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

VOLUME 2, PART 6 (T-Z)
Building Data Sheets : Local Heritage Places
2004

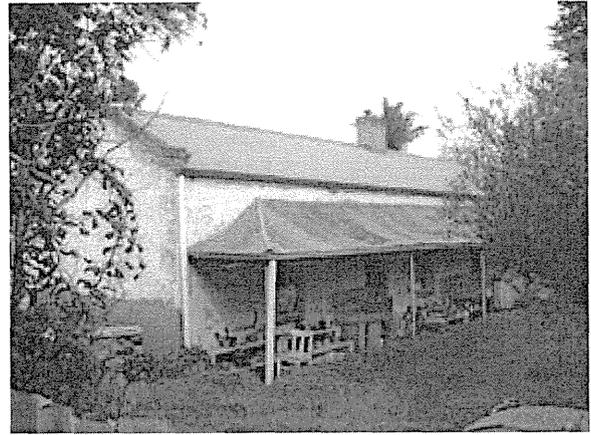
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SEMI-DETACHED HOUSES

Address: 1 Taskers Lane
Certificate of Title: 5814/271

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

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

**HISTORY AND DESCRIPTION:**

This pair of houses is an excellent example of simple workers cottages constructed in 1870. The building exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth. These cottages also retain a simple, low concave verandah along the front elevation.

The outline of these early cottages is shown in the centre of Town Acre 922, reached by an unnamed lane from Childers Street. The whole of the acre had been subdivided into small allotments. This house remains an important indication of the type of residences constructed during the 1850s and 1860s, and the use of rubble masonry and bricks as building materials.

These semidetached cottages were built in 1870 for John Robertson who subdivided his adjacent house block in Childers Street. The cottages were built to compliment several others of similar size and value on the Town Acre.

Taskers Lane was named after Martha and Jane Tasker who also owned and occupied a dwelling adjacent to the lane.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This 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 1850s and 1860s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s-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 the early Victorian pair of cottages, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments 1867-1879
- LTO CTs 2900/15, 5814/271

HOUSE

Address: 71 Tower Street North
Certificate of Title: 5535/996

Use: Residence
Current Precinct: R2
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 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 or simple hipped roof form and are one or two rooms in depth.

Rate assessments indicate that there was a cottage on this allotment in around 1856, and the outline of this cottage is visible on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 1850s, and the use of rubble masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- ACC Assessments
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 81 & 83 Tower Street North
Certificate of Title: 5577/801

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an example of a semi-detached 1890s-1920s residence of a transitional design. It retains the overall form and some stylistic elements including masonry wall construction and projecting party wall, with corrugated iron roof and strapped timber gable. Window openings and verandah detailing have been altered.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. These houses remain an indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 87 & 89 Tower Street North
Certificate of Title: 5862/240; 5863/746

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an example of a semi-detached 1890s-1920s residence of a transitional design. It retains the overall form and some stylistic elements including masonry wall construction and projecting party wall, with corrugated iron roof and strapped timber gable. Window openings and verandah detailing have been altered.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. These houses remain an indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

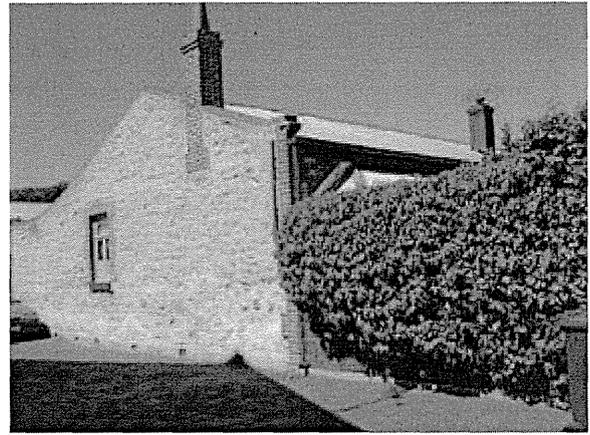
- Smith Survey 1880

ROW HOUSES

Address: 14-20 Travers Place
Certificate of Title: 5351/629; 5100/600;
 5100/161; 5594/203;
 5284/514

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

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



HISTORY AND DESCRIPTION:

These cottages are an excellent example of 1840s-1860s row houses. They exhibit important stylistic elements including low scale and simple detailing indicative of the early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The 1880 Smith Survey shows Town Acre fully developed with small scale residences and bisected by Queen Elizabeth Street which later became Travers Place. The outline of this row is visible in the Survey and these cottages remain an important indication of the type of residences constructed before 1880, and the use of rubble masonry as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

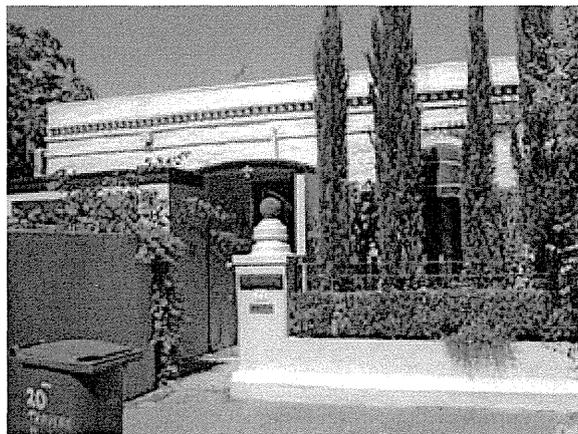
- Smith Survey 1880

HOUSE

Address: 21 Travers Place
Certificate of Title: 5306/713

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 1860s-70s masonry residence. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form behind a parapet, masonry detailing such as string courses and dog tooth brickwork and are one or two rooms in depth.

The 1880 Smith Survey shows Town Acre fully developed with small scale residences and bisected by Queen Elizabeth Street which later became Travers Place. The outline of this row is visible in the Survey and these cottages remain an important indication of the type of residences constructed before 1880, and the use of rubble masonry as a building material. It appears from rate assessment searches, that the cottage in Travers Place was built between 1873 and 1874

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

The most illustrious owner of this house was Walter Bernard Hesling, ceramic artist and writer of humorist books who owned the cottage from 1963 until 1975.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s-70s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls, the roof form and front wall parapet associated with the house style. Excludes later extension at front

REFERENCES

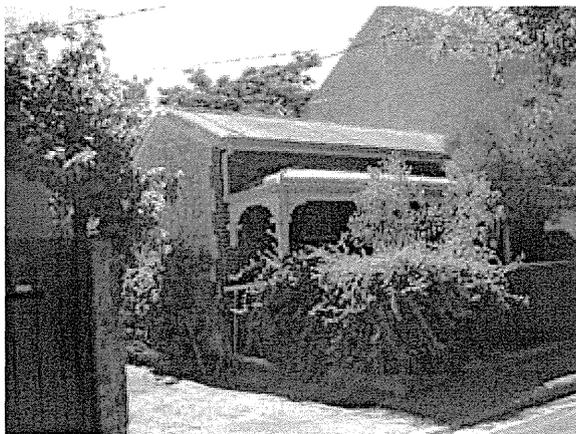
- ACC Rate Assessments 1865-2894
- Smith Survey 1880
- LTO CTs 499/102, 4045/155, 5306/713

HOUSE

Address: 2 Tynte Place
Certificate of Title: 5678/132

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1860s 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 Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

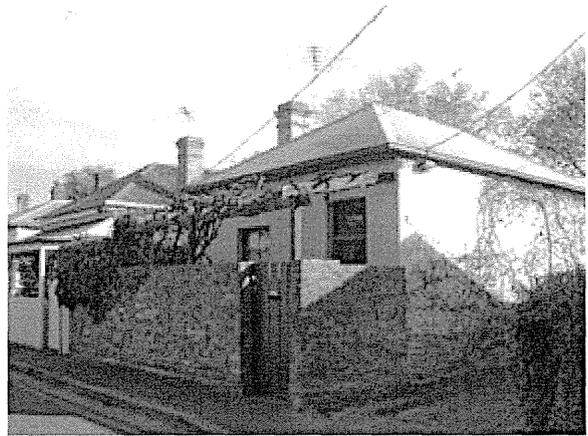
- Smith Survey 1880

HOUSE

Address: 6 Tynte Place
Certificate of Title: 5244/640

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of rendered masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

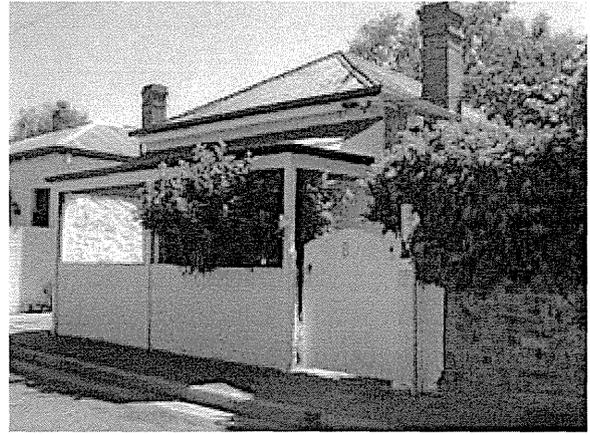
- Smith Survey 1880

HOUSE

Address: 8 Tynte Place
Certificate of Title: 5468/822

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

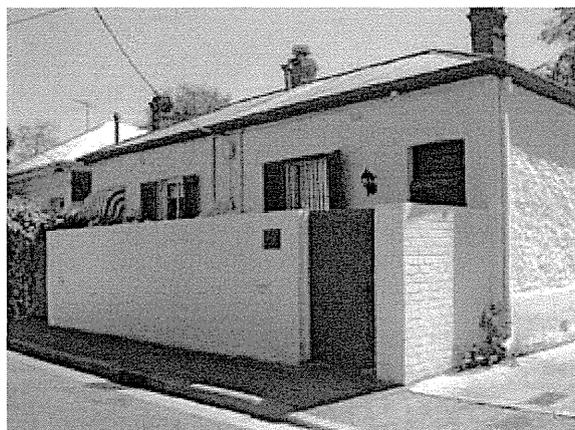
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 10 & 12 Tynte Place
Certificate of Title: 5147/242

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880, and the use of South Australian bluestone as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of 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 houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s semi-detached 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 pair of cottages, including the walls and the roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 14 Tynte Place
Certificate of Title: 5565/612

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880.

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 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 masonry walls and brick trim.

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.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 16 Tynte Place
Certificate of Title: 5565/611

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows the outline of the six houses in Tynte Place. They are built on the southern edge Town Acre 879 and reached by the small street off Tynte Street. This house remains an important indication of the type of residences constructed before 1880.

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 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-1880s Victorian residence displaying consistent use of characteristic materials such as masonry walls and moulded render trim.

EXTENT OF LISTING:

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

REFERENCES

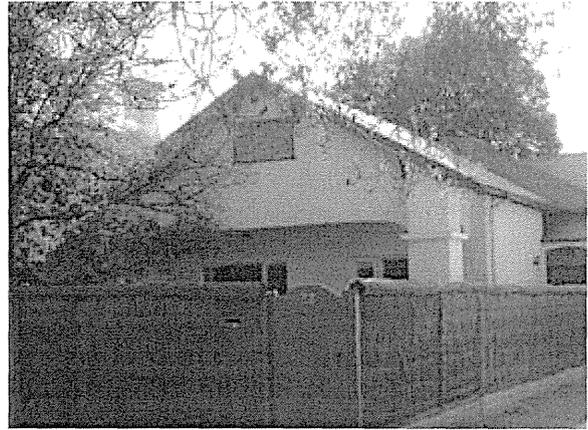
- Smith Survey 1880

HOUSE

Address: 22 Tynte Street
Certificate of Title: 5785/60; 5813/5

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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, masonry verandah pillars, rendered masonry walls.

This style of house was constructed as infill development as town acres were further subdivided or redeveloped 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 details such as rendered brick verandahs, broad corrugated roof form and masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

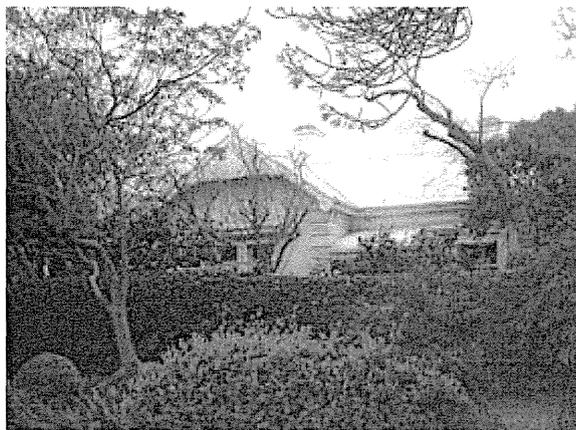
External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address:	24 Tynte Street
Certificate of Title:	?
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 1870s-1880s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, eaves brackets and gable with decorative timber elements.

The dwelling shown on this allotment in Town Acre 870 on the Smith Survey of 1880 is a symmetrically fronted house. This house has a projecting gable which may have been added after 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 house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as 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.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 28 & 30 Tynte Street
Certificate of Title: 5832/14

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 pair of houses is an excellent example of a semi-detached 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone and face brick construction, combined with hipped and gabled roof form, corrugated iron roof, with decorative timber verandah and gable elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decades. This pair of houses 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 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 of houses, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

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

EXTENT OF LISTING:

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

REFERENCES

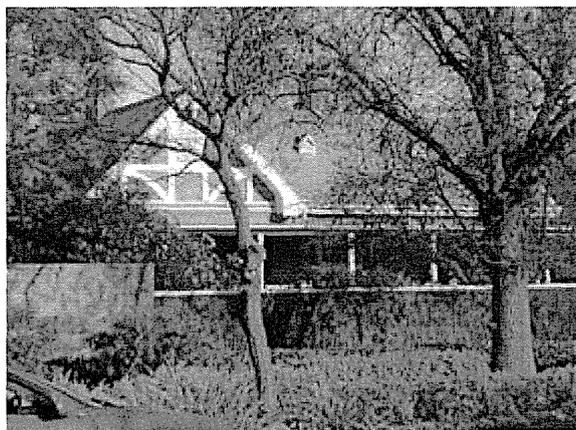
- Smith Survey 1880

HOUSE

Address: 35 Tynte Street
Certificate of Title: 5215/651

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, elaborate gable ends and decorative timber elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decades. This pair of houses 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. 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 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 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 red face brick walls and highly decorative timber elements.

EXTENT OF LISTING:

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

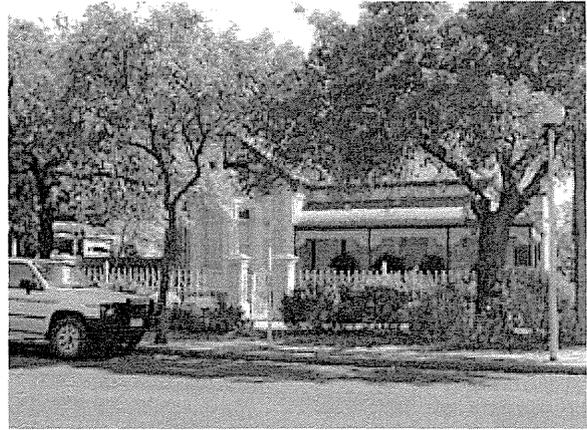
- Smith Survey 1880

HOUSE

Address: 36 Tynte Street
Certificate of Title: 5622/669

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 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 with cast iron decorative brackets and frieze elements, eaves brackets.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area was subsequently developed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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, detailed render and highly decorative cast iron.

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

HOUSE

Address: 40 Tynte Street
Certificate of Title: 5902/216

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 roof form, corrugated iron roof, quoins and facings to windows and doors, with decorative timber verandah and gable elements.

Town Acre 869 is shown as completely vacant in 1880 and Bevis Street had not been continued through to Tynte Street. However the area 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 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, verandah form and roof form associated with the house style.

REFERENCES

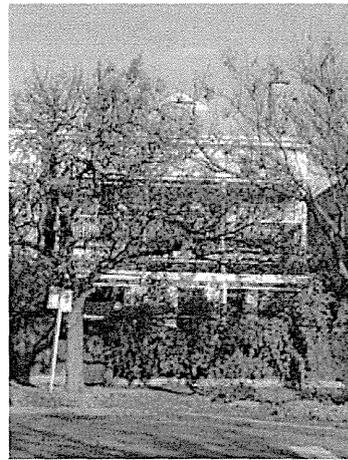
- Smith Survey 1880

HOUSE

Address: 61 Tynte Street
Certificate of Title: 5837/147

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

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. 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 bluestone/sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

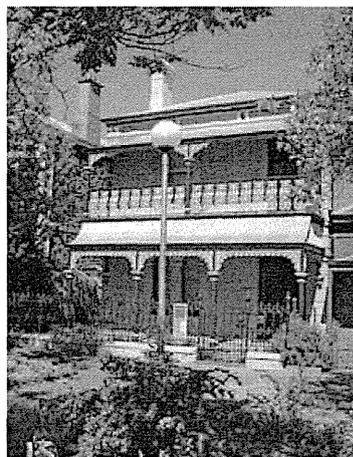
- Smith Survey 1880

HOUSE

Address: 63 Tynte Street
Certificate of Title: 5883/428

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 1880s two storey single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket, frieze and balustrade elements, eaves brackets.

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. 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 two storey 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, moulded render and a verandah with highly decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

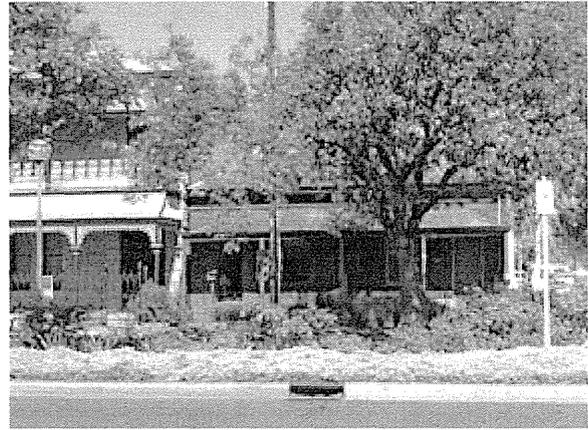
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 67 & 69 Tynte Street
Certificate of Title: 5868/191; 5868/101

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 pair of cottages is an excellent example of semi-detached 1880s single fronted bluestone residences. It retains important stylistic elements including brick quoins and facings to windows and doors and verandah

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

The significant number of stone and brick residences, like these 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 1880s.
- (d) This pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical two storey single fronted 1880s Victorian residence 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 two storey single fronted pair of cottages, including the walls, verandah and roof form associated with the house style.

REFERENCES

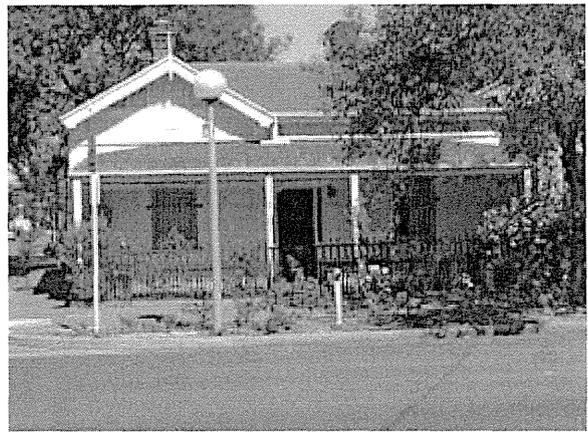
- Smith Survey 1880

HOUSE & FENCE

Address: 73 Tynte Street
Certificate of Title: 5363/632

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 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. It also retains a masonry and iron fence characteristic of this house style.

The Smith Survey of 1880 shows Town Acre 830 occupied by only one house. It was subdivided and developed in the following decade, with Curtis Street running through the centre. 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 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, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style. It also retains a front fence characteristic of the house style.

REFERENCES

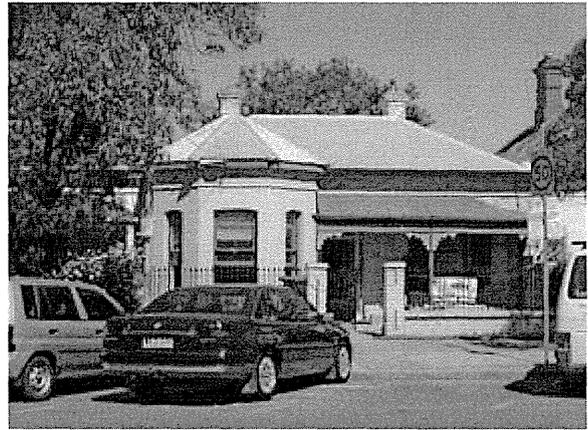
- Smith Survey 1880

HOUSE

Address: 77 Tynte Street
Certificate of Title: 5331/837

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s bay fronted bluestone residence. Although painted, it retains important stylistic elements including a projecting front bay, brick quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements.

The outline of this house is shown on Town Acre 831 on the Smith Survey of 1880, although the bay window projection was added later, a not uncommon process in North Adelaide. This house remains an important indication of the type of residences constructed during the 1870s and 1880s.

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 1870s-1880s.
- (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, brick trim and decorative cast iron.

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

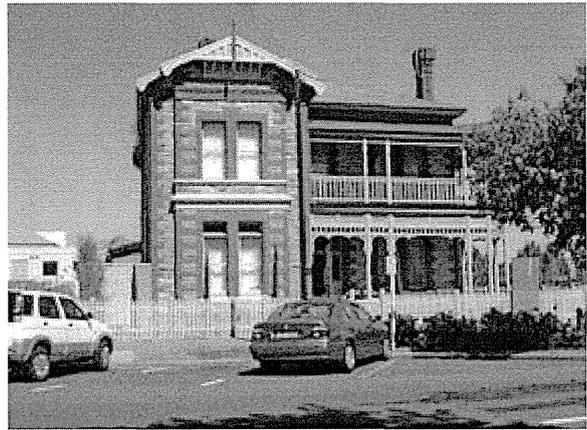
- Smith Survey 1880

HOUSE

Address: 93 Tynte Street
Certificate of Title: 5661/61

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 two storey residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins and facings to windows and doors and decorative timber verandah elements. This large dwelling was built for Dr C A Verco and was completed in 1904. The architects were Williams & Good and the builder was J S Brown. The dwelling cost £2000 to construct.

The house was later owned by Dr Bronte Smeaton. For many years the property was used as a hostel in which unsympathetic additions such as built-in verandahs hid the house from view. In the late 1950s it briefly housed Lincoln College students and from about 1962 it was called the Mary Seymour Hostel. The house underwent extensive renovations in more recent times and was returned to private residential use.

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, detailed render and highly decorative timber elements.
- (e) It is associated with notable North Adelaide resident Dr C A Verco.
- (f) The two storey house is a notable landmark in the area.

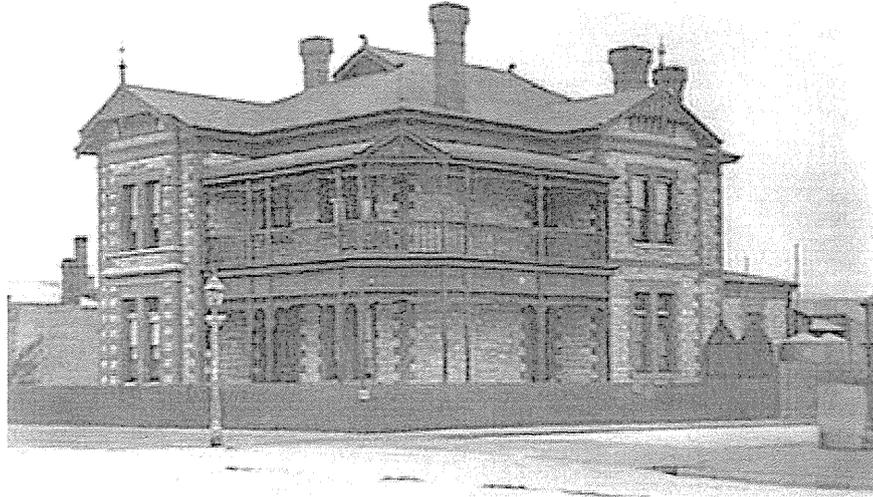
EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 80/9/1903
- ACC Rate Assessments 1899-1905
- Smith Survey 1880
- LTO CTs 11924/93, 5661/61

HOUSE, 93 Tynte Street (cont)



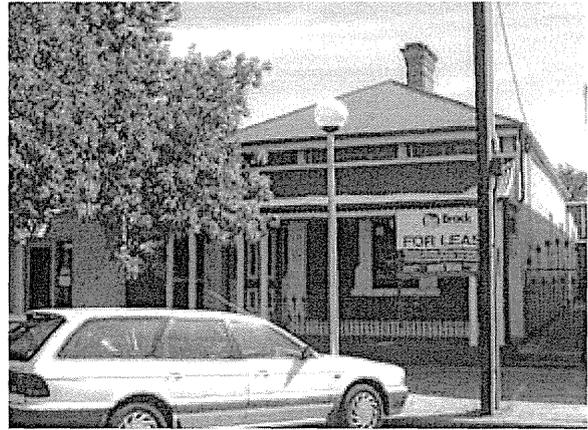
SLSA - B 3129 - 1906

HOUSE

Address: 104 Tynte Street
Certificate of Title: 5372/ 880

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 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this house is shown in Town Acre 865 on 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 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 bluestone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

OFFICES

Address: 110 Tynte Street
Certificate of Title: 5880/346

Use: Commercial
Current Precinct: R6
Proposed HCZ Area: Upper North Adelaide

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

**HISTORY AND DESCRIPTION:**

This former house is an excellent example of a two storey semi-detached 1840s-1860s residence. It exhibits important stylistic elements including simple detailing and a corrugated iron hipped roof behind a parapet indicative of its early date of construction. Houses of this period are one or two rooms in depth. Rate assessments indicate that the building was constructed between 1851 and 1855. Unfortunately, the characteristic simple joinery to no 110 had been altered on the attached place by 1969.

The frontages of Town Acre 865 were densely developed to both O'Connell Street and Tynte Street by the time of the Smith Survey in 1880. This pair of former houses remains an important indication of the type of residences constructed during the 1850s.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This 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 1860s two storey semi-detached residence displaying consistent use of materials such as rendered masonry walls and simple form.

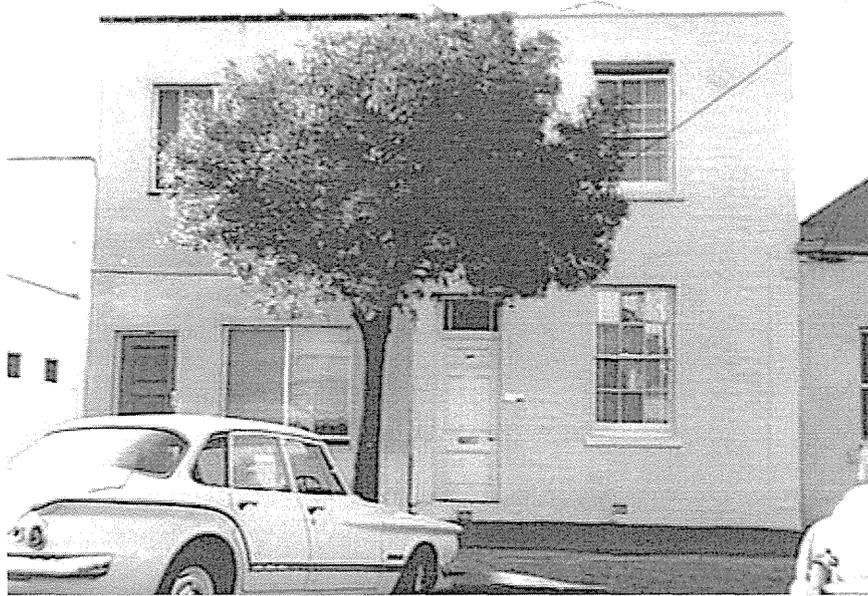
EXTENT OF LISTING:

External form, materials and details of this early Victorian two storey residence, including the walls and roof form associated with the house style. Attached place at 112 not included.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

OFFICES, 110 Tynte Street (cont)



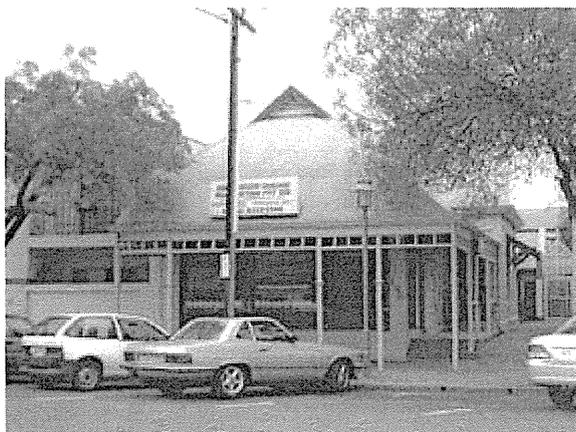
SLSA - B 18621 - 1969

SHOP

Address: 139 Tynte Street
Certificate of Title: 5441/579

Use: Commercial
Current Precinct: R4
Proposed HCZ Area: Upper North Adelaide

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

**HISTORY AND DESCRIPTION:**

This former 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 and decorative timber verandah elements.

This property was built as a dwelling in 1907 for owner Charles Barton, although rate assessments give the owner as being Mrs Mary & W H Moore. W H Moore was also the builder which he constructed for £350. The property continued to be used as a dwelling until around thirty years ago when the SA Directory for 1973 refers to it being used by Langdon Parsons Pty Agents and importers. John Langdon Parsons was also the consulate for Japan for many years.

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 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 a typical Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry shop and attached residence, including the walls, verandah and roof form associated with the building type.

REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices April 1907
- ACC Rate Assessments 1900-1920
- Smith Survey 1880
- LTO CTs 4193/688
- SA Directories 1970-73

SEMI-DETACHED HOUSES

Address: 145 & 147 Tynte Street
Certificate of Title: 8885/162, 163

Use: Commercial
Current Precinct: R4
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1890s-1920s semi-detached residence of a transitional design. It retains important stylistic elements including rock faced sandstone wall construction, corrugated iron roof, quoins to windows and doors and eaves brackets and decorative gable trim. Quoins and trim were originally face brick but have been cement rendered. The original bull-nosed verandah has been replaced and the verandah posts were replaced by classical columns in 1935.

These houses remain an important indication of the type of residences constructed close to O'Connell Street at that time, some of which, like this pair were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of 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 an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian semi-detached residence of a transitional design, displaying consistent use of typical materials such as rock faced sandstone walls, quoining, window and door trim, eaves brackets and decorative timber trim to projecting gable.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES, 145 & 147 Tynte Street (cont)



Photo held by owner showing c1919 view of cottages

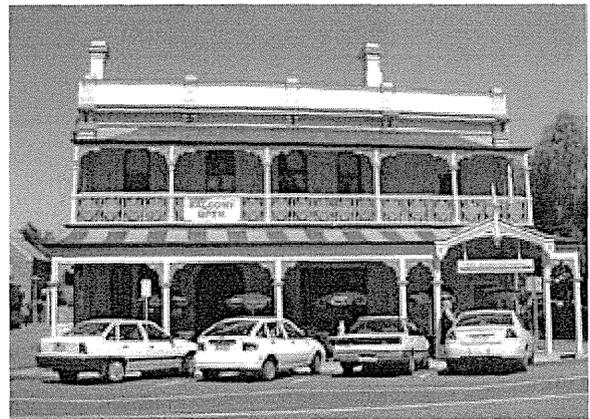
HOTEL

Address: 165-169 Tynte Street
Certificate of Title: 5138/104

Use: Hotel
Current Precinct: R4
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 current two storey hotel structure dates from 1881 when an earlier 1850 building was replaced using a design by architects Bayer & Withall. It retains its symmetrical front elevation and simple parapet, and the two level verandah with upper balcony and a decorative gable at the lower western end. Other typical elements include the elaborate decorative cast iron to the verandah and tall chimneys with moulded render.

As part of the recent trend in hotels opting for an Irish theme and name, this hotel changed its name to the Daniel O'Connell Hotel in the late 1990s. Its former names were the Commercial Hotel and the North Adelaide Hotel. It was first licensed on 18 December 1850 as the Commercial Hotel.

Morris remained owner and publican until January 1852 when he sold the pub and grounds for £300 to J W Probyn. In 1862 German migrant, Frantz Heinrich Wilhelm Iben, together with his wife Margaret became the publicans and two years later in August 1864 were able to buy it. The Iben's association with the hotel lasted forty years. Indeed, following Wilhelm Iben's death in 1877, his wife rebuilt the hotel in 1881 and still continued as its publican until 1891. In 1904 the hotel was sold to the South Australian Brewing Company who owned it for about ninety years. Throughout its trading history, nearly half of the total number of publicans at this hotel were women publicans.

Rebuilding of early city hotels was common practice between the 1870s and late 1880s when there was a building boom. This hotel can be compared to the Wellington Hotel in Wellington Square which was also designed by Bayer & Withall in 1884.

STATEMENT OF HERITAGE VALUE:

This hotel is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of Tynte Street and reflects the initial creation of a local 'High Street' for this section of North Adelaide during the 1850s and 60s.

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

- (a) This hotel displays historical and social themes that are of importance to North Adelaide as it is representative of the development of commercial facilities and services during the Victorian period.
- (b) It represents customs or ways of life that are characteristic of the local area as it served as the local hotel for immediate residents.
- (c) It has played an important part in the lives of local residents as the focus of recreational and community activities since it was first licensed in 1750.
- (d) This hotel displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a purpose built 1880 hotel building.
- (e) It is associated with a notable event, the management of the hotel by women publicans for more than half of the period of its operations.
- (f) The hotel is a notable landmark in the area and an important streetscape element in Tynte Street.

HOTEL, 165-169 Tynte Street (cont)**EXTENT OF LISTING:**

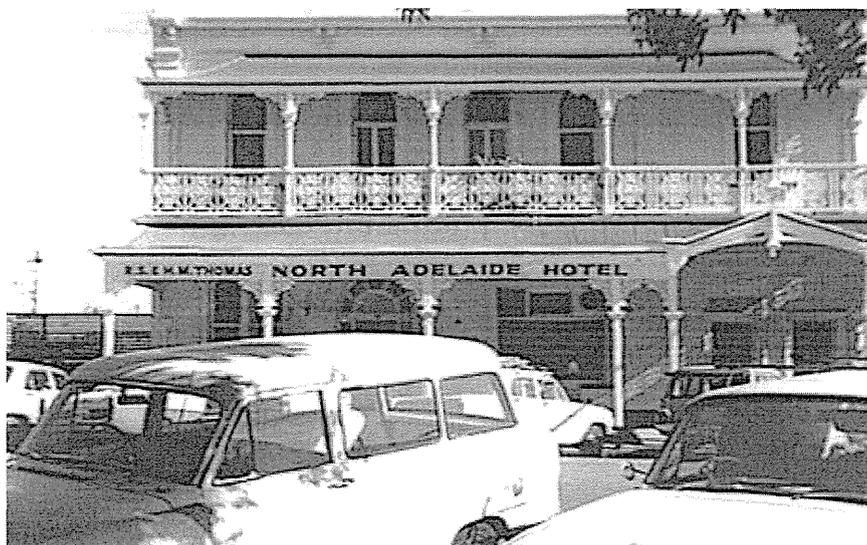
The substantial whole of the 1881 hotel building including roof and verandah form and detail, masonry walls and chimneys, window and door configuration and joinery.

REFERENCES

- McDougall & Vines, SA Hotels Information file
- ACC Rate Assessments 1850-1882
- Smith Survey 1880
- JL Hoad, *Hotels and Publicans in South Australia*, 1836-1993, p 312-3.
- LTO CTs 161/111, 2446/159, 1665/49, 4141/319, 5138/104
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p308, 314
- General Registry Office, RPA Application 11733, 8/11/1871.



SLSA - B 4818 - 1928



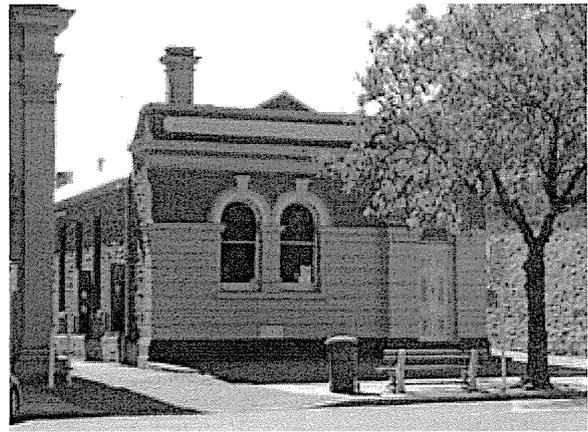
SLSA - B 22068 - 1971

OFFICE

Address: 178 Tynte Street
Certificate of Title: 5830/245, 246

Use: Commercial
Current Precinct: R4
Proposed HCZ Area: Upper North Adelaide

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

**HISTORY AND DESCRIPTION:**

This hall, currently functioning as an office, is an excellent example of a simply detailed building of a classical design, built circa 1900. It retains important stylistic elements including rendered bands to the lower half of the building and face red brickwork on the front façade, random bluestone side walls, arched windows and door with decorative moulding, a heavy cornice and a parapet. A small cupola, visible in the early photograph, has been removed.

This area of North Adelaide was the cultural heart of the area and is sited between the Institute and the Post Office. It was initially constructed as the University Union College. This building remains an important indication of the type of public buildings constructed at the turn of the century.

STATEMENT OF HERITAGE VALUE:

An important element in the cluster of institutional buildings in this section of North Adelaide reflecting the growth of social and educational facilities for the local community. It is a small but contained Edwardian design, with a well detailed principal elevation.

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 growth of social and educational facilities for the local community.
- (b) It represents customs or ways of life that are characteristic of the local area, providing continuing educational facilities for North Adelaide in the early 20th century.
- (c) It has played an important part in the lives of local residents as part of the cluster of facilities in Tynte Street
- (d) This office displays aesthetic merit and design characteristics of significance to North Adelaide as it is a small but contained Edwardian design, with a well detailed principal elevation.
- (e) It is associated with a the continuing development of Tynte Street as the cultural heart of North Adelaide

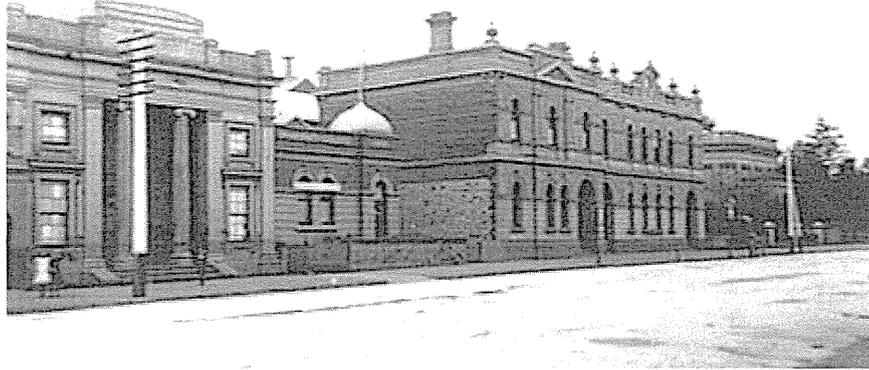
EXTENT OF LISTING:

The substantial whole of the 1900 single storey building including roof form and detail, masonry walls and chimneys, brick and rendered detail to front elevation, and window and door configuration and joinery.

REFERENCES

- ACC Rate Assessments
 [Research to be completed]

OFFICE, 178 Tynte Street (cont)



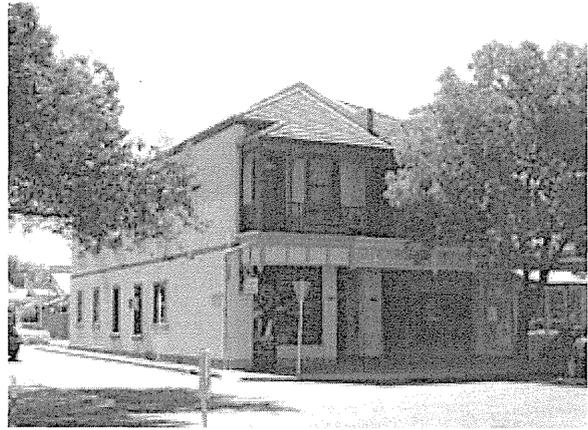
SLSA - B 10425 - 1911

SEMI-DETACHED SHOPS

Address: 190 Tynte Street
Certificate of Title: 5359/801

Use: Commercial
Current Precinct: R4
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This two storey pair of shops is an excellent example of an 1890s-1920s shop of a transitional design. It retains important stylistic elements including rendered masonry walls, simple cantilevered verandah form, hipped roof form.

The outline of this corner building is visible on the Smith Survey of 1880. However it would seem that a second storey was added at the turn of the century, resulting in the buildings current appearance.

STATEMENT OF HERITAGE VALUE:

This pair of shops is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of Tynte Street and reflects the provision of commercial facilities for the local community for this section of North Adelaide.

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

- (a) This pair of shops 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 pair of shops 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 pair of shops displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey semi-detached commercial building of Edwardian period.

EXTENT OF LISTING:

External form, materials and details of this two storey pair of Edwardian shops including roof form and cantilevered verandah.

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photographs B 28388 & B 28387

SEMI-DETACHED SHOPS, 190 Tynte Street (cont)



SLSA - B 28388 - 1956



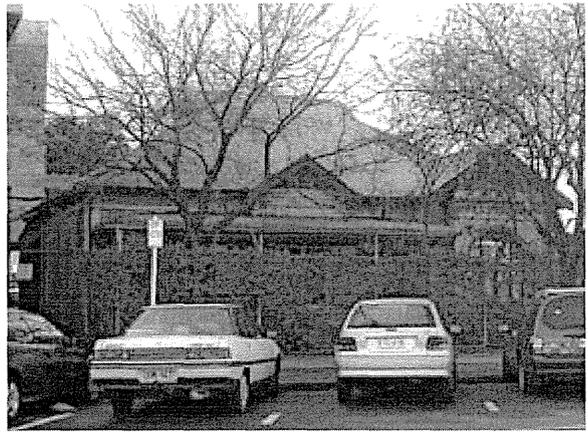
SLSA - B 28387 - 1973

HOUSE

Address: 194-198 Tynte Street
Certificate of Title: 5341/588

Use: Residence
Current Precinct: R4
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 Victorian asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, masonry walls, corrugated iron roof with ventilated gables, bullnose verandah with decorative bracket and frieze elements, and strapped gables.

The Smith Survey shows an earlier building on this allotment in 1880, but this house would have replaced that building soon after 1885. 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 -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 – 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

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

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

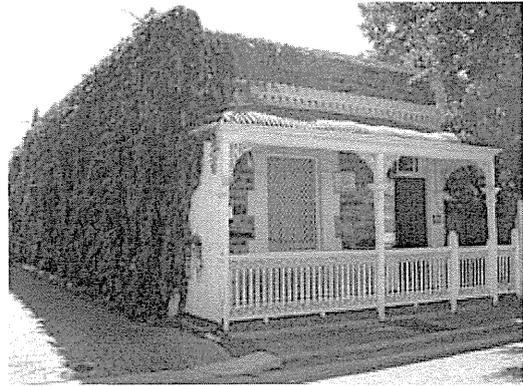
- Smith Survey 1880

HOUSE & FENCE

Address: 30 Walter Street
Certificate of Title: 5520/499

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s 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 outline of this small house is visible in Town Acre 773 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 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 bluestone masonry walls, brick trim and a verandah with decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 5249

HOUSE & FENCE, 30 Walter Street (cont)



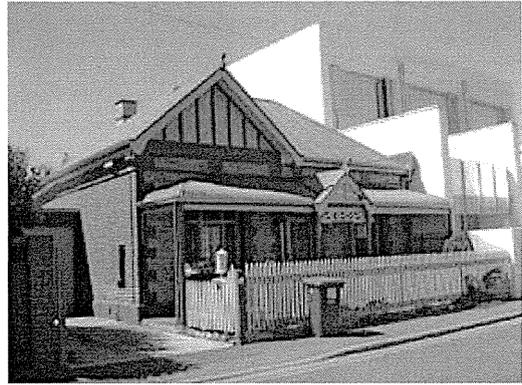
SLSA - B 5249 - 1929

HOUSE

Address: 48 Walter Street
Certificate of Title: 5373/36

Use: Residence
Current Precinct: R4
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The allotment on which this house is constructed is shown as a vacant area in the 1880 Smith Survey. This house remains an important indication of the type of residences constructed after 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 rock face sandstone and face brick walls, decorative timber elements and stuccoed gable.

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.

REFERENCES

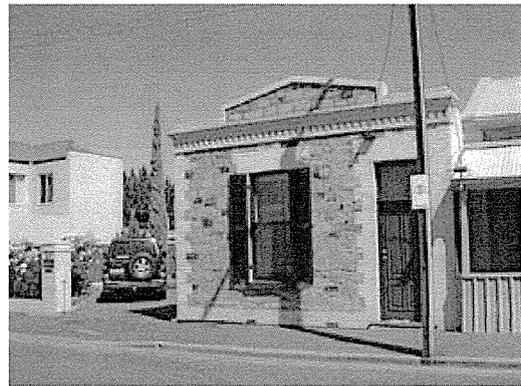
- Smith Survey 1880

HOUSE

Address: 53 Walter Street
Certificate of Title: 5273/707

Use: Commercial
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 a good example of an 1870s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors and simple roof concealed behind a parapet with dog tooth brickwork.

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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.
- (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 bluestone masonry walls and brick trim.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 57 Walter Street
Certificate of Title: 5677/385

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 a good example of an 1870s gable ended bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah.

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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, 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:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 61 Walter Street
Certificate of Title: 5414/654

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 a good example of an 1870s gable ended bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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, 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:

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: 22 Ward Street
Certificate of Title: 5363/117

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 1870s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The 1880 Smith Survey shows the outline of this house in Town Acre 779. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian local stone 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 masonry walls and moulded render details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 24 & 26 Ward Street
Certificate of Title: 5506/792; 5428/602

Use: Residences
Current Precinct: R6
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Townscape 1993 (no.26)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1870s single fronted semi-detached sandstone 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 pair of houses is shown in Town acre 779 in the Smith Survey of 1880. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and 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 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 pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s semi-detached Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

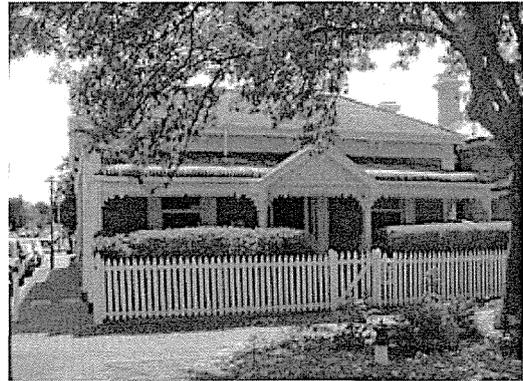
- Smith Survey 1880

HOUSE

Address: 28 Ward Street
Certificate of Title: 5671/100

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 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, and eaves brackets.

The outline of this house is visible in Town Acre 779 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:

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

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 17042

HOUSE, 28 Ward Street (cont)



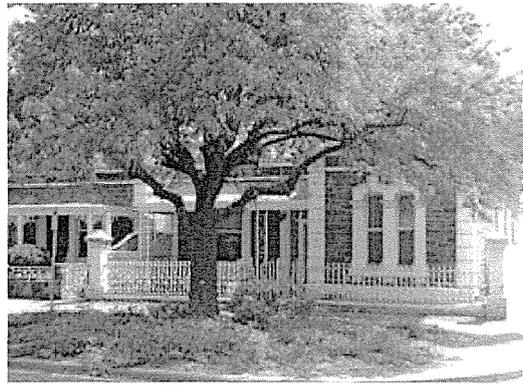
SLSA - B 17042 - 1967

HOUSE, FENCE & WALLS

Address: 34 Ward Street
Certificate of Title: 5465/555

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 1870s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry side fence and front iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 779 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 commonly in use at that time.

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

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

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

EXTENT OF LISTING:

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

REFERENCES

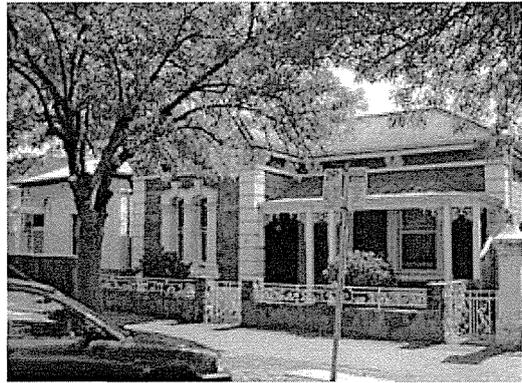
- Smith Survey 1880

HOUSE

Address: 38 Ward Street
Certificate of Title: 5318/937

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 1870s-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 frieze and eaves brackets.

The outline of this house is shown in Town Acre 779 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 commonly in use at that time.

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

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

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

EXTENT OF LISTING:

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

REFERENCES

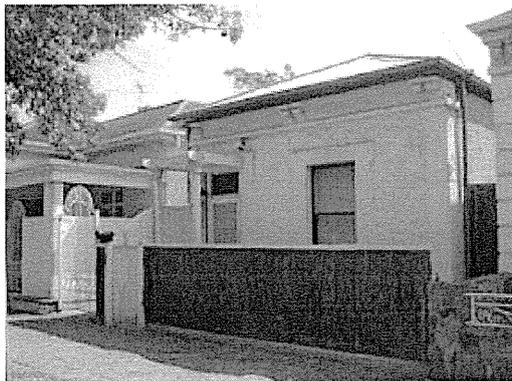
- Smith Survey 1880

HOUSE

Address: 40 Ward Street
Certificate of Title: 5695/94

Use: Residenc
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 very good example of an 1870s 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 is shown in Town Acre 779 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 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 masonry walls and moulded render.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 42-48 Ward Street
Certificate of Title: 5124/271; 5509/744;
 5167/647

Use: Residences
Current Precinct: R6
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

These houses are good examples of Edwardian row cottages. They retain stylistic elements including masonry construction and gable ended corrugated iron roofs. The rate assessments indicate that there may be an earlier core to these houses as there is a house on the site in 1853, and the Smith Survey of 1880 shows a similar outline to the current buildings. Later changes have created a turn of the century appearance.

STATEMENT OF HERITAGE VALUE:

These row houses are an example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflect the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these row houses, constructed between 1890-1920, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) These single fronted row 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 1890s.
- (d) This single fronted row houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted Edwardian residences displaying consistent use of characteristic materials such as masonry walls and hipped corrugated iron roofs.

EXTENT OF LISTING:

External form, materials and details of these Victorian single fronted row cottages, including the walls and roof form associated with the house style. Excludes the front room/fence addition.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 58 Ward Street
Certificate of Title: 5655/983

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 1870s symmetrically fronted sandstone 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 778 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

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

REFERENCES

Smith Survey 1880

HOUSE & FENCE

Address: 62 Ward Street
Certificate of Title: 5656/7

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

The outline of this house is shown in Town Acre 777 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 66 Ward Street
Certificate of Title: 5656/10

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone construction, rendered quoins and trim to windows and doors, eaves brackets and decorative timber gable elements. It also retains a masonry and iron fence characteristic of this house style.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

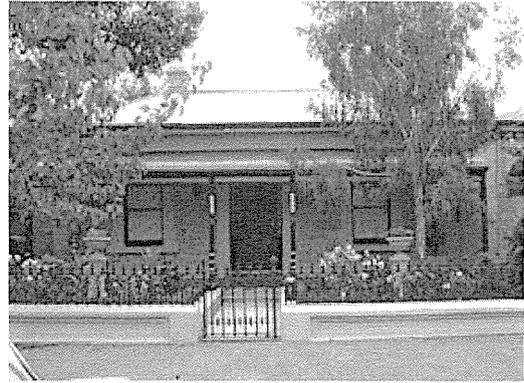
- Smith Survey 1880

HOUSE & FENCE

Address: 68 Ward Street
Certificate of Title: 5656/9

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 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including 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 777 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 94 Ward Street
Certificate of Title: 5205/116

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

The outline of this house is shown in Town Acre 776 on the Smith Survey of 1880, although rear additions have occurred since that date. 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 two storey house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This two storey 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 two storey symmetrically fronted residence, including the walls, verandah and roof form and the front fence associated with the house style.

REFERENCES

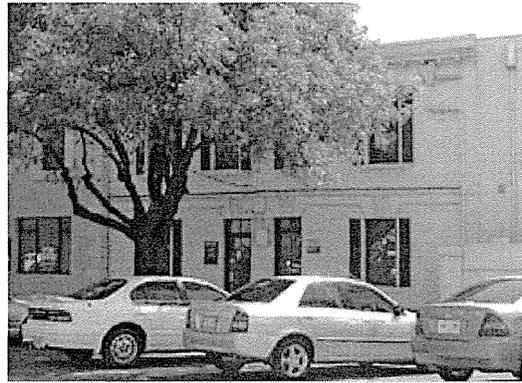
- Smith Survey 1880

SEMI-DETACHED OFFICES

Address: 102 & 104 Ward Street
Certificate of Title: 5874/827

Use: Commercial
Current Precinct: MS1
Proposed MS Precinct: O'Connell Street

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



HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of a two storey semi-detached 1840s-1860s residence. It exhibits important stylistic elements including rendered masonry walls, a simple pitched roof behind a parapet, cornice, modillions, string course and articulated key stones above the lower windows indicative of its early date of construction. Houses of this period are two rooms in depth.

Rate assessments indicate that this pair was constructed between 1855 and 1859. This pair of former houses remains an important indication of the type of residences constructed at that time, and the use of rendered masonry for the front elevation finish.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This 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 1860s two storey semi-detached residence displaying consistent use of materials such as rendered masonry walls and simple form.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

SEMI-DETACHED OFFICES, 102 & 104 Ward Street (cont)



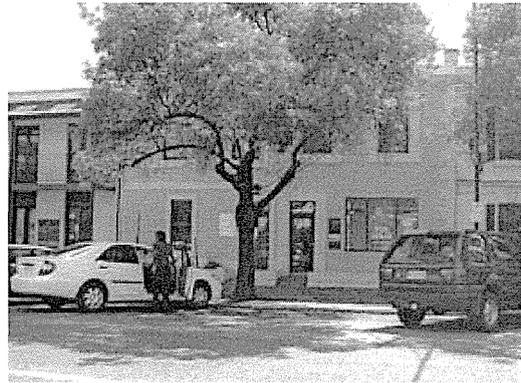
SLSA - B18623 - 1968

SEMI-DETACHED OFFICES

Address: 106 & 108 Ward Street
Certificate of Title: 5874/783, 784

Use: Commercial
Current Precinct: MS1
Proposed MS Precinct: O'Connell Street

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

**HISTORY AND DESCRIPTION:**

This pair of former houses is a good example of a two storey semi-detached 1840s-1860s residence. It exhibits important stylistic elements including rendered masonry walls, a simple pitched roof behind a parapet and rendered detailing indicative of its early date of construction. Houses of this period are two rooms in depth. There have been some modifications including addition of window trim to the first floor, removal of render details and alteration to a ground floor window.

Rate assessments indicate that this pair was constructed between 1861 and 1862. This pair of former houses remains an important indication of the type of residences constructed at that time, and the use of rendered masonry for the front elevation finish.

STATEMENT OF HERITAGE VALUE:

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

RELEVANT CRITERIA:

- (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 1860s two storey semi-detached residence displaying consistent use of materials such as rendered masonry walls and simple form.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

OFFICES

Address: 174 Ward Street
Certificate of Title: 5565/980

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, a projecting gable wing with strapping and roughcast render. The smooth rendered walls and the chimneys would have originally been face red brickwork.

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 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 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 brick walls, roughcast render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian Arts and Crafts style former residence, including the walls and roof form associated with the house style. Excludes later verandah.

REFERENCES

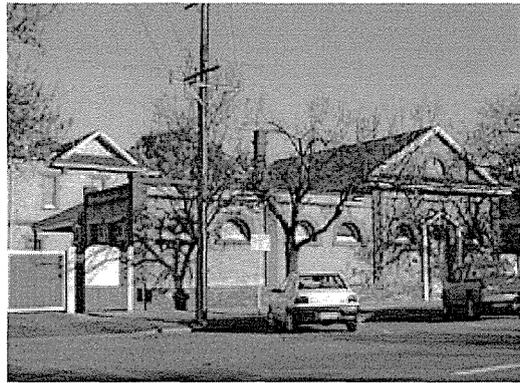
- Smith Survey 1880

OFFICES

Address: 175 Ward Street
Certificate of Title: 5864/174

Use: 5864/174
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

These offices are located in a range of one and two storey former outbuildings with sandstone walls and brick quoins and edges to openings. The outbuildings are associated with the house at 63 Palmer Place which was constructed in 1901.

A house pre dating 1880s was built with its frontage onto Palmer Place, while the stables which are recorded on the 1880 Smith Survey, were built to the rear with access to Ward Street. While the plan of the stables appears unchanged, alterations to them have the character of the early 1900s when the house was constructed. These former stables can be compared to those at 177-181 Ward Street for early 1900 modifications.

STATEMENT OF HERITAGE VALUE:

These former outbuildings are indicative of the additional buildings required to provide accommodation for all the activities of a major residential establishment up to the 1920s.

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

- (a) These former outbuildings display historical and social themes that are of importance to North Adelaide as they are indicative of the establishment of substantial properties in the area during the nineteenth century.
- (b) These former outbuildings represents customs or ways of life that are characteristic of the local area, as they provided stabling for horses which were the main source of transportation before the 1920s.
- (d) These former outbuildings displays aesthetic merit and design characteristics of significance to North Adelaide as they repeat the aesthetic of one of the major architect designed residences on Palmer Place.

EXTENT OF LISTING:

External form, materials and details of these Edwardian former outbuildings, including the walls and roof form associated with the building type.

REFERENCES

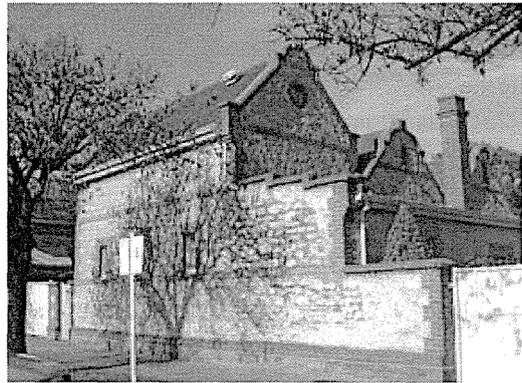
- ACC Rate Assessments 189-1910
- Smith Survey 1880
- LTO CTs 1311/113, 5864/274

FORMER STABLES & WALL

Address: 177-181 Ward Street
Certificate of Title: 5101/654

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

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

**HISTORY AND DESCRIPTION:**

These offices are located in a range of one and two storey former outbuildings with sandstone walls and brick quoins and edges to openings. The outbuildings are associated with the house at 58 Palmer Place which was constructed in 1900 and designed by English & Soward.

STATEMENT OF HERITAGE VALUE:

These former outbuildings are indicative of the additional buildings required to provide accommodation for all the activities of a major residential establishment up to the 1920s.

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

- (a) These former outbuildings display historical and social themes that are of importance to North Adelaide as they are indicative of the establishment of substantial properties in the area during the nineteenth century.
- (b) These former outbuildings represents customs or ways of life that are characteristic of the local area, as they provided stabling for horses which were the main source of transportation before the 1920s.
- (d) These former outbuildings displays aesthetic merit and design characteristics of significance to North Adelaide as they repeat the aesthetic of one of the major architect designed residences on Palmer Place.

EXTENT OF LISTING:

External form, materials and details of these Edwardian former outbuildings, including the walls and roof form associated with the building type.

REFERENCES

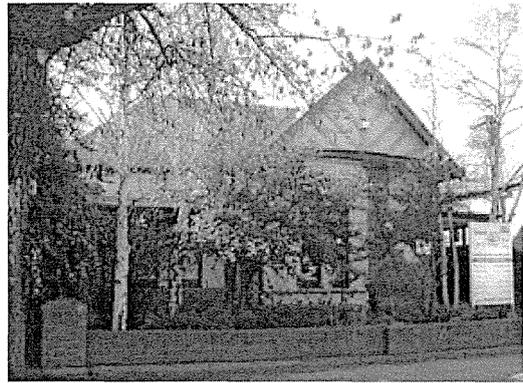
- ACC Building Surveyors Dept - Return of Plans 30/4/1901
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/4/1901
- ACC Rate Assessments 1851-1902
- Smith Survey 1880
- LTO CTs 1311/114, 5864/174

HOUSE

Address: 182 Ward Street
Certificate of Title: 5265/41

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

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

**HISTORY AND DESCRIPTION:**

This former house is an excellent example of an 1890s-1920s face red brick residence. It retains important stylistic elements including red face brick walls, a projecting gable wing with strapping and roughcast render. The rendered bay is interesting as it only occupies half of the front gable section.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of 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 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*):

- (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 red face brick walls, roughcast render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian Arts and Crafts style former residence, including walls and roof form associated with the house style.

REFERENCES

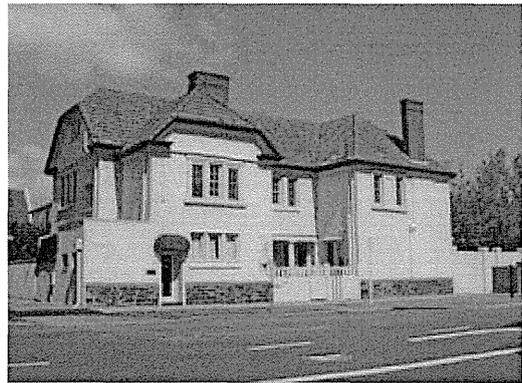
- Smith Survey 1880

HOUSE & WALLS

Address: 235 Ward Street
Certificate of Title: 5855/228

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. This large two storey corner residence was designed by Guy St Makin for his own occupation. Using design elements from the Arts & Craft Movement, the dominant corner villa was built in 1916 by contractor G Hudd for an estimated cost of £2600. Makin was well known for the design of several large villas before the 1950 for the fashionable and wealthy in North Adelaide. Makin was well known for the design of several large villas before the 1950 for the fashionable and wealthy in North Adelaide.

Born in Gawler in 1879, Makin served articles with two firms of Adelaide architects before working with the Architectural Association in London. Makin, who died in 1970, was independently wealthy and hence had the option to be rather careful in the commissions he accepted. He was known as an elder statesman in the architectural profession in Adelaide and was known for his rather traditional approach to architecture. He was also known for his work in a simplified Georgian style.

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 rendered masonry walls and other Arts and Crafts details. It was designed by notable architect Guy Makin.

EXTENT OF LISTING:

External and internal form, materials and details of this two storey Inter War residence, including the walls and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/6/1916
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1916
- ACC Rate Assessments 1905-1930
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991, 2 Vols, Item 63, 235 Ward Street.*
- Smith Survey 1880
- LTO CTs 1048/120, 5855/228
- RAI, *Register of Twentieth Century Architecture in SA, 1986, for G Makin*

HOUSE

Address: 267 Ward Street
Certificate of Title: 5190/834

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows an earlier house on this allotment in Town Acre 754. This house remains an important indication of the type of residences constructed to replace early dwellings after 1880. Some of the replacement houses, like this one, were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

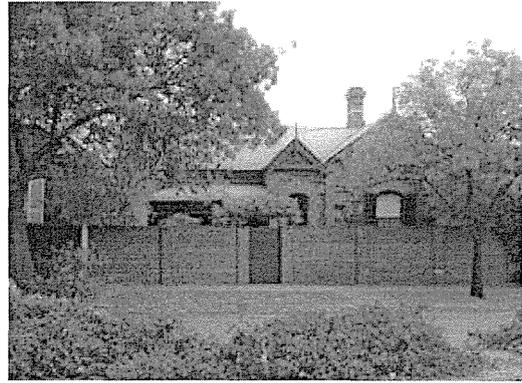
- Smith Survey 1880

HOUSE

Address: 271 Ward Street
Certificate of Title: 5185/868

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows the outline of a small group of attached cottages on this allotment in Town Acre 754 in 1880. This house remains an important indication of the type of residences constructed as replacement for early structures, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

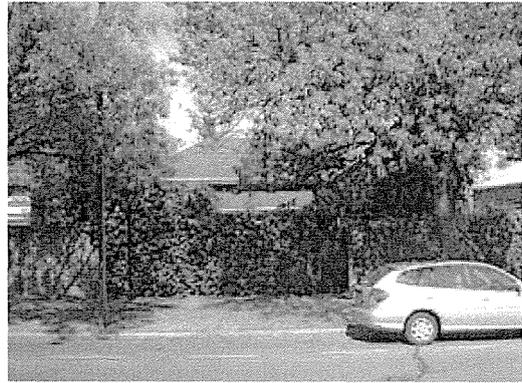
- Smith Survey 1880

HOUSE

Address: 275 Ward Street
Certificate of Title: 5912/216

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows the outline of a small building at the street line on this allotment in Town Acre 754 in 1880. This house remains an important indication of the type of residences constructed during the 1880s to replace earlier structures, 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 previously 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 red face brick trim.

EXTENT OF LISTING:

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

REFERENCES

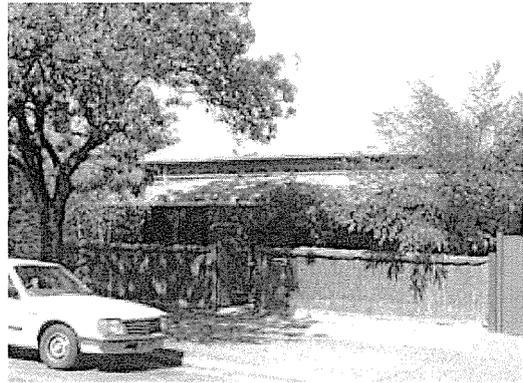
- Smith Survey 1880

HOUSE

Address: 277 Ward Street
Certificate of Title: 5464/204

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows the outline of this house on this allotment in Town Acre 754 in 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 subdivided Town Acres, particularly during the 1870s.
- (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, red face brick trim and decorative cast iron

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE, FENCE & WALL

Address: 286 Ward Street
Certificate of Title: 5366/231

Use: Residence
Current Precinct: R5
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 substantial symmetrically fronted bluestone house with two bay windows was constructed in 1870 on half of Town Acre 766. The house has retained its setting and the block has not been subdivided. The outline and siting of the house with its boundary fences can be seen 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 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 and other characteristic details.

EXTENT OF LISTING:

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

REFERENCES

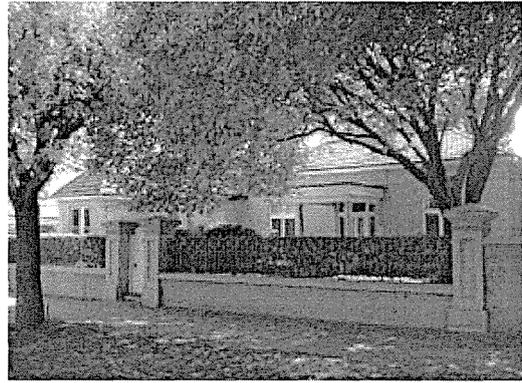
- ACC Rate Assessments 1867-1873
- Smith Survey 1880
- LTO CTs 1516/23, 5366/231

HOUSE & WALLS

Address: 296 Ward Street
Certificate of Title: 5351/152

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

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



HISTORY AND DESCRIPTION:

When this property was built in 1866, the *South Australian Register* for 6 January 1867 stated, 'Messrs G & E A Hamilton are the architects for the erection of a very substantial house for E K Horn of North Adelaide, containing every requisite for comfort and convenience as a good family residence'. The property remained the only structure on Town Acre 766 until Horn subdivided it to build the adjoining property at 286 Ward Street in 1870.

Others who have been associated with this dwelling were Sir William Milne in the late 1890s, and later, doctors Sir Thomas G & CG Wilson from the 1920s.

Sir TG Wilson was a prominent gynaecologist and obstetrician who did much for the advancement of this branch of medicine in South Australia. Born in Armidale in 1876 and with his early career spent in Europe, his first appointment in Adelaide was in 1902 as Honorary Assistant Gynaecologist at the Royal Adelaide Hospital. He was also associated to the Queen Victoria Maternity Hospital for nearly forty years. He received his knighthood in 1950 and died in 1958 at the age of eighty-two.

While the property has undergone several major additions and alterations, the boundary fencing has retained its mid nineteenth century character. The house now presents an Inter War Mediterranean appearance which would indicate that it was upgraded sometime in the 1920s or 1930s when this style of design was popular.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued adaptation of early residences after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it appears as a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as smooth rendered walls, and classical details.

EXTENT OF LISTING:

External form, materials and details of this single storey Inter War Mediterranean style residence including rendered masonry walls and expansive roof form. (Note adapted from 1860s house)

REFERENCES

- ACC Building Surveyors Dept - Plans between 1948-1974 ACC Rate Assessments 1865-1875
- Smith Survey 1880
- J Escourt Hughes, *A History of the Royal Adelaide Hospital*, 1982 (2nd edition), p 174.
- LTO CTs 540/2, 5351/152

HOUSE & FENCE

Address: 305 Ward Street
Certificate of Title: 5390/572

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

Heritage Status: LHP (Townscape)
Other Assessments: *Heritage of the City of Adelaide, ACC, 1990*
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 brick/rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This dwelling was built before November 1889 for W F Crabb. The house was the last property to be built on Town Acre 756 after it was originally subdivided in 1852 when the property at 68 Strangways Terrace was built on half of the acre. The allotment is shown as vacant on the Smith Survey of 1880.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on previously 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:

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

REFERENCES

- ACC Rate Assessments 1880-1890
- Smith Survey 1880
- LTO CTs 1036/128, 5390/573

HOUSE & FENCE & WALL

Address: 1-5 Wellington Square
Certificate of Title: 5389/796

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s symmetrically fronted masonry residence. It was constructed in 1874 for Thomas Templer. It retains important stylistic elements including simple rectangular form and hipped roof verandah. The original verandah, which extended around three sides, has been replaced with a simple classical portico at the front. The walls have been rendered and side and rear extensions undertaken. Despite the cosmetic changes undertaken to the house during the 1920s, it retains its early form and scale. It also retains a masonry and iron fence characteristic of this house style.

The edge of Wellington Square was developed during the 1870s and 1880s as a prestigious residential address of similar status to the high parklands frontage such as Le Fevre Terrace

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 masonry walls, and hipped corrugated iron roof.

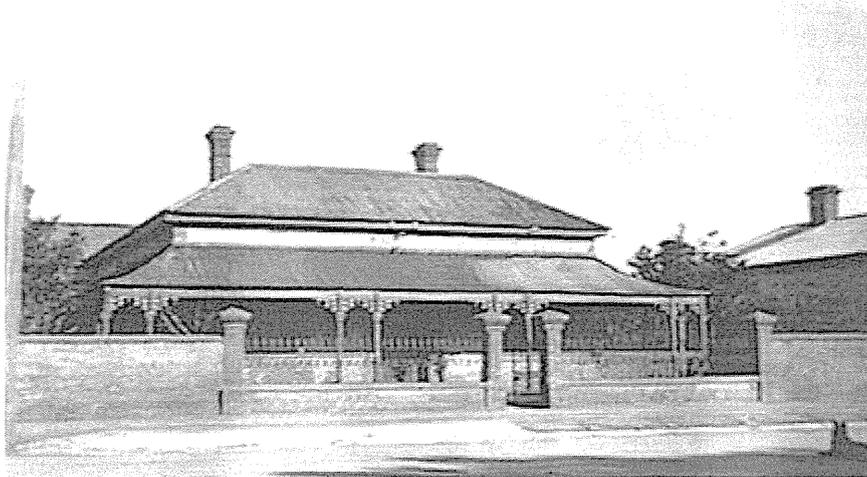
EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments

HOUSE & FENCE & WALL, 1-5 Wellington Square (cont)



SLSA - B 2330 - 1924



SLSA - B 3244 - 1926

APARTMENTS, GARAGE OUTBUILDING & FENCE (Sunningdale)

Address: 21-29 Wellington Square
Certificate of Title: 5689/451-462 5911/134-144

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

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



HISTORY AND DESCRIPTION:

Known as Sunningdale, these flats were built in 1935 to a design by architects McMichael and Harris. The two storey building is designed in a simplified Inter War Mediterranean style with careful asymmetrical massing and repetition of elements. Typical features include smooth rendered walls in a pale stone colour, low pitched expansive roof sections, and applied classical moulding above entrance doors. Sunningdale was built in the period between the wars when self-contained apartments (usually in two storey structures), became a fashionable alternative to single houses. However, the Second World War saw the popular trend halted until the 1970s.

In 1926 Eric Michael went overseas and returned with "a fresh approach to design". He was known in the late 1920s and 1930s for his innovative work, both in terms of its design and in relation to the construction systems and materials employed. McMichael's firm designed some of the City's largest buildings of the Inter-War period, including the Darling Building and the Savings Bank of South Australia Headquarters in King William Street. His design for the Sunningdale Flats is thoroughly consistent with his approach to design displayed elsewhere at this time.

These flats can be compared to Greenways on the corner of Kermode Street and King William Road, Deep Acres at 283-291 Melbourne Street and Felicitas, also in Wellington Square. All area of similar date, although design features differ slightly for each.

STATEMENT OF HERITAGE VALUE:

Sunningdale apartment block demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period, but which was cut short by the Second World War and subsequent building restrictions. They are a major element in the Wellington Square streetscape.

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

- (a) These apartments display historical and social themes that are of importance to North Adelaide as they demonstrate the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period.
- (d) These apartments displays aesthetic merit and design characteristics of significance to North Adelaide as they are an intact block of Inter War apartments, designed by architects McMichael and Harris.
- (f) These apartments are a notable landmark in the Wellington Square streetscape.

EXTENT OF LISTING:

External and interior form, materials and details of the two storey Inter War apartment block, including garage, rear outbuildings and low masonry fence.

APARTMENTS, GARAGE OUTBUILDING & FENCE (Sunningdale), 21-29 Wellington Square (cont)

REFERENCES

- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 71, Sunningdale Flats, Wellington Square.
- Smith Survey 1880
- LTO CTs 3637/138-149, 5689/456



SLSA - B 8747 - 1939



SLSA - B 6919 - 1942

HOUSE & WALL

Address: 41 Wellington Square
Certificate of Title: 5377/557

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an Inter-War Tudor revival style residence. It retains important stylistic elements including steeply pitched roof form with half-timber gable ends and a masonry verandah porch. This dwelling was built in 1926 for Dr J B Dawson. It was estimated to cost £2750 and the builder was J McDonough.

This style of house was constructed as infill development as town acres were further subdivided between the wars. Town Acre 840 was subdivided into four allotments in 1919. 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 Tudor 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 Tudor revival residence design displaying consistent use of typical materials such as brick and freestone walls, steeply pitched roof with strapped gable ends and distinctive porch elements.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Tudor revival style residence, including the walls, verandah and roof form associated with the house style. Includes earlier masonry front boundary wall.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans November 1925
- ACC Rate Assessments 1918-1930
- Smith Survey 1880
- LTO CTs 1410/110, 5377/557

HOUSE & WALL, 41 Wellington Square (cont)



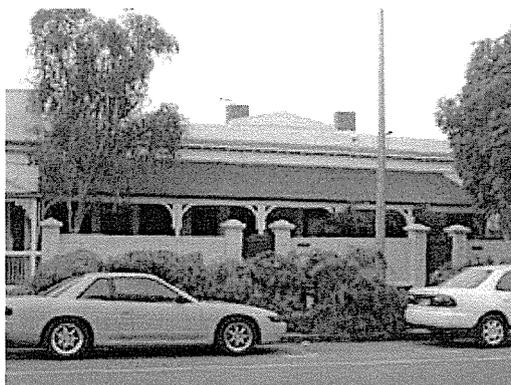
SLSA - B 4115 - 1927

SEMI-DETACHED HOUSES & PIERS & FENCE BASE

Address: 42 & 44 Wellington Square
Certificate of Title: 5855/898; 5499/353

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

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



HISTORY AND DESCRIPTION:

These houses are excellent examples of semi-detached 1870s single fronted bluestone residences. They retain important stylistic elements including rendered quoins, string course and facings to windows and doors, verandah with decorative timber brackets. The roof form is concealed behind a low parapet with a central triangular pediment. They also retain the masonry piers and plinth of the front fence which is characteristic of this house style.

The outline of this pair of attached cottages is visible in Town Acre 837 on the Smith Survey of 1880. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

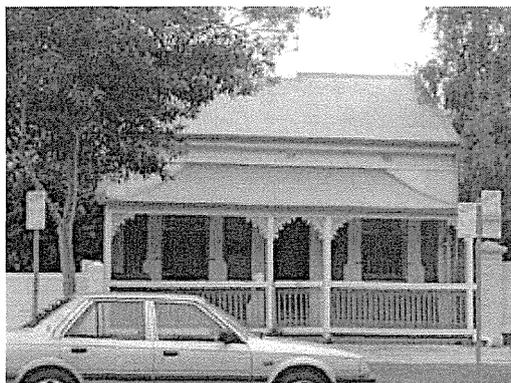
- Smith Survey 1880

HOUSE

Address: 46 Wellington Square
Certificate of Title: 5119/851

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

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

**HISTORY AND DESCRIPTION:**

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

This small allotment in Town Acre 837 is shown as vacant on the Smith Survey of 1880. However this dwelling would have been constructed soon after. 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 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 previously 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:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 47-53 Wellington Square
Certificate of Title: 5360/632

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

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



HISTORY AND DESCRIPTION:

This house is an example of a two storey 1870s-1880s symmetrically fronted residence. It was constructed in 1878 for E White. It retains important stylistic elements including rendered quoins and facings to windows and doors and corrugated iron hipped roof. It also retains masonry fence pillars and plinth characteristic of this house style (although these are in poor condition). The upper level of the two storey verandah has been enclosed.

Wellington Square was a prestigious residential address during the Victorian period, and many houses were constructed around its edge at that time. This house remains an important indication of the type of two storey residences constructed then.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian symmetrically fronted residence, including the walls and roof form associated with the house style. Includes masonry fence pillars and plinth. Excludes infill to front verandah.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 50 Wellington Square
Certificate of Title: 5127/613

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1850s-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 or simple hipped roof form and are one or two rooms in depth. This house retains side walls of limestone and a slate tiled roof. The front wall would appear to have been replaced.

The outline of a small cottage is visible on this allotment in Town Acre 837 on The Smith Survey of 1880. This house remains an 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:

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 cottage displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1850s-60s.
- (d) This cottage displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s-60s residence displaying consistent use of typical materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

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

REFERENCES

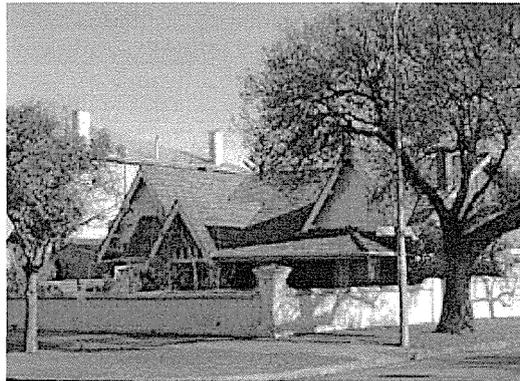
- Smith Survey 1880

HOUSE & FENCE

Address: 55-59 Wellington Square
Certificate of Title: 5101/367

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an Inter-War Tudor revival style residence. It retains important stylistic elements including steeply pitched roof form with half-timber gable ends and a masonry verandah porch. The house was built for William Green between 1925 and 1926 at a cost of £2300. J McDonough, who was the builder, also constructed the property at 41-45 Wellington Square.

This style of house was constructed as infill development as town acres were further subdivided between the wars. Town Acre 840 was subdivided into four allotments in 1919. 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 Tudor 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 Tudor revival residence design displaying consistent use of typical materials such as brick and freestone walls, steeply pitched roof with strapped gable ends and distinctive porch elements.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Tudor revival style residence, including the walls, verandah and roof form associated with the house style. Includes earlier masonry front boundary wall.

REFERENCES

- ACC Building Surveyors Dept - Register of Plans September 1925
- ACC Rate Assessments 1880-1930
- Smith Survey 1880
- LTO CTs 1384/26, 5100/892

HOUSE & FENCE, 55-59 Wellington Square (cont)



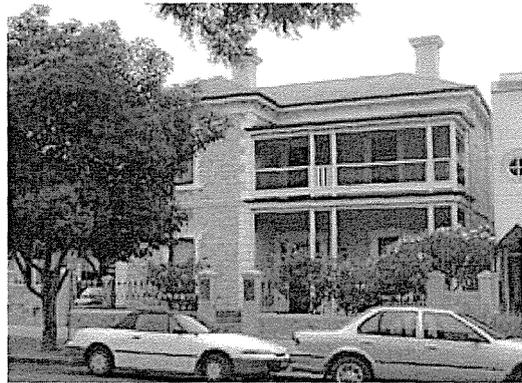
SLSA - B 4116 - 1927

HOUSE

Address: 56-60 Wellington Square
Certificate of Title: 5233/289

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s two storey asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, two level verandah and eaves brackets. It was built in 1878 for Charles Wilcox.

Wilcox appears to have had an interest in a steam mill directly behind his house that operated on Town Acre 836 off Cambridge Street. Such a mill in the back streets of predominantly residential North Adelaide was unusual for this part of the city. Further, it was not common practice for a manager or owner of such an industrial facility to build his dwelling so close to his place of work.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s 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 two storey Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1875-1882
- Smith Survey 1880
- LTO CTs 4003/257, 5233/289

HOUSE

Address: 61 Wellington Square
Certificate of Title: 5790/916

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an Inter-War Old English style residence. It retains important stylistic elements including steeply pitched roof form and rendered walls with gable ends and a masonry verandah porch. An application to build a dwelling on this site was made by TS Shearer in July 1927. The contractor was John McDonough who also built the residences at 41 and 55 Wellington Square in the same period.

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

STATEMENT OF HERITAGE VALUE:

This house is an important example of the 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 Old English revival residence design displaying consistent use of steeply pitched roof form and rendered walls with gable ends and a masonry verandah porch.

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Dept - Register of Plans July 1927
- ACC Rate Assessments 1925-1930
- Smith Survey 1880
- LTO CTs 1429/2, 5790/916

HOUSE, 61 Wellington Square (cont)



SLSA - B 4886 - 1928

HOUSE & FENCE

Address: 82 Wellington Square
Certificate of Title: 5865/141

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 with cast iron decorative brackets and frieze, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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.
- (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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 86 Wellington Square
Certificate of Title: 5865/138

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 with cast iron decorative brackets and frieze, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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.
- (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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 90 Wellington Square
Certificate of Title: 5377/678

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 with cast iron decorative brackets and frieze, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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.
- (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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

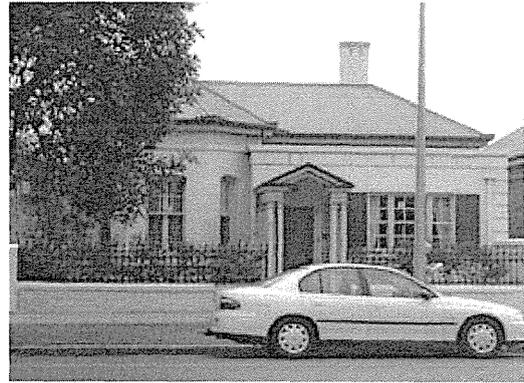
- Smith Survey 1880

HOUSE & FENCE

Address: 94 Wellington Square
Certificate of Title: 5273/409

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s bay fronted masonry residence (now rendered). It retains important stylistic elements including a projecting front bay. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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.
- (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.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls and roof form and the front fence associated with the house style. Excludes alterations to front elevation.

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 98 Wellington Square
Certificate of Title: 5598/928

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

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

**HISTORY AND DESCRIPTION:**

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

Town Acre 882 was subdivided and developed as a speculative housing venture during the late 1870s and early 1880s. Seven similar houses were constructed over this period, and the Smith Survey shows the first two fronting Gover Street in 1880. The rest of the houses were subsequently built during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of consistent design detail on all the houses.

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 1870s-1880s.
- (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:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 14 West Pallant Street
Certificate of Title: 5493/652

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 a good example of an 1890s symmetrically fronted masonry residence. It retains stylistic elements including masonry walls, hipped corrugated iron roof and a verandah.

The Smith Survey of 1880 shows an outbuilding or shed on this allotment in Town Acre 1006, but this house was constructed in the next decade. It was built by John Pinnick, a bootmaker, in 1895. The small piece of land was part of a larger L-shaped lot that had extended from Sussex to Melbourne Street and which was owned by Samuel Higgins, a brewer and his wife until 1890. When Pinnick bought the property at 18 West Pallant Street in 1894, he decided to build another property on the land for rental and made an application to do so in January 1895.

When 14 West Pallant was given its own title in 1920, it was sold to Peter and Fanny Ann Golding who owned the dwelling for thirty one years until 1951. As was a common occurrence, for twenty five years following the Second World War, small properties such as this were eagerly bought by New Australians who preferred to buy cheaper older city properties.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s 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 symmetrically fronted residence, including the walls, the verandah form and the roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books 31/1895
- ACC Rate Assessments 1869-1897
- Smith Survey 1880
- LTO CTs 9/40, 72/107, 376/16, 701/72, 1190/20, 3296/99, 4016/975, 4170/18, 5493/652.

HOUSE

Address: 18 West Pallant Street
Certificate of Title: 5273/14

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 symmetrically fronted masonry residence. Rate assessments indicate that the dwelling was constructed in 1876 by Samuel Higgins, a brewer,. The land in Town Acre 1006 on which this dwelling was built was part of an L-shaped lot, almost a third of an acre, that extended from Sussex to Melbourne Street and which was owned by Higgins and his wife until 1890. He also built two houses fronting Melbourne Street before 1881.

When this property was given a separate title in 1920, it was transferred to Jessie and Fred Larner. After that the property has a long history of being rented out. Further, as was a common occurrence for twenty five years following the Second World War, small properties such as this were eagerly bought by New Australians who preferred to buy cheaper older city properties for cash or by private loan. As they paid off one property, they bought others which were rented out, as was this dwelling between 1952 and 1968.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s- and reflects the design, details and building materials characteristic of that time. It was built 1876 for Samuel Higgins, a brewer.

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.

EXTENT OF LISTING:

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

REFERENCES

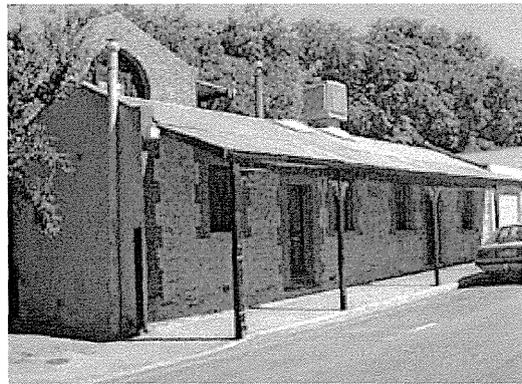
- ACC Rate Assessments 1869-1897
- Smith Survey 1880
- LTO CTs 9/40, 72/107, 376/16, 701/72, 1415/129, 3664/27, 5273/14.

HOUSE

Address: 31 West Pallant Street
Certificate of Title: 5019/523; 5019/524;
 5019/525

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

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

**HISTORY AND DESCRIPTION:**

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

In 1867 the Adelaide City Council Rate Assessments record 'unfinished houses' on site owned by carpenter, Charles William Skegg. By 1869 the cottages were assessed separately at ten pounds each and were rented out. Skegg owned the cottages for thirty years until his death in 1898.

Between 1920 and 1954, William and Rachel Hicks, butchers, from Mount Torrens owned the two cottages and rented them out. The West Pallant house remained divided and on a strata title arrangement before coming under one title when converted to one house.

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. This 1867 brick and stone cottage was built as a pair of cottages for carpenter, Charles W Skegg and it contributes to the essential nineteenth century character of this area.

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

- (a) This cottage 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 1860s.
- (d) This cottage displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of typical materials such as random limestone walls, low scale and simple form.
- (e) It is associated with a notable 1860s local builder Charles W Skegg.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments 1865-1869
- Smith Survey 1880
- LTO CTs 99/227, 2185/174, 175, 5019/525
- *Observer*, 4/6/1898, death notice for CW Skegg
- *SA Directories* 1872-1950

HOUSE, 31 West Pallant Street (cont)



SLSA - B 39405 - 1981