
WALKERVILLE COUNCIL
ASSESSMENT OF 14 LOCAL HERITAGE PLACES

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McDougall & Vines
Conservation and Heritage Consultants
27 Sydenham Road, Norwood, SA, 5067
Phone: (08) 8362 6399 Fax: (08) 8363 0121
Email: mcdvines@camtech.net.au

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HOUSE
32 NORTHCOTE TERRACE, GILBERTON

Lot: 7, 8

Section 475

C.T.: 5716/865



ANALYSIS AND ASSESSMENT: This house is an excellent example of the Federation Queen Ann style, and is a major domestic architectural element in both Walkerville and Adelaide as a whole. It is constructed in dressed sandstone with rock-faced sandstone quoining and dressings. The complicated roof form incorporates a corner tower, strapped gables and tall brick chimneys typical of this style. The timber verandah and eaves brackets detailing are also important elements in the design of the house. The house appears to have been altered little over time and is in good condition.

In 1892 this land was owned by Frederick Lakeman, a draper and furnisher. It was then in the hands of the Executor Trustee and Agency Company for over ten years, until in 1909 it was purchased by Mary Woodhead. Rate assessments indicate that the house was constructed in 1914 for the Woodhead family but was purchased by Charles Birks, a well known merchant, with an established store in Rundle Street, not long after the house was completed.

RELEVANT CRITERIA: The house at 32 Northcote Terrace, Gilberton fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is representative of the large detached residences constructed in Gilberton during the early twentieth century, a period of major economic prosperity in Adelaide.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an excellent of a Federation Queen Anne residence constructed immediately before the First World War. It incorporates architectural form and design details which illustrate the development of this style which was the dominant style in Australian domestic architecture during the decades immediately before and after 1900.
- e) It is associated with notable local personality, the successful Adelaide draper, Charles Birks who was a prominent resident in Walkerville in the early twentieth century.

HOUSE 32 NORTHCOTE TERRACE, GILBERTON (cont)

STATEMENT OF HERITAGE VALUE: This house is an important representative of large, early twentieth century residences in Walkerville and contributes to the historic character of the area.

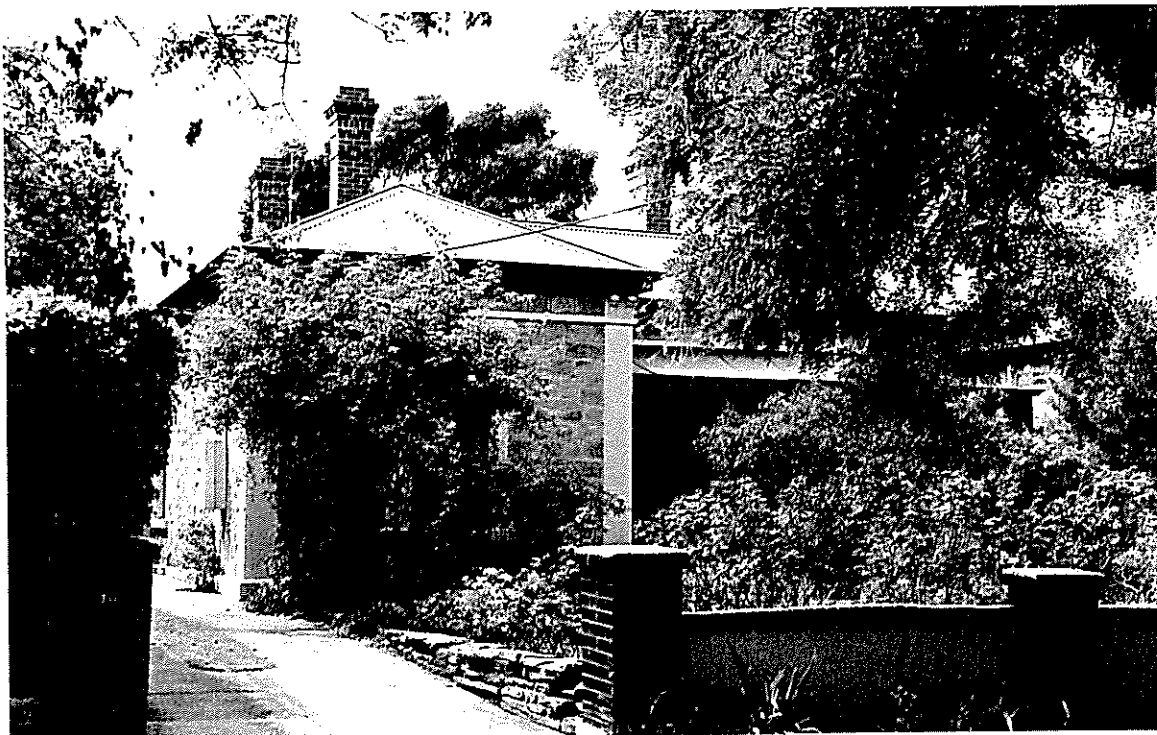
RECOMMENDATIONS: It is recommended that the house at 32 Northcote Terrace, Gilberton be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- Apperly, Irving, et al, *Identifying Australian Architecture*, 1989
- CT 3686/36, CT 2343/150, CT 564/19, Transfer 2613839
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1914

HOUSE
16 PARK TERRACE, GILBERTON

Lot: 20 Section: 475
 C.T.: 5417/565



ANALYSIS AND ASSESSMENT: This house is a typical asymmetrically fronted residence constructed of face sandstone with simple rendered quoins and door and window dressings. It retains its tall brick chimneys and simple concave verandah. This section of Gilberton was subdivided during the development of Walkerville in the late 1870s to the 1890s, a period of intense subdivision when larger blocks were divided and made available for residential development.

In 1882 the property belonged to John Goodwin the Younger, a builder. Goodwin constructed the house in 1883, then sold it to William White, a painter, later that year. It was owned by the Goodwin family again from 1922 until 1937.

RELEVANT CRITERIA: The house at 16 Park Terrace, Gilberton fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the modest scale of residential development throughout this section of Gilberton during the 1870s and 1880s.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance as it is a relatively intact example of a simple asymmetrically fronted sandstone cottage of the 1880s representative of the relatively modest character of residences within this area, in contrast to the large mansions on large allotments in other sections of Walkerville.

STATEMENT OF HERITAGE VALUE: This cottage is an excellent representative example of an asymmetrically fronted stone house, a significant residential building style of the 1880s.

RECOMMENDATIONS: It is recommended that the house at 16 Park Terrace, Gilberton be included on the Schedule of Local Heritage Places for the City of Walkerville.

HOUSE
16 PARK TERRACE, GILBERTON

Lot: 20 Section: 475
C.T.: 5417/565

SOURCES OF INFORMATION:

- CT 1024/111, CT 423/99, Transfer 161903, CT 390/73
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1882 - 1883

HOUSE
146 STEPHEN TERRACE, GILBERTON

Lot: 33 Section 475
 C.T.: 5161/649



ANALYSIS AND ASSESSMENT: This house is constructed of random sandstone with highly detailed brick quoins and door and window dressings. It is essentially an asymmetrically fronted villa with a more elaborate roof form incorporating two detailed timber gables with high quality timber elements including bracketing and elaborate finials. The house retains a large amount of original detailing and is an interesting example of the transitional style which characterised the overlap the Victorian and Federation periods. It has typical Victorian cast iron verandah posts, rather than the later timber detailing of true Federation houses. It also retains elements of an early corrugated iron and timber fence typical of fences in the early twentieth century.

Ownership and rate assessments indicate that in 1890 the property belonged to Mary Frances Hinde, a widow. In 1900 it allotment was sold to Fanny Smythe, and the residence was constructed in 1901. It was then sold in 1909 to Amelia de Rose, who owned the property until her death in the 1940s.

RELEVANT CRITERIA: The house at 146 Stephen Terrace, Gilberton fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development of Gilberton and Walkerville in the early twentieth century.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance as it is an intact example of a turn of the century house of transitional design, combining both late Victorian and early Federation detailing.

STATEMENT OF HERITAGE VALUE: This house is representative of medium scale dwellings typically constructed for middle class professional residents of the suburb. It is an excellent example of turn of the century design.

RECOMMENDATIONS: It is recommended that the house at 146 Stephen Terrace, Gilberton be included on the Schedule of Local Heritage Places for the City of Walkerville. The reinstatement of the original timber and corrugated iron fence could be considered as part of the conservation works to this house.

HOUSE

146 STEPHEN TERRACE, GILBERTON (cont)

SOURCES OF INFORMATION:

- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- CT 4228/4, CT 543/1, Transfer 242492
- Walkerville Council Rate Assessment Books, 1901

SUSPENSION BRIDGE off SEVERN STREET, GILBERTON

Lot: 35, 36, 37 Section 475

C.T.: NA



ANALYSIS AND ASSESSMENT: This bridge spanning the Torrens was constructed by F. W. Woolley in about 1920. The bridge originally had timber planks, but these have been covered or replaced with a non-slip decking. The handrails are twisted wire cable. Woolley erected the bridge without Council approval to increase the value of his land in St Peters, by linking the property to the Walkerville tram line on the other side of the river. The Walkerville side of the bridge rested on Council land, leaving them liable for any accidents. The matter was resolved when in 1922 Woolley purchased the piece of land the bridge struts were built on. The bridge maintenance is now shared between the Walkerville and the Norwood, Payneham and St Peters Councils.

RELEVANT CRITERIA: The Suspension Bridge off Severn Street, Gilberton fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the need to provide crossing points over the River Torrens between St Peters and Walkerville, particularly during the period of closer subdivision in the 1920s.
- c) It has played an important part in the lives of local residents in providing an added element to the use of the river bank as a recreation area.

STATEMENT OF HERITAGE VALUE: The Suspension Bridge is an important element along the River Torrens linking St Peters and Walkerville since the 1920s.

RECOMMENDATIONS: It is recommended that the Suspension Bridge off Severn Street, Gilberton be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- M Scales, *John Walker's Village*, Adelaide, Rigby, 1974
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- J Lewis, *The Walkerville Story: 150 Years*, Adelaide, Corporation of the Town of Walkerville, 1988

HOUSE
6 BRIAR AVENUE, MEDINDIE

Lot: 19

Section 460

C.T.: 5518/470



ANALYSIS AND ASSESSMENT: Briar Avenue was formed in 1913 with the subdivision of 'The Briars' land owned by J. Cowell. From 1891 until 1907 the property belonged to Charles Rasp, Gentleman, and then to his widow Agnes Rasp (later Von Zedtwitz) until 1927. The Briar Avenue property was then owned by Ethelbert Bendall, a public accountant, and in 1936 was purchased by Olive and Pauline South. Rate assessments indicate that the house was built for the Souths in 1938.

The house design is based on an Inter-War style known as Old English which utilised steeply pitched roofs and tall paired chimneys, and some elements of interlocking roof ridges and projecting eaves. This style was popular throughout Adelaide immediately before the Second World War, and other suburbs which developed at the time including sections of Burnside and Unley have houses of similar design details.

RELEVANT CRITERIA: The house at 6 Briar Avenue, Medindie fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the subdivision of larger estates such as the Briar's into smaller residential allotments, particularly in the period between the two World Wars.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is an intact example of a significant 1930s style of house based on the Old English design.

STATEMENT OF HERITAGE VALUE: This is representative of one of the Inter-War residential architectural styles predominant throughout the Adelaide metropolitan area during this period. Its location on a block which was subdivided from a larger Walkerville estate previously established in the late nineteenth century, is also significant.

RECOMMENDATIONS: It is recommended that the house at 6 Briar Avenue, Medindie be included on the Schedule of Local Heritage Places for the City of Walkerville.

HOUSE 6 BRIAR AVENUE, MEDINDIE (cont)

SOURCES OF INFORMATION:

- Apperly, Irving, et al, *Identifying Australian Architecture*, 1989
- CT 1478/186, CT 1351/179, CT 546/147, Transfer 245671
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- M Scales, *John Walker's Village*, Adelaide, Rigby, 1974
- J Lewis, *The Walkerville Story: 150 Years*, Adelaide, Corporation of the Town of Walkerville, 1988
- Walkerville Council Rate Assessment Books, 1937 - 1938

HOUSE
9 CHURCH TERRACE, WALKERVILLE

Lot: 1 Section 476
 C.T.: 5345/303



ANALYSIS AND ASSESSMENT: This house is a face stone symmetrically fronted residence typical of the traditional design used in the mid 1880s for a large number of residences throughout Walkerville and also the greater Adelaide area. This house retains a large amount of original materials and detailing, although the verandah has been reconstructed and one chimney has been removed. There are notable slate access steps from the garden to the verandah of the house.

In 1882 the property belonged to Robert Williams, a gentleman, who sold the property to Mark Williams, an ironmonger, in 1887. The property remained in the Williams family until the 1940s. The house was built in 1886-87, and appears in the Assessment book for that year as a six roomed house with an assessment value of £30.

RELEVANT CRITERIA: The house at 9 Church Terrace, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the style of housing constructed during the residential development of Walkerville during the 1870s and 1880s.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is typical intact example of a symmetrically fronted villa constructed during the 1880s.

STATEMENT OF HERITAGE VALUE: This house is representative of the modest scale symmetrically fronted stone houses which were a significant residential building type of the 1870s and 1880s in Walkerville.

RECOMMENDATIONS: It is recommended that the house at 9 Church Terrace, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- CT 1812/165, CT 1719/141, CT 385/48, Application 18957
- Walkerville Council Rate Assessment Books, 1886-87

HOUSE
12 CHURCH TERRACE, WALKERVILLE

Lot: 57 Section 476
 C.T.: 5372/139



ANALYSIS AND ASSESSMENT: In 1870 this property belonged to Edward Bowels, a gardener. He sold in 1871 to William Stewart, a farmer, who then left the property to William J. Stewart, a draper and most likely Stewart's son. Rate assessments indicate that in 1871-72 a property consisting of a 4 roomed cottage, stables and other outbuildings belonging to Stewart existed on lot 57-58, but it is likely that the present cottage was built c1880, when Stewart constructed several cottages and leased them to various tenants.

This house is a simple symmetrically fronted cottage which retains its verandah detailing of capital moulds and cast iron bracketing intact. The house exhibits typical form and detailing of a modest sized residence of the early late 1870s and 1880s.

RELEVANT CRITERIA: The house at 12 Church Terrace, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the type of residences constructed on areas of Section 476 more closely subdivided during the 1870s.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact example of a circa 1880s symmetrically fronted cottage which is representative of the character of domestic architecture at this time in Walkerville.

STATEMENT OF HERITAGE VALUE: This house is representative of the modest scale symmetrically fronted dwellings which were a significant residential building type of the 1870s and 1880s. It is indicative of the more intense residential development in these sections of Walkerville during this time.

RECOMMENDATIONS: It is recommended that the house at 12 Church Terrace, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

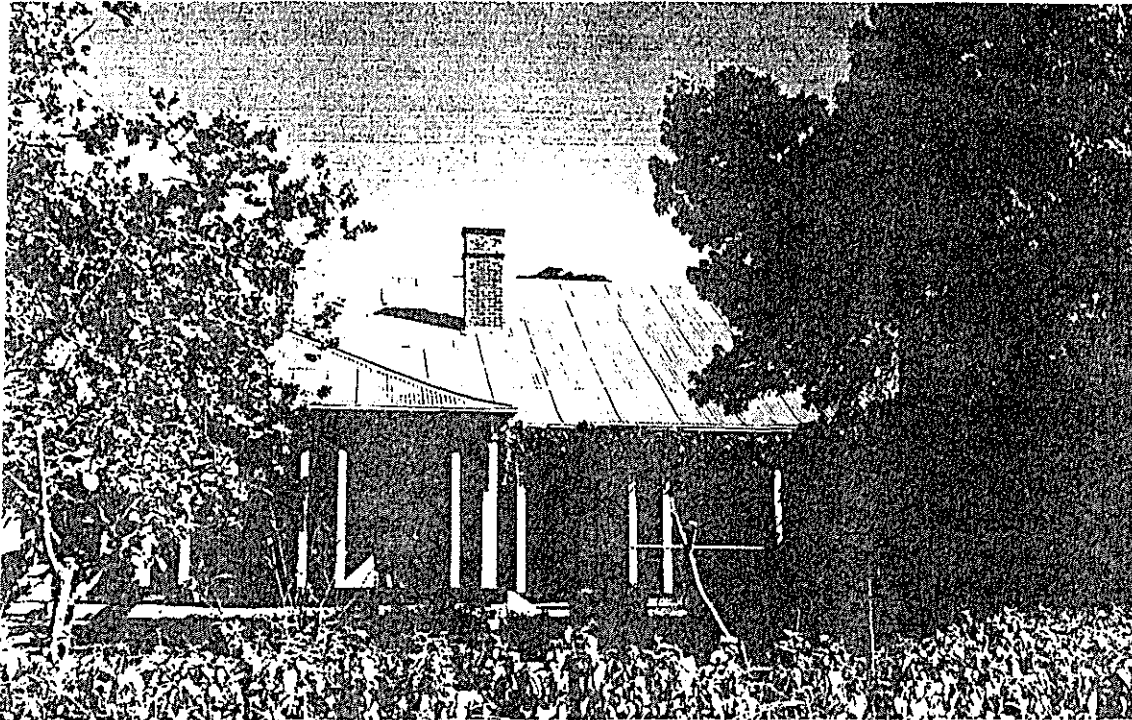
- CT 4318/815, CT 2481/50, CT 318/240, Transfer 104056, CT 288/53, Transfer 34054, CT 141/97
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1880, 1871-72

HOUSE
1 DEVONSHIRE STREET, WALKERVILLE

Lot: 192

Section 477

C.T.: 5535/245



ANALYSIS AND ASSESSMENT: Land Titles records relating to this allotment indicate that in 1889 it was part of a larger property belonging to Charles Dashwood, a solicitor, who had purchased it from Samuel Glyde and Benjamin Culliford the previous year. In 1892 it was transferred to Charles Connor, a mill company manager. However, according to the Walkerville rate assessments, the property was owned by Charles Connor prior to 1892, as he had built the house in 1890.

In 1936 it was purchased by land agents Royden Bullock and Charles Angel, possibly for the purpose of subdividing the land, and the house and four allotments were purchased by Mrs B A Beare in 1958. Since then the extent of the property has been further reduced by the sale of the land to the west of the house for further residential development. This house retains substantial front and rear grounds.

The 1890 date for the house is significant as this is early for the use of face red brick as a wall finish in this style of dwelling. This house is an example of a Federation Bungalow/Queen Anne hybrid style. It would be of some interest if the architect for the dwelling could be determined, given its early date and simple, but distinctive form.

RELEVANT CRITERIA: The house at 1 Devonshire Street, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the residential development towards the end of the nineteenth century, particularly utilising land that had previously been farming land and a part of larger estates.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact excellent example of a face red brick house of the Federation period (1890-1915) constructed in 1890.
- e) It is associated with notable local Charles Connor, who was a miller and pastoralist in South Australia during the 1880s and 1890s, after migrating from Ireland.

HOUSE 1 DEVONSHIRE STREET, WALKERVILLE

STATEMENT OF HERITAGE VALUE: This house is an important early example of the Federation Bungalow/Queen Anne style of domestic architecture. It is also associated with notable Walkerville residents of the 1890s.

RECOMMENDATIONS: It is recommended that the house at 1 Devonshire Street, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- Apperly, Irving, et al, *Identifying Australian Architecture*, 1989
- CT 2636/28, CT 2102/35, CT 1671/60, CT 816/70, CT 531/18, Transfer 229839, CT 522/194
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1890

HOUSE
47 FULLER STREET, WALKERVILLE

Lot: 2

Section 476

C.T.: 5511/635



ANALYSIS AND ASSESSMENT: The earliest title available under the Real Property Act indicates that the property belonged to Robert Williams, a blacksmith, and Richard Barter Cox, a solicitor, in 1870. It passed to Alicia Cox, Richard Cox's widow, in 1908, and then to the Walton family in 1911. According to Marjorie Scales in *John Walker's Village*, the house was constructed by Mr. Walton in the 1840s, and the earliest available Council rate assessments confirm that John Walton owned a 5 room house with a cellar in 1858 in this vicinity. The house recorded at that time was most likely associated with the brickyard, which was located on the opposite side of Fuller Street from number 47. The earliest Council records for lots 91 and 92 (now lot 2) are from 1872, with two cottages owned by the executors of Walton's estate appearing in the Rate Assessments from that date.

The scale and proportions of this small cottage would indicate that it was constructed at an early date, possibly during the 1850s, but the exact date of construction cannot be confirmed. However, the building is indicative of early settler's cottages of low scale and simple design constructed on allotments in the subdivision of Walkerville Village as set out on the 1857 Plan.

RELEVANT CRITERIA: The house at xx fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area as it is indicative of the early residential development of the Walkerville Village as subdivided in 1857.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact example of a low, small scale, pre-1880s cottage representative of the modest character of early buildings within the area.

STATEMENT OF HERITAGE VALUE: The cottage is representative of the small two and four roomed dwellings which were a significant residential building type of the 1850s. Its location within the original Walkerville Village subdivision is also significant.

HOUSE
47 FULLER STREET, WALKERVILLE (cont)

RECOMMENDATIONS: It is recommended that the house at 47 Fuller Street, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- CT 4112/635, CT 1050/159, Transfer 655913, CT 858/97, Transfer 525080, CT 148/213
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88

OLIVE HOUSE
19 WALKERVILLE TERRACE, WALKERVILLE

Lot: 14

Section 475

C.T.: 5324/649



ANALYSIS AND ASSESSMENT: The house was constructed circa 1870 by William Back, an auctioneer and land agent, as a six roomed house with a cellar, located on 1 acre of land. In 1877 the property belonged to Christopher Giles the Younger, Gentleman, and appears in the Walkerville Rate Assessments as a house of 7 rooms with outbuildings. It is believed that Giles' wife may have used part of the house as a finishing school for young ladies. It was sold to Sidney Sanders, an agent, in 1884. From 1910 until 1938 the property belonged to Christopher Beaven, a fuel merchant.

The house has obviously been extended over time, but the frontage to Walkerville Terrace retains elements which are indicative of its early date of construction including original face sandstone and red brick with red brick quoining and dressings to doors and windows, and a simple gable end with pierced timber barge board. This is an important element in the Walkerville Terrace streetscape and contributes significantly to the historic qualities of the area.

RELEVANT CRITERIA: The two storey house at 19 Walkerville Terrace, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes that are of importance to the local area and it is indicative of the early residential development along the major roads through Walkerville during the early 1870s.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a relatively intact example of a two storey dwelling constructed in simple masonry materials, retaining a large amount of original detailing.

STATEMENT OF HERITAGE VALUE: This two storey house is an excellent representative of the type of larger residences from the 1870s constructed on the main roads throughout the suburb.

OLIVE HOUSE 19 WALKERVILLE TERRACE, WALKERVILLE (cont)

RECOMMENDATIONS: It is recommended that Olive House at 19 Walkerville Terrace, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

Further conservation work to the house should include if possible the removal of paint to the stone and brick external walls to re-expose the original construction material.

SOURCES OF INFORMATION:

- CT 1870/31, CT 250/2, Application 15805
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1870-1871

SUSSEX HOTEL
68 WALKERVILLE TERRACE, WALKERVILLE

Lot: 11

Section 476

C.T 4141/867



ANALYSIS AND ASSESSMENT: The Sussex Hotel was established by James Thomson as the Sussex Arms Inn in 1843 on an allotment of land further east along Walkerville Terrace than the present site. Thomson was the proprietor from 1843 until 1849, and again in 1852. The license was relocated to the present site in December 1905, when John Nottage was the proprietor. From 1889 until 1950 the premises were known as the Sussex Arms Hotel, after which time it was called the Hotel Sussex. The longest serving proprietor was Mary Ann Maiden, who was the licensee from 1937 until 1951. (Part of the first hotel building is incorporated in the Walkerville Senior Citizens' Clubrooms.)

The current appearance of the Sussex Hotel dates from the 1930s, when a number of South Australian hotels were upgraded. Others similarly improved externally included the Arab Steed Hotel on Hutt Street, Adelaide and the Prince of Wales Hotel on Port Road, Queenstown. Recent refurbishment has respected the streamlined design idiom of the hotel and retained the suspended awning.

RELEVANT CRITERIA: The Sussex Hotel at 68 Walkerville Terrace, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economical and social themes which relate to the development of the local area as it indicative of the expansion of hotel facilities with the growth of the suburb and an increase in population in the district.
- c) It has played an important part in the lives of local residents as a meeting place for social facility and community activities.

STATEMENT OF HERITAGE VALUE: The Sussex Hotel is one of the hotels in Walkerville initially constructed after the turn of the century, but based on an earlier license, and is a typical example of the social and community facilities that hotels provided for local residents.

RECOMMENDATIONS: It is recommended that the Sussex Hotel at 38 Walkerville Terrace, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- CT 2157/131, CT 1639/50, CT 1379/101, Transfer 927876, CT 1259/40, 41, 42, CT 1196/194, CT 973/107, CT 712/101, CT 589/79, Application 22697
- J L Hoad, *Hotels and Publicans in South Australia*, 1999
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88

HOUSE
94 WALKERVILLE TERRACE, WALKERVILLE

Lot: 22

Section 476

C.T.: 5707/509



ANALYSIS AND ASSESSMENT: Land Titles record that in 1866 the property was owned by Richard Rusk, a labourer, and remained in the Rusk family until 1923 when it was sold to Samuel Hawkesworth. According to Council rate assessments a four roomed house belonging to Richard Rusk existed as early as 1859, however the first time allotment 22 is recorded specifically in 1870, Rusk's property is described as a two roomed cottage. Thus the actual construction date of the existing building is not clear, but it would appear to date from c1880s.

The house would appear to have undergone a number of changes over time including the restructuring of the roof and re-cladding in asbestos tiles, and reinstatement of square gutters which replaced the original ogee gutters. A later verandah dating from circa 1920s has also been erected to the front of the house. The original line of the verandah can be seen on the stone wall behind. Consequently the overall appearance of the building has been changed significantly and it is no longer a good representation of an 1870s or 1880s residence.

RELEVANT CRITERIA: The building in its current form does not fulfil any of the criteria laid down for the determination of local heritage places under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

STATEMENT OF HERITAGE VALUE: This is a modest house located on Walkerville Terrace, but the individual building is not representative of any significant period of history in Walkerville's Development in its current form.

RECOMMENDATIONS: It is recommended that this house at 94 Walkerville Terrace, Walkerville not be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- CT 1976/77, CT 1273/111, Transfer 843940, CT 82/64
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1859 - 1871

HOUSE
28 WARWICK STREET, WALKERVILLE

Lot: 1 Section 476
 C.T.: 5839/944



ANALYSIS AND ASSESSMENT: In 1874 this property belonged to Patrick McKeevor, but was sold in 1875 to Thomas Williams. In 1879 it was the property of John Finnissy, a police constable, who sold to Johann Jantzen, a blacksmith, in 1883. Rate assessments show that Jantzen constructed the cottage in 1884-85 before selling the property to Edward Kelly, a cooper.

This house is a symmetrically fronted face bluestone house with brick quoining and door and window dressings which have now been painted. It also retains its brick chimneys, now painted white. The verandah has been replaced in a form to match the original, but there is no remaining detail to the verandah posts.

RELEVANT CRITERIA: The house at 24 Warwick Street, Walkerville fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economic and social themes that are of importance to the local area as it is indicative of the residential development of Walkerville during the 1870s and 1800s, a period of substantial subdivision of the district.
- d) It displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is a reasonably intact example of symmetrically fronted bluestone house representative of the typical character of houses of the 1880s throughout Walkerville.

STATEMENT OF HERITAGE VALUE: This house is representative of the symmetrically fronted stone house, a significant residential building type of the 1870s and 1880s in Walkerville.

RECOMMENDATIONS: It is recommended that the house at 28 Warwick Street, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- CT 298/236, Transfer 93919, CT 283/96, Transfer 88022, CT 187/246, Application 13182
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88
- Walkerville Council Rate Assessment Books, 1881 - 1885

HOUSE
105 LANSDOWNE TERRACE, VALE PARK

Lot: 3 Section 478

C.T.: 5447/27



ANALYSIS AND ASSESSMENT:) In 1873 the property belonged to Branstone Unwin, a gardener, who sold the land in 1877. It was briefly owned by the Levi family, then purchased by Nicholas Trudgeon, a builder. In the Council rate assessments for 1882 the property is described as a cottage and 2 acres owned by Trudgeon. In 1884 the property was purchased by Olivia Mustard, and appears in an Auction advertisement from 1888 as "over 2 and a quarter acres...with house thereon...known as Mustard's". The house was most likely built by Trudgeon circa 1882. The property remained as a sizeable piece of land fronting the River Torrens until the 1950s, when it was initially subdivided. Further subdivision occurred later.

Vale Park was originally part of the Enfield Council area, and was incorporated into the Walkerville Council in the 1970s.

RELEVANT CRITERIA: The house at 105 Lansdowne Terrace, Vale Park fulfils the following criteria under Section 23 (4) of the *Development Act 1993* as a place of local heritage value:

- a) It displays historical, economic and social themes that are of importance to the local area as it is representative of the slow but inevitable change in land use from horticultural to residential in areas close to the Torrens River in Walkerville and Enfield.

STATEMENT OF HERITAGE VALUE: This house is an example of an early farmhouse now surrounded by residential development and is representative of the early agricultural use of land along the Torrens River.

RECOMMENDATIONS: It is recommended that the house at 28 Warwick Street, Walkerville be included on the Schedule of Local Heritage Places for the City of Walkerville.

SOURCES OF INFORMATION:

- CT 4302/789, CT 4105/253, CT 3113/31, CT 2870/193, CT 2339/94, CT 1810/184, CT 526/66, Transfer 222408, CT 441/84, Transfer 170615, CT 180/72, Application 12821
- City of Enfield Rate Assessment Books, 1882 - 1889, 1869
- Historical Consultants Pty Ltd, *Heritage Survey of the Corporation of the Town of Walkerville*, 1987-88

Extension of Historic Conservation Zone

It would be appropriate to extend the Historic Conservation Zone to incorporate the western end of James Street as this end of the street includes a single storey brick c1950s residence at no 13 and a two storey rendered Georgian Revival c1940s residence at no 15 (which also has a boundary to Northcote Terrace). While these houses are of a later date than the majority of residences in the Zone they continue the size, scale and landscaped setting of the places in the HCZ and contribute positively to the residential character of the area. The inclusion of this part of the original 1871 subdivision of Gilberton extends the HCZ in a logical way, reflecting the development of the original land settlement pattern.

Katrina McDougall
McDOUGALL and VINES

20 April 2001