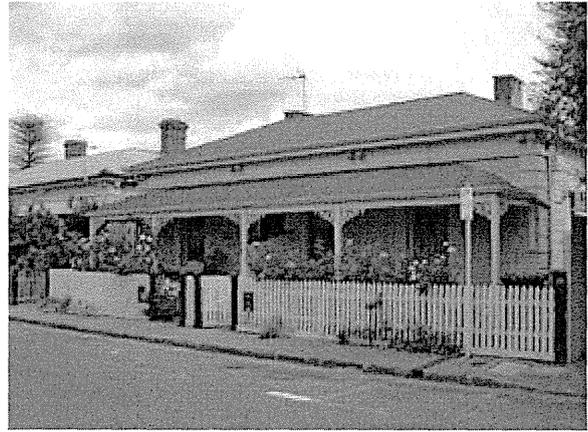
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 23 & 25 Murray Street  
**Certificate of Title:** 5505/471; 5498/709

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

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 single fronted cottages 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 pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 24 & 26 Murray Street  
**Certificate of Title:** 5521/681; 5544/623

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

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 single fronted cottages 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 pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residential type displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

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

### REFERENCES

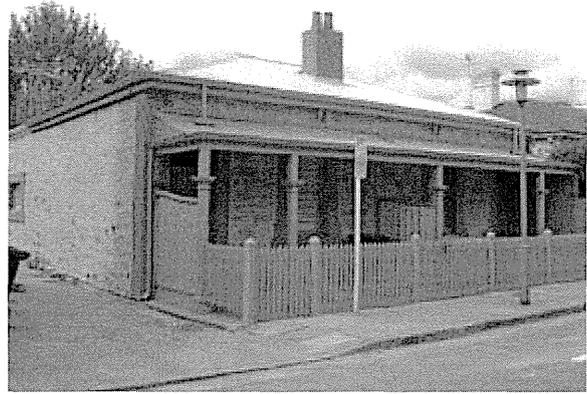
- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 28 & 30 Murray Street  
**Certificate of Title:** 5743/576; 5545/412

**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 pair of cottages is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with timber posts and capital moulds and eaves brackets.

Murray Street bisects Town Acres 779 and 782 and it is shown as being fully developed, with pairs of cottages in the Smith Survey of 1880. This pair of cottages 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 pair of cottages 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 pair of cottages, 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 single fronted cottages 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 pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian semi-detached residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative timber details.

### EXTENT OF LISTING:

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

### REFERENCES

- Smith Survey 1880

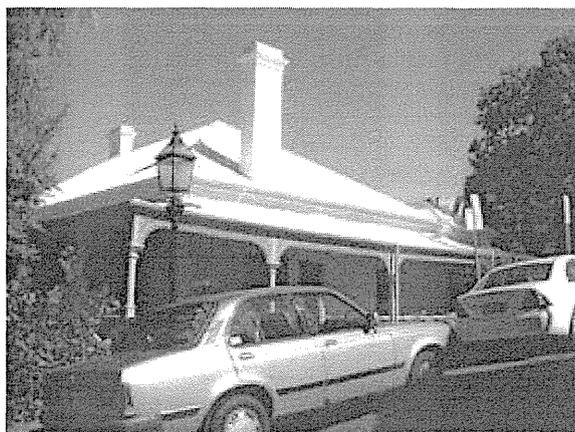
## OFFICES (FORMER HOUSE VIOLET BANK)

**Address:** 13-19 New Street  
**Certificate of Title:** 5238/735

**Use:** Offices  
**Current Precinct:** MS3  
**Proposed MS Precinct:** Melbourne Street

**Heritage Status:** LHP (City Significance)  
**Other Assessments:** *Heritage of the City of Adelaide, ACC, 1990*

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

Violet Bank is an 1850s limestone rubble house which was extended and enlarged in about 1880, during the ownership of Joseph Barritt of Lyndoch, a pastoralist and MP. It is sited on the side of the Torrens Valley embankment and originally had extensive gardens which sloped down to Melbourne Street. The boundary wall along Melbourne Street is still evident. It remained a residential property until the 1980s when the front section was subdivided off and offices constructed in the former garden area. The house itself has also been converted to office use.

### STATEMENT OF HERITAGE VALUE:

Violet Bank is an important reminder of the early subdivision and settlement of lower North Adelaide and the siting of houses on the slope of the Torrens River valley escarpment.

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

- (a) This former house displays historical and social themes that are of importance to North Adelaide as it indicates the residential settlement of lower North Adelaide during the 1850s.
- (d) This former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is one of the earliest remaining house in this part of the city.
- (e) It is associated with a notable personality Joseph Barritt MP during the 1880s.

### EXTENT OF LISTING:

Original external form, materials and details of this 1854 and 1880 former residence, including walls, verandah and roof form associated with the house style. Also includes interiors. (Note: fence at 244-250 Melbourne Street).

### REFERENCES

- Smith Survey 1880
- Marsden et al, *Heritage of the City of Adelaide, ACC, 1990, p394*