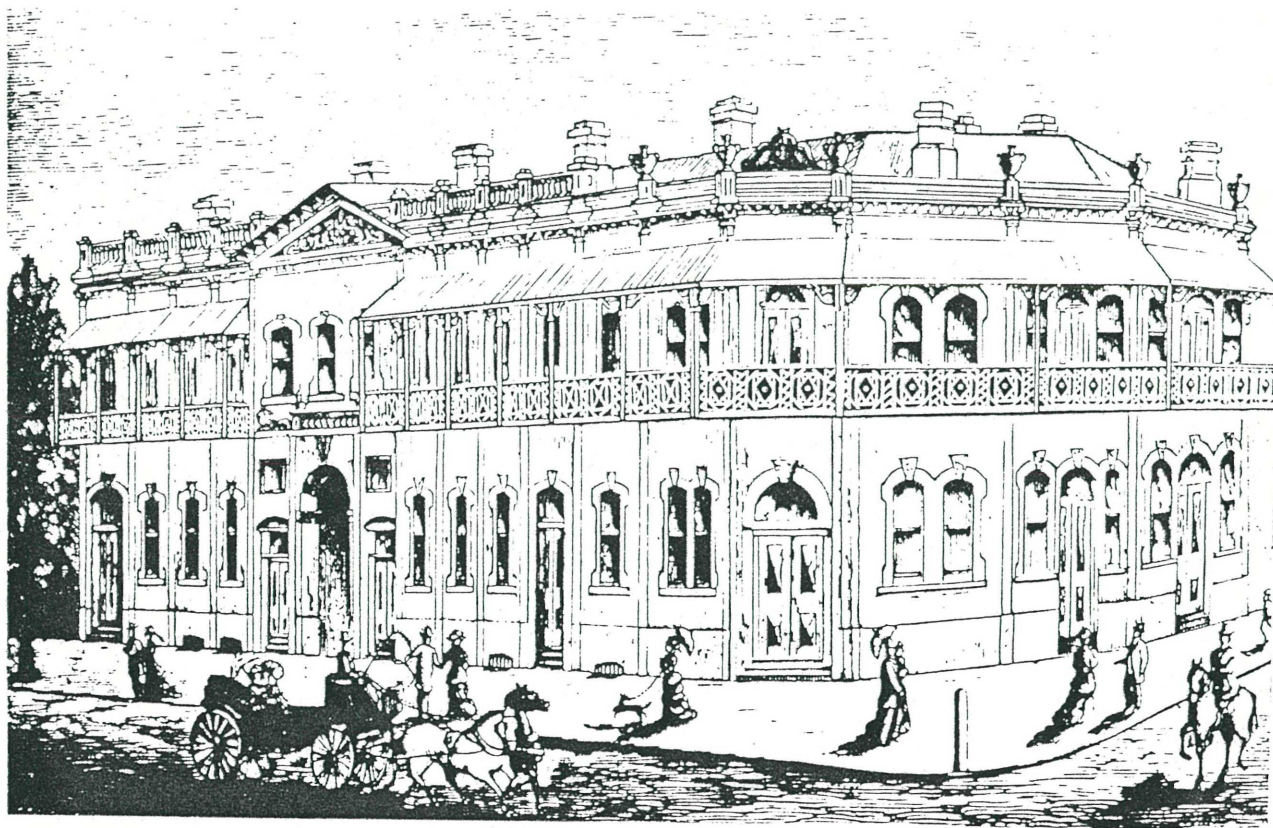


ST. PETER'S HERITAGE SURVEY
IDENTIFICATION OF CONSERVATION AREAS

December 1988



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Mrs. Elizabeth Warburton, whose invaluable book St. Peter's, a Suburban Town, Corporation of St. Peter's 1983, is used throughout this report, as the source for all historical information.

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Mr. Ian Glew, City Planner, St. Peter's Council.

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Front cover illustration, Romilly House, erected 1877-78,
corner North Terrace and Hackney Road (Illustrated Adelaide News, March 1879)
in Warburton, E. St. Peter's, A Suburban Town, p.65.

1. INTRODUCTION

1.1 BACKGROUND TO STUDY

This study was commissioned in September 1988 by St. Peter's Council. This report should be read in conjunction with St. Peter's Heritage Survey 1984-1985 prepared by Danvers Architects which outlines recommendations about individually significant buildings within the municipality. This current report is concerned with the defining of conservation areas and precincts and does not include assessment of individual items which was covered in the earlier report.

1.2 OBJECTIVES

The objectives of the study are as follows:

- i) To survey the St. Peter's Council area and identify significant areas and streetscapes.
- ii) To outline appropriate recommendations for future Council action for each of the defined areas and streetscapes to ensure the retention of the identified character.

1.3 AREA AND STREETSCAPE ASSESSMENT CRITERIA

The following criteria was used as a basis for the selection of areas and streetscapes of significance.

i) Architectural importance

- (a) Architectural similarity - Buildings of specific style or building material which read as a consistent and coherent group.

Groups of buildings with consistent or similar design, verandah line and setback.

Groups of buildings of architectural merit.

- (b) Architectural diversity - groups of buildings which display a variety of styles or building materials with some degree of architectural merit which combine to form a coherent group.

ii) Historical importance

Nature and early date of subdivision.

Association with early events or functions.

Associations with particular people of significance in St. Peter's.

(iii) Street character

The above criteria is reinforced by the following street components -

- . established trees
- . street width (wide, narrow, curved)
- . street vistas (relationships to landmarks and terminal views)
- . street materials - road surfacing, pavements, gutters, verge treatment
- . street furniture - e.g. signs, street lamps
- . fences
- . relationship to open spaces
- . verandahs

(iv) Subdivision patterns

unusual street layout

v) Topography

The influence of natural features, for example, hills, creeks, rocky escarpments on the urban street pattern and building type.

The areas and streetscapes surveyed have been categorised into the following groups:

Category A : those areas and/or streetscapes which consistently display one or many of the above criteria. These areas are recommended for inclusion as conservation zones within the revised supplementary development plan.

Category B : these areas are considered less significant and coherent than Category A but still contribute to the character of the municipality. These areas are defined for the information of the Council and residents and should receive special consideration by St. Peter's Council in any development control procedures.

1.4 STUDY BOUNDARY

The study area is as defined on Fig. 1 and includes the whole of the St. Peter's Municipality. It should be noted that buildings and groups of buildings within St. Peter's College are excluded from this study.

2. SUMMARY OF RECOMMENDATIONS

2.1 GENERAL

This document should be used by the St. Peter's Council to ensure that the character of the precincts and streetscapes identified is protected and not eroded by any inappropriate future development. The following actions are recommended:

- i) Category A precincts and streetscapes should be incorporated as conservation zones within a supplementary development plan for the municipality.
- ii) Category B precincts and streetscapes while of less significance than Category A above should receive special consideration by St. Peter's Council in development control procedures to encourage the retention of identified character.
- iii) Council should prepare detailed residential and commercial guidelines to assist with the retention of the character of the defined areas and streetscapes. A summary pamphlet of such guidelines should be prepared by Council to serve as information for any proposed developer within the precincts.
- iv) Significant trees as identified in Fig. 2 should be protected, pruned and managed to prevent conflict with overhead wires. Mature trees are an important component of the St. Peter's area. The planting of exotic deciduous species (eg. plane trees) is recommended throughout the municipality to strengthen the lush, green quality of the suburb. (The placing of wires underground would enhance this quality.)

2.2 RECOMMENDED CONSERVATION ZONES

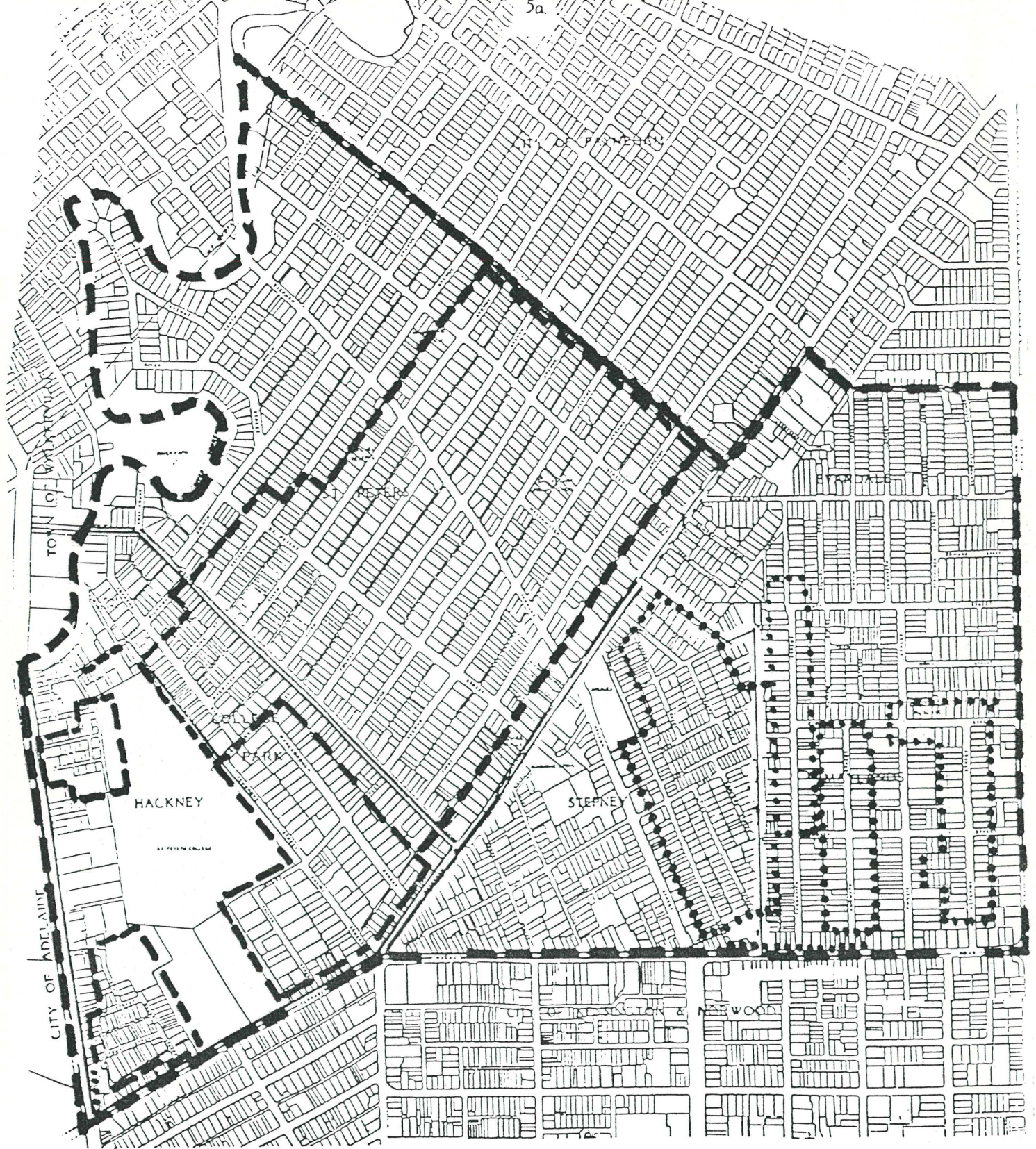
The following precincts are identified as Category A Precincts and are recommended for incorporation into a supplementary development plan as conservation zones:

College Park Precinct
 Hackney: Botanic Street Precinct
 Hackney: Cambridge/Oxford Street Precinct
 Hackney: Richmond Street Cottages
 St. Peter's: The Avenues Precinct

2.3 RECOMMENDED LOCAL CONSERVATION PRECINCTS

The following precincts and streetscapes are identified as Category B and should receive careful consideration by St. Peter's Council in any development control procedures:

Maylands: Adelaide Street Streetscape
 Maylands: Augusta Street Streetscape
 Maylands: Frederick Street Streetscape
 Maylands: Magill Road Streetscape
 Stepney Precinct



~ CORPORATION OF THE TOWN OF ST. PETERS ~

FIG. 2A. RECOMMENDED PRECINCTS

CATEGORY A - - - -

CATEGORY B

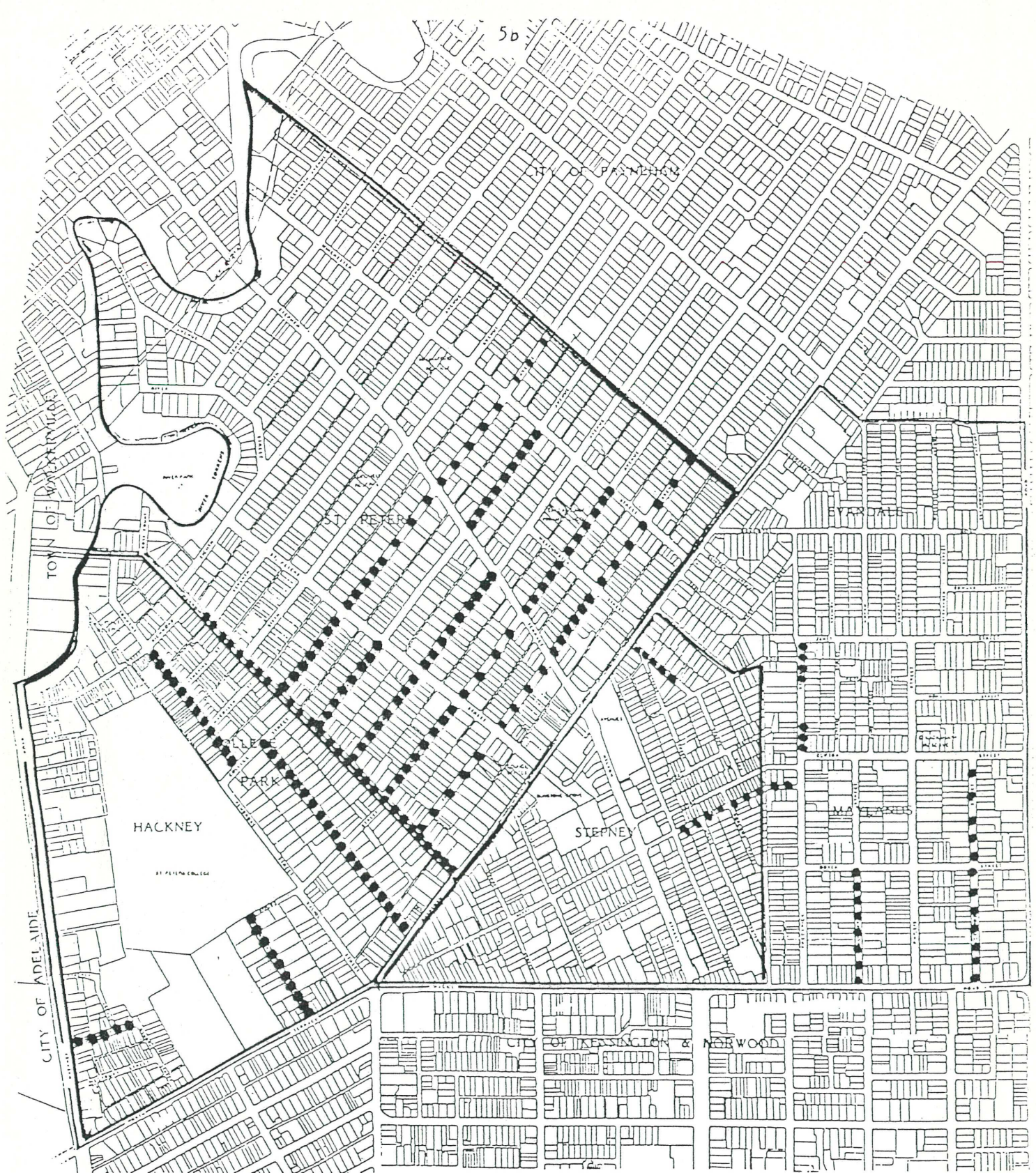


FIG. 2B. SIGNIFICANT AVENUES OF MATURE TREES

dense mature avenue

less dense mature avenue

(note: many other streets have trees but the above are the most notable)

3. CONSERVATION PRECINCTS AND STREETSCAPES

3.1 COLLEGE PARK PRECINCT

This precinct contains many substantial houses and is characterised by views of St. Peter's College. This area within the municipality is of the highest residential quality with large houses and gardens on large allotments.

3.1.1 Historical Development

Historically the precinct developed in two stages.

College Town - north of Payneham Road was a small 15 acre enclave subdivided in 1866 by William Bakewell, a solicitor acting for a London merchant who was the son of David McLaren the first Adelaide manager of the South Australian Company. 24 allotments were surveyed with 300 foot depths and frontages of 160-200 feet. The subdivision comprised Trinity Street and Balliol Street and was predominantly middle class from the beginning. The housing erected was a mixture of cottages, semidetached houses and villas.

Individual building information:

Henry Mosedale, a builder of Stepney erected a row of cottages of which No. 6 Balliol Street survives. Mosedale also built the semi-detached houses at 14-16 Trinity Street and a single cottage opposite at No. 7 (which was subsequently enlarged several times to become one of the finest villas in the street). Other houses in College Town comprised villas in the style of the 1870s - single storey with cast iron lace, one or two bay windows and a front door opening on to a wide hall or passage. In Trinity Street within ten years of 1868 the first 15 houses were built. Trinity Street has always been largely associated with St. Peter's College. The villa at No. 22 Trinity Street was built in 1869 for John Paxton, secretary of the South Australian Gas Company and was subsequently sold to St. Peter's College. No. 22-24 Trinity Street was also built in 1869 for Edward Gamble, Murray River Steamboat agent and in 1955 this property was also purchased by St. Peter's College.

Between 1894-99 Clifton House Preparatory School was run at No. 20 by A.W. Gosnell, M.A. who had taught at the College.

Catherine Helen Spence the novelist, journalist, and social reformer, lived at 9 Trinity Street which had been purchased by her mother in 1870. Catherine Spence lived at this address until 1899 and sold the house to Gavin Forrest Gardener who re-named the property "Airlie". The bluestone cottage at No. 3 was built by Charles Ohlson Taylor in 1865; in 1874 William Bacon Carter, Registrar General of South Australia built No. 15 at the end of the street.

College Park - was laid out between 1874-1877 and comprised 40 acres dissected by Marlborough Street and bounded by College Street on the northern boundary, Balliol and Pembroke Streets on the western boundary, Harrow Road on the eastern boundary, and Payneham Road on the southern boundary. The boundary streets were 60 and 66 feet in width while Marlborough Street is 80 feet wide and is as wide as streets elsewhere in St. Peter's.

The 1874 plan covered the area south of Rugby Street with 42 allotments of "fair proportion and ample depths" (75-100 feet wide by 200 feet deep). Lots were offered for £150 each and the last 15 were bought up by an agent in 1877.



3.1. COLLEGE PARK PRECINCT

• contributory buildings

In 1877, 40 allotments were added to College Park north of Rugby Street by George Dutton Green, an active real estate agent of the time. These allotments were intended for "a superior class of suburban villa suited for the residences of gentlemen engaged in business in Adelaide".

Marlborough Street is lined with villas a century old or more. Of the 43 now standing 30 were erected in 1883, five were added before 1900 and two erected during the next 30 years. When No. 26 was built in 1912 the tiled roof was the first deviation from the corrugated iron roofing elsewhere in the street. The earliest houses built in the 1870s were erected in bluestone with plainer exteriors than those of the 1880s where cream coloured freestone was commonly decorated with plaster work, cast iron and timber.

Individual building information:

Two land speculators were involved with this subdivision: Henry Stryppe Anthony and William Dickson. Dickson built two houses in 1874-1875, Nos. 4 and 6 Marlborough Street, and Anthony built No. 8. All three were designed alike with a bay window and return verandah. No. 4 was occupied by Dickson himself where he built a two-storey stables and coachhouse complex. The Anthony family occupied No. 8 for sixty years.

No. 10 Marlborough Street, a house of individual design, was built in 1882 for Henry Steiner, Jeweller. Three important Methodist families in College Park were the Knowles at 24 Marlborough Street, Alfred Marshall at 34 Marlborough Street, and Richard Lathlean in Pembroke Street, who all established houses in about 1878. In 1912 Robert Knowles built No. 26 Marlborough Street as a gift for his daughter. A.W. Marshall built 34 Marlborough Street for his daughter. There were also several builders, at least three of whom were Methodists, W.J.H. Farrant built 21-23 Marlborough Street, Adam Adamsons built 22 and 25. Nos. 39, 41 and 43 were built by Thomas and William Box, Plasterers, and these were built on half blocks for letting. Henry Mosedale, a builder, built No. 30 Marlborough Street and probably No. 28, and in 1884 Friedrich Julius Dechert built No. 29 Marlborough Street.

The following street by street analysis is undertaken in alphabetical order.

3.1.2 Precinct Analysis:

Balliol Street

A street containing some significant early villas with consistent tree planting of Koelreuterias (Golden Rain trees).

The character of this street derives from:

- (i) The substantial residences erected in c.1870s on large allotments.
- (ii) The established garden plantings.
- (iii) The regular planting of street trees, which although not of the strength of avenues of planes elsewhere in St. Peters, provide a tree canopy to the street.
- (iv) The dominating element of the College Park Congregational Church erected in 1879.

- (v) The following residences which contribute to the character of the street:

Balliol Street (west side):

No. 2 (in derelict condition), 4, 6, 12, 14, 16, 18, 20, 22 (corner of Rugby Street)

Baliol Street (east side):

Congregational Church (1879), No.5 (note original fence), 7, 11, 15-17, 23-25. All houses in this street are stone Victorian villas with the exception of one stone cottage, one 1920's house (No. 11) and two 1920's duplexes (15-17, 23-25).

College Street

A short street running from Harrow Road terminated by the grounds of St. Peter's College. The street contains many substantial houses on large allotments.

The character of this street derives from:

- (i) The substantial houses of high architectural quality set within large allotments and established gardens.
- (ii) The survival of some original fences notably at No. 2 and original fence posts at 6 and 8.
- (iii) The vista to the west through the playing fields of St. Peter's College.
- (iv) Bluestone guttering surviving along the street along the northern and part of the southern section.
- (v) Within this street the following houses are contributory:

College Street (north side)

No. 2 (corner of Torrens Street), No. 4 (corner of Torrens), 6, 8, 10, 12. All houses are substantial stone villas erected in the 1880s except for No. 10 which is a substantial bungalow residence of random stone.

College Street (south side):

No. 1 (corner of Pembroke Street); College Park Private Hospital (corner of Marlborough Street).

Note: all other houses on this side of the street face Marlborough Street or Harrow Road.

Recommendations:

Current planting of eucalypts and flowering gums within the street does not provide the same consistent canopy which is provided by an established avenue of exotic trees, for example, plane trees. In the long term it is recommended that when replacement planting is proposed preference be given to exotic deciduous trees for this street.

Marlborough Street

A wide street with established tree planting of ash trees and some jacarandas. The street contains many large villas set within substantial gardens.

The character of the street derives from:

- (i) The continuous street planting with established ash trees and associated mature garden planting.
- (ii) Some original fencing which survives at Nos. 3 and 3A, Nos. 15, 16, 21, 23, 26 (Edwardian timber fence); Nos. 29 and 31 (later appropriate stone fences); 28 (gate posts brick and stone plinths only); No. 45.
- (iii) The consistent setback of houses.
- (iv) The consistent age and quality of housing. Most houses are substantial stone villas set within large allotments and in well maintained and well landscaped gardens.
- (v) The following houses contribute to the character of the street:

Marlborough Street (north side):

Nos. 3, 3A, 5, 7, 9, 11, 13, 15, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45.

Marlborough Street (south west):

Nos. 4, 6, 8, 10, 12, 14, 16, 18, 20A, 22, 24, 26, 28, 30, 32, 34, 38 (on corner of College Street)

Pembroke Street

A street which overlooks St. Peter's College grounds with houses on the north eastern side only. Housing types and styles are varied with large mansions set on substantial allotments and some smaller allotments containing later houses on ground subdivided from original large land holdings.

The character of this street derives from:

- (i) The view opposite to St. Peter's College buildings and chapel over green playing fields providing an expansive outlook for houses within the street.
- (ii) The dominating element of No. 3, a large Victorian mansion set within a large garden allotment.
- (iii) The established planting along the Pembroke Street frontage of No. 1 College Street.
- (iv) The established garden planting of houses.
- (v) Elements of imposing fencing including the continuous rendered masonry fence to No. 1 and the original stone and cast iron fencing to No. 3.
- (vi) The following houses contribute to the character of this street:
Nos. 1, 3, 5, 7, 10, 11.

Recommendations:

The appearance of this street could be improved by more consistent tree planting and grassing of verges.

Rugby Street

A street which partially overlooks St. Peter's College grounds with fine views to the chapel. Much of the street presents side fences of residences fronting other streets and accordingly has little consistent character. However within the street the following houses contribute to its character:

Side stone wall of No. 15 Trinity Street; No. 1; side walls of No. 22 Balliol Street; 5, 7-9; side walls of 18 Marlborough Street; No. 2 Rugby Street.

The following fencing is contributory:

Side picket fencing to 21 Marlborough Street; timber paling fence and associated olive hedging to No. 1 Pembroke Street; recent picket fencing to No. 1.

Recommendations:

Recent street planting between Harrow Road and Pembroke Street should be continued along Rugby Street to Trinity Street.

Trinity Street

A well-treed street containing a variety of species including oaks, ashes, flowering gums, golden rain trees, silky oaks, which all combine to provide a consistent dominating canopy along the street.

The character of this street derives from:

- (i) The number of early substantial stone houses set on large allotments within established garden planting.
- (ii) The dominating canopy of street trees which combined with the narrow width of the street add a sense of enclosure and containment. The oak trees on the south western side are established and provide most of the greening effect to the street.
- (iii) The vista along Trinity Street to the north terminated by the grounds of St. Peter's College and the established planting of pine trees.
- (iv) Established trees within garden allotments particularly early elm tree at No. 11.
- (v) The following houses contribute to the character of the street:

Trinity Street (north east side):

Nos. 3, 5, 7, 9, 13, 15.

Trinity Street (south west side):

Nos. 10, 14, 16, 18, 20, 22, 24.

3.2 HACKNEY: BOTANIC STREET PRECINCT

A precinct containing the important Parkside Cottage at 23 Osborne Street erected pre-1843 and other significant houses and cottages set within well treed streets.

3.2.1 Historical Development (Refer Fig. 3)

This precinct developed around 23 Osborne Street, known as "Parkside Cottage" possibly erected as early as 1839, probably by the South Australian Company. In 1847 the original ten acres belonging to the house was split into two, and in 1882 the garden was further subdivided to form Botanic Street, which had formerly served as the lane to Hackney Road.

In 1845 Hackney Nursery or Baileys Garden was established south of Parkside Cottage on $7\frac{1}{2}$ acres where First Creek crosses from Kent Town. John Bailey was appointed Colonial Botanist in 1839 and from July 1845 was selling a wide range of plants from Hackney Nursery. In 1858, Bailey closed his business, but sale of his famous gardens "unrivalled in the southern hemisphere" was not achieved until 1876. A subdivision of 32 allotments facing North Terrace, Hackney Road, Westbury and Osborne Streets was undertaken. Soon after, in 1877-78 "a fine lot of buildings [were built for Richard Vaughan] which are intended for a large school, college or similar institution, and contains 14 rooms." (*Illustrated Adelaide News*, March 1879). These buildings were designed by Michael McMullen (who had also designed the Botanic Hotel and attached Botanic Terrace Houses for Vaughan) and became known as Romilly House and Romilly House North.

3.2.2 Precinct analysis

The character of this precinct derives from:

- (i) The fine houses at Nos. 5, 21, 23 Osborne Street set in garden settings.
- (ii) The established avenue of plane trees in Botanic Street and the established mature planting in St. Peter's College and Athelney Street.
- (iii) The consistent quality of housing along Westbury Street including cottages, villas, 1 two-storey house and some surviving early fencing (at Nos. 2, 4, 17, 19-21-23).
- (iv) The unusual elevated houses at 28, 30, 32, 34 Westbury Street.
- (v) The cutting through Athelney Street with the grounds of St. Peter's College and the mansion "Athelney", erected in 1865-66 on the hill within the College grounds.

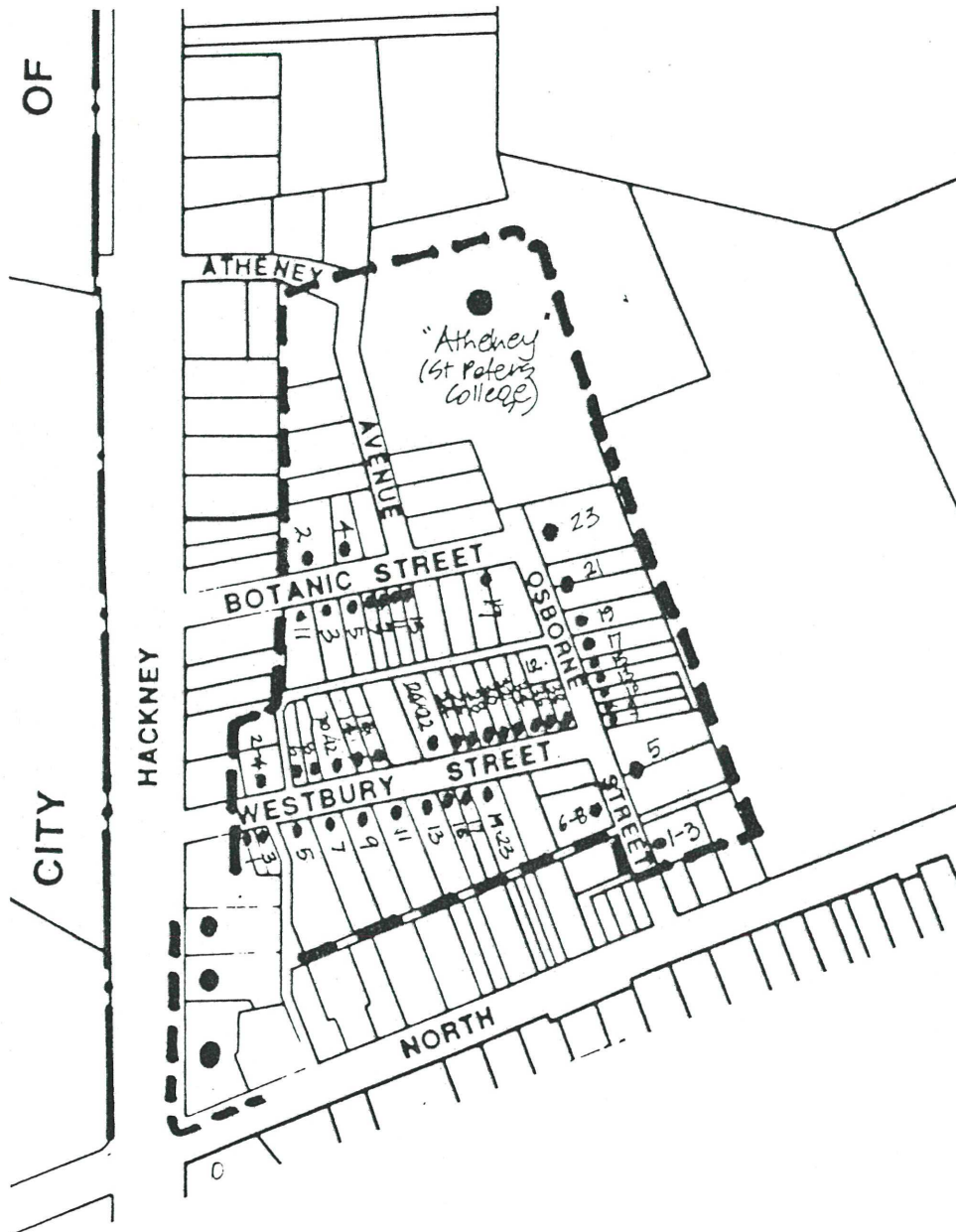
The following houses contribute to the character of the precinct:

Botanic Street (south side):

Nos. 1, 3, 5, 7, 9, 11, 13, 19.

Botanic Street (north side):

Nos. 2, 4



3.2 HACKNEY: BOTANIC STREET PRECINCT AND HACKNEY ROAD/NORTH TERRACE STREETSCAPE

● contributory buildings

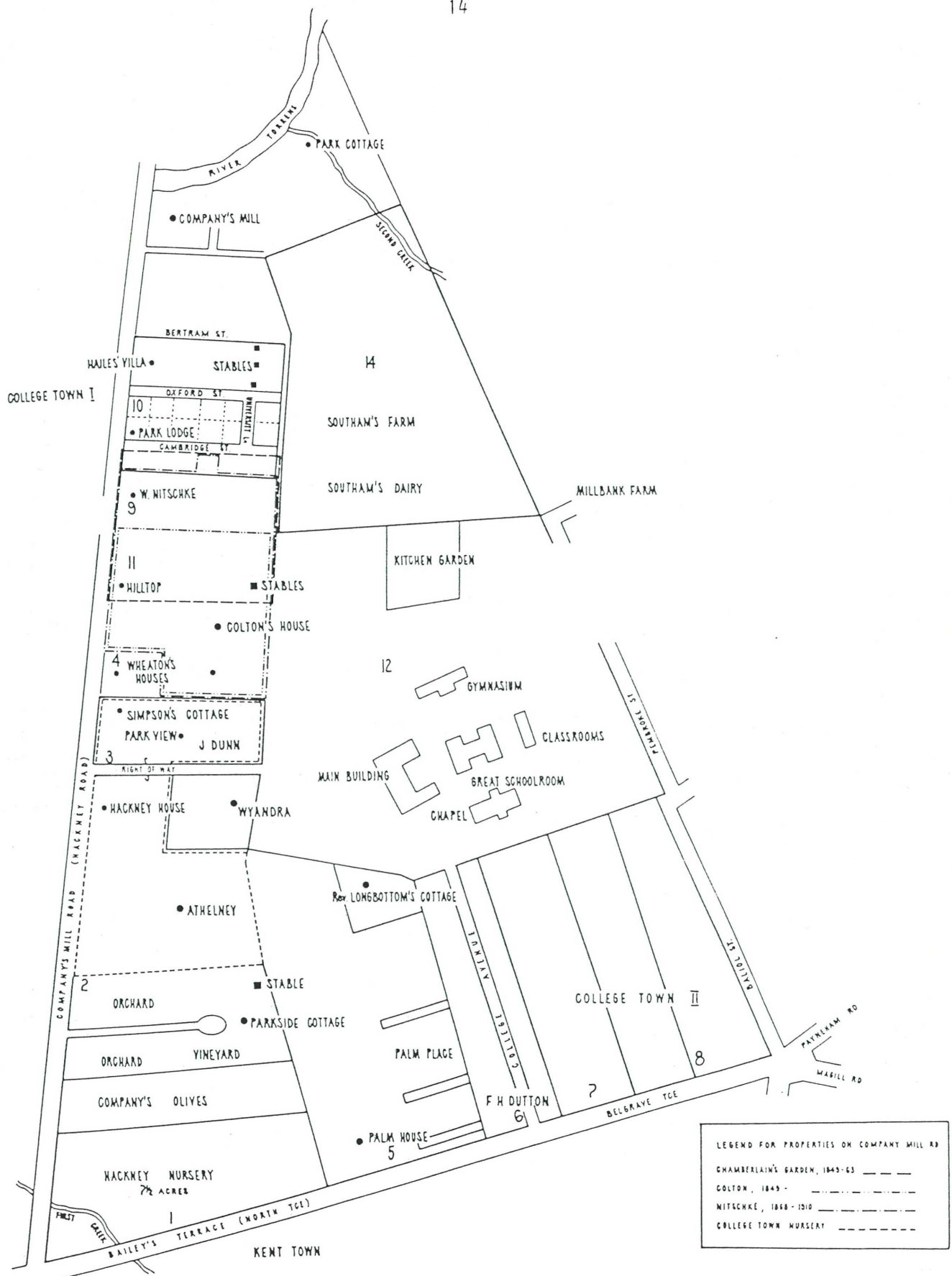


FIG. 3. MAP OF HACKNEY SHOWING BOTANIC STREET AREA AND OXFORD/CAMBRIDGE STREETS
(from St. Peters, A Suburban Town, p. 9)

● contributory buildings

Osborne Street (east side):

Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23

Osborne Street (west side):

Nos. 6-8, 12.

Westbury Street (north side):

Nos. 2-4, 6-8, 10, 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38.

Westbury Street (south side):

Nos. 1-3, 5, 7, 9, 11, 13 (two storey stone), 15, 17 (original fence), 19-21-23.

Hackney Road (east side):

Playford House and Romilly House North.

- (vi) The imposing corner streetscape element of Playford House and Romilly House North, which are matched by the two storey "Yarrabee" (Botanic Gardens Residence), and the two storey Royal Hotel (both outside the St. Peter's municipality).

3.3 HACKNEY: CAMBRIDGE/OXFORD STREET PRECINCT

A precinct containing early worker housing set close to the street.

3.3.1 Historical Development (Refer Fig. 3)

Following the establishment of St. Peter's College in May 1849, a subdivision of adjacent land in College Town occurred with the establishment of Oxford, Cambridge and University Streets, all narrow streets less than 30 feet from one building line to another. By 1853 a row of small dwellings along the southern side of Oxford Street had been established. The northern side of Oxford Street developed differently forming the garden of Hailes Villa, a two storey brick house on Hackney Road with substantial grounds (now demolished). No. 11 Cambridge Street and 2 Oxford Street served as gardener's residence and horse and coachman accommodation associated with this residence. After 1870, Charles Lodge, carpenter, built Park Lodge at the corner of Hackney Road and the ten cottages along Cambridge Street.

3.3.2 Precinct analysis

The character of this precinct derives from:

- (i) The narrow streets with consistent worker cottage housing.
- (ii) The contrast with the grand mansions at 79 (Park Lodge) and 81 Hackney Road.

The following buildings contribute to the character of the precinct:

Bertram Street: No. 1.

Cambridge Street (north side):

Nos. 6-8, 10-12, 14, 16, 18

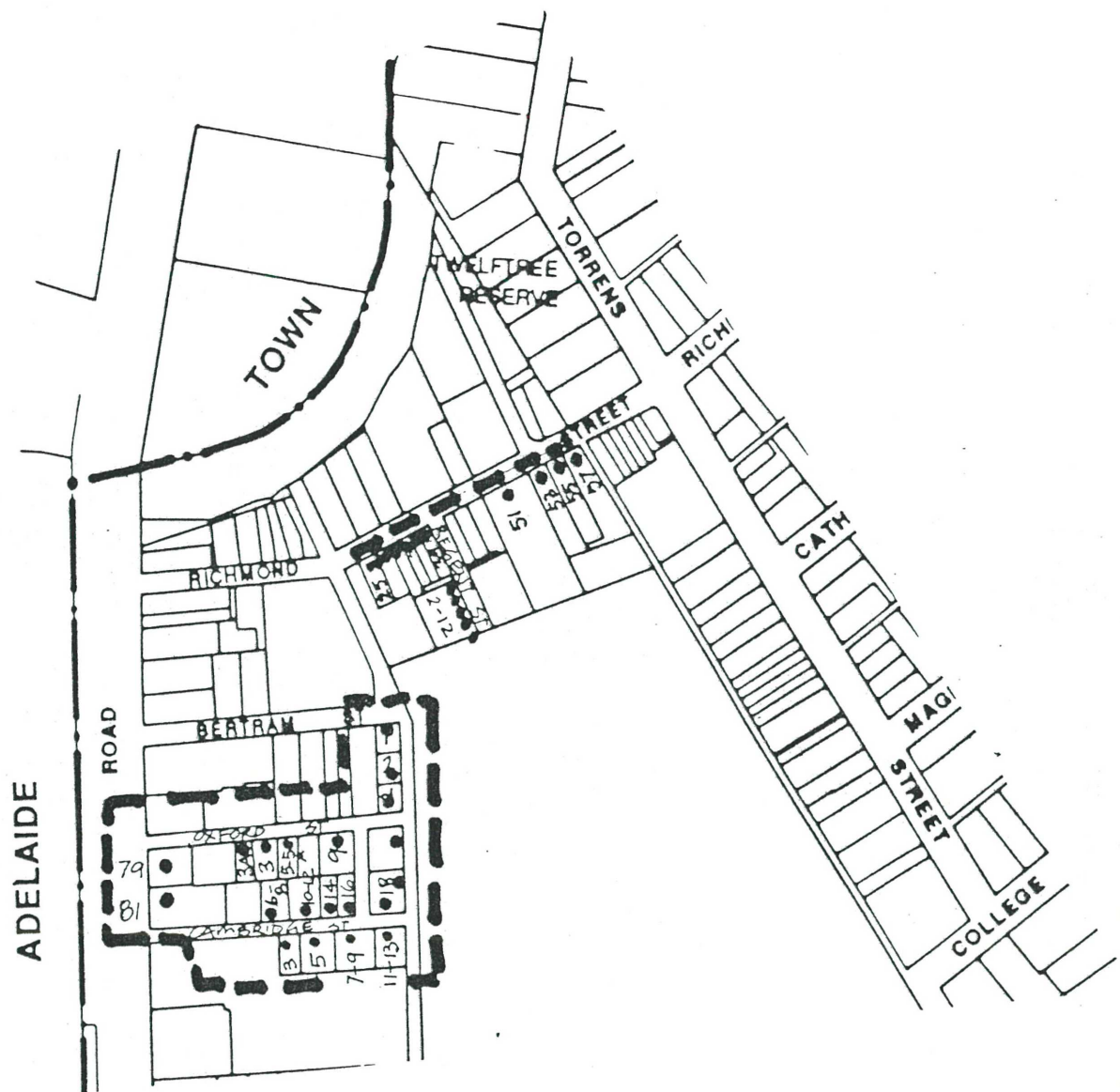
Cambridge Street (south side):

Nos. 3, 5, 7-9, 11-13, 79 (Park Lodge), 81 Hackney Road.

Hatswell Street: No. 2 (former stables), 4, 6-8-10

Oxford Street: No. 2, 3, 3A, 5-5A, 9.

Hackney Road: 79, 81



3.3 HACKNEY: CAMBRIDGE/OXFORD STREET PRECINCT

3.4 HACKNEY: RICHMOND STREET COTTAGES

● contributory buildings

3.4 HACKNEY: RICHMOND STREET COTTAGES

3.4.1 Historical Background

A collection of early worker stone housing erected during 1876-77 which together with cottages surviving in the Cambridge/Oxford Street precinct serve as a reminder of worker housing close to the city, much of which has now been destroyed.

3.4.2 Precinct analysis:

A precinct containing a collection of early humble cottages as follows:

25-39, 51-57 Richmond Street and 2-12 Regent Street.

The single storey attached cottages at 33-39 have recently been restored.

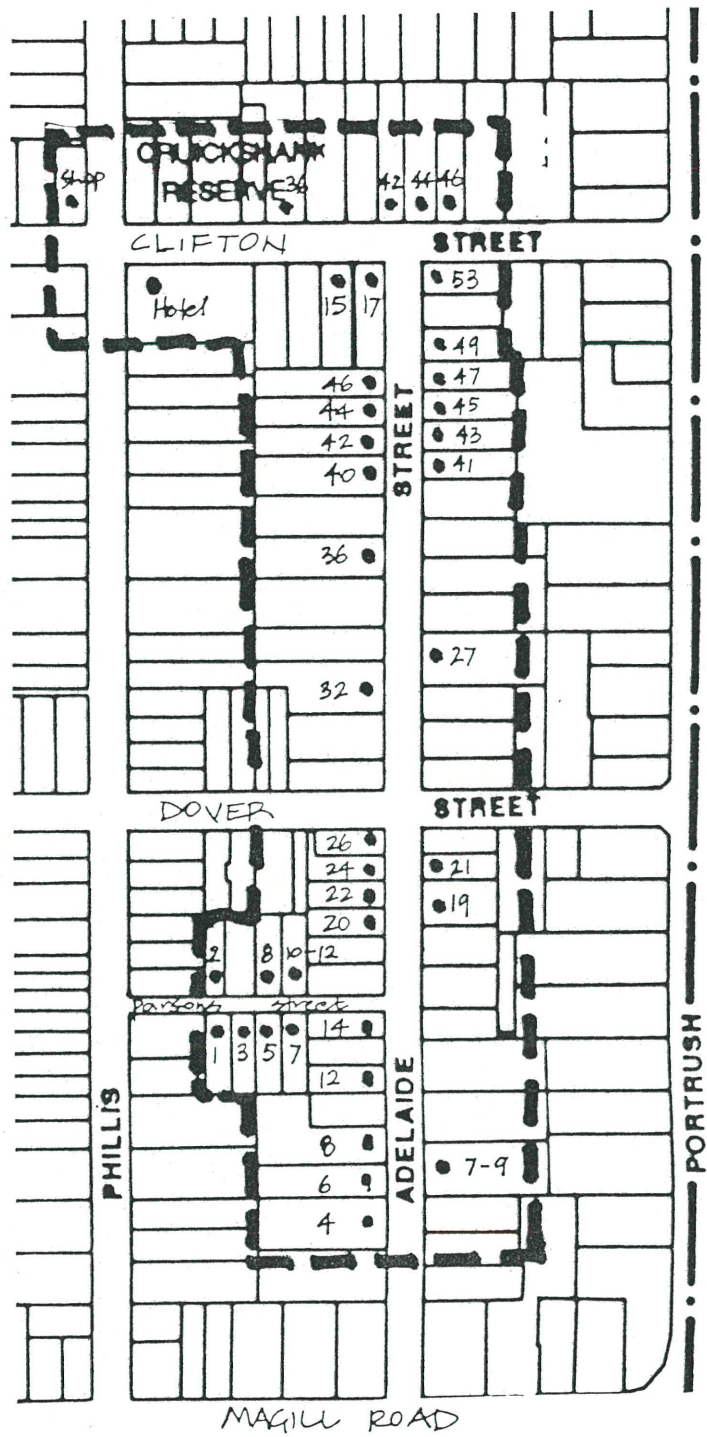


FIG. 3.5 ADELAIDE STREET PRECINCT

● contributory buildings

3.5 MAYLANDS: ADELAIDE STREET PRECINCT

3.5.1 Historical Development

In October 1876 the township of Maylands adjoining Norwood and Stepney was sold by auction. The Magill Road frontages were more popular and the section north of Clifton Street remained in larger allotments until they were subdivided at a later date (see Fig. 4). Within the main subdivisions, ten allotments were divided into 30 opening up Parson Street in 1881. The 28 allotments offered for sale in 1832 by O'Halloran and Warburton were advertised as "Maylands is well known and a safe and sure investment.... situated in the highest and best part.... tramline being laid down, water laid on, post office and schools and churches are there.....". The tram line ran up Magill Road to Frederick Street by 1850 and was extended past Portrush Road by 1877. A tram was laid along Frederick Street in c. 1900 but was closed by 1929. In 1882 the Adelaide and Suburban Tramway Company erected the horse tram sheds and manager's house adjoining the sheds on the corner of Magill Road and Frederick Street. In 1883 the Maylands and Evandale Hotel opened its doors and diagonally opposite from this hotel the corner store and dwelling was advertised for sale in December 1884. The nearby Tip Top Bakery in Clifton Street has a long history: an early shop and dwelling was purchased in 1901 by Edward Parker, who established a bakery business and Parker Brothers Bakery by the 1950s had become one of the biggest bread bakers in the State. In 1950 they in turn sold out to an international firm which retained the Parker name for 17 years until Tip Top Bakery was introduced.

3.5.2 Precinct analysis

The character of this street derives from:

- (i) The established avenue of *Celtis Australis* trees which matches in quality nearby Augusta Street and the well treed streets in the Avenues precinct. It is this street tree planting together with associated landscaping of private gardens that provides this street with a consistent character lacking elsewhere in Maylands.
- (ii) The number of surviving original villas and cottages as follows:

Adelaide Street (west side):
Nos. 4, 6, 8, 12, 14, 20, 22, 24, 26, 32 (original fence), 36, 40, 42, 44, 46.

Adelaide Street (east side):
Nos. 9, 19, 21, 27, 41, 43, 45, 47, 49, 53.

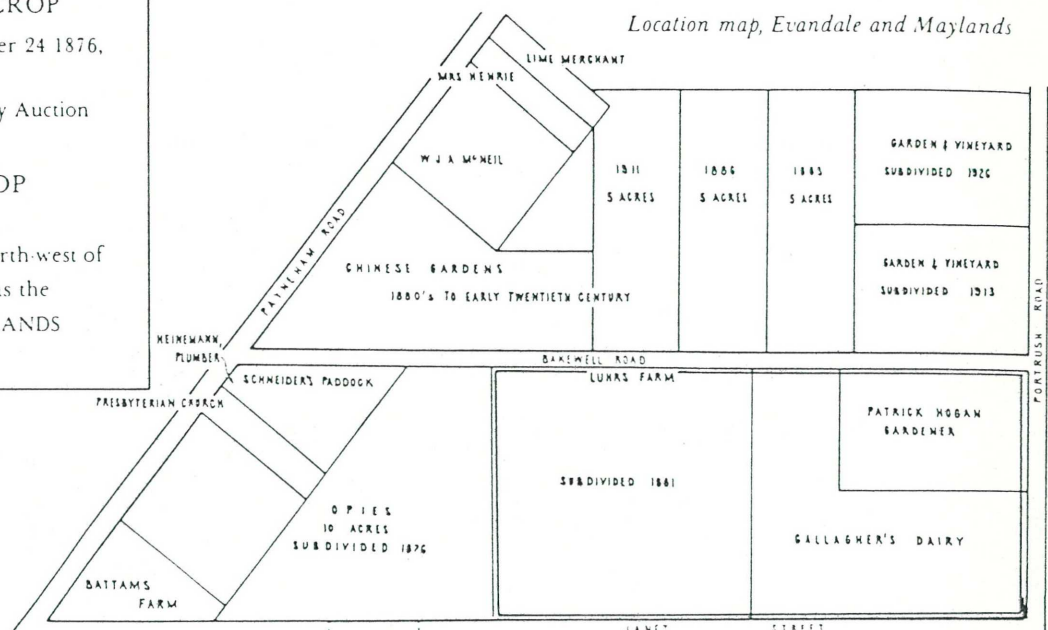
Clifton Street houses as follows:

Clifton Street (north side): Nos. 36, 42, 44, 46.

Clifton Street (south side): Nos. 15, 17.
- (iii) The corner shop and hotel opposite each other on Clifton Street (corner of Phillis Street).
- (iv) The established trees within Cruickshank Reserve and associated new planting of plane trees in footpath which extends the treed quality of Adelaide Street in this section of Clifton Street.
- (v) The established trees on the north side of Clifton Street.

Section 278 - MAYLANDS

HAY CROP HAY CROP
 Tomorrow, Tuesday, October 24 1876,
 12 Noon
 W. Wadham . . . will sell by Auction
 130 Acres of
GROWING CROP
 on
 SECTION 278, adjoining north-west of
 Stepney and laid out as the
TOWNSHIP OF MAYLANDS



AUCTIONS
 THIS DAY (Thursday) October 26 1876, at 12 o'clock
 W. WADHAM & Co. will sell by auction . . .

THE TOWNSHIP OF MAYLANDS
 Adjoining
NORWOOD AND STEPNEY

This beautiful Suburban Section has long been covered by those who have been desirous of securing a block of land adjacent to the

CITY OF ADELAIDE

Situated adjoining the Corporate Town of Norwood, it possesses all the advantages pertaining to that Municipality, among which may be enumerated continued communication with Adelaide by omnibuses (shortly to be superseded by Tramway), an abundant supply of Water from the Government Waterworks, and the very great convenience of Gas.

CASH or CREDIT Interest 7 per cent

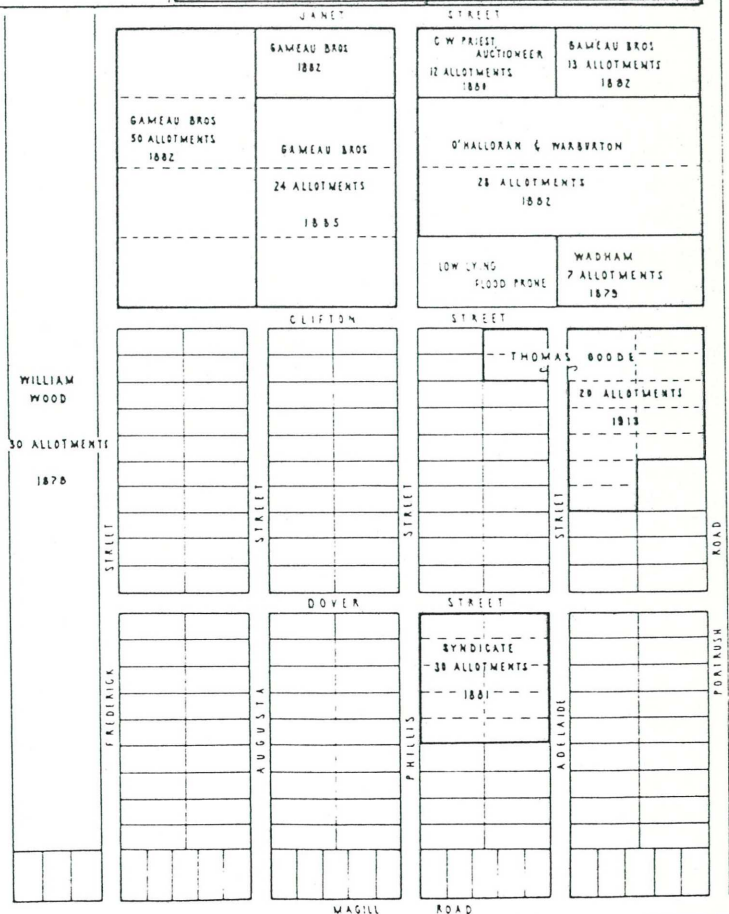


FIG. 4. DEVELOPMENT OF MAYLANDS - MAP SHOWING 1876 AND LATER SUBDIVISIONS (St. Peter's, A Suburban Town, p. 66)

Parsons Street is also included within this precinct, the character of which derives from:

- (i) The collection of humble cottages set at consistent setback from the street and of uniform detailing. These houses are as follows:
1, 2, 3, 5, 6, 8, 7, 10-12.
- (ii) The narrow street which creates a sense of enclosure to the cottages which face each other across the street.
- (iii) The consistent building form, similar verandahs, roof pitches, building materials, small cottage gardens.

3.6 MAYLANDS: AUGUSTA STREET PRECINCT

3.6.1 Historical Development

Refer section 3.5.1 for general discussion of development of Maylands.

Augusta Street is a street of churches, houses, and gardens old and new. The Wesleyans built a Methodist Church in 1882 a block away from the Bible Christian Brothers, and St. Mark's Anglican Church followed in 1902. This street contains many substantial houses which vary from the more humble standard villa or cottage elsewhere in Maylands. Some of these were erected by contract to William Lamb who is known to have built No. 13, No. 44, and possibly No. 19.

3.6.2 Precinct analysis

The character of this streetscape derives from:

- (i) The established avenue of plane trees which provides a landscaped quality to the street equal to the established avenue plantings elsewhere in the Avenues Precinct.
- (ii) The collection of substantial villas many of which are more noteworthy than other houses in Maylands.

The following houses contribute to the character of the streetscape, most of which are early villas but some are houses of later periods which complement the early villa development:

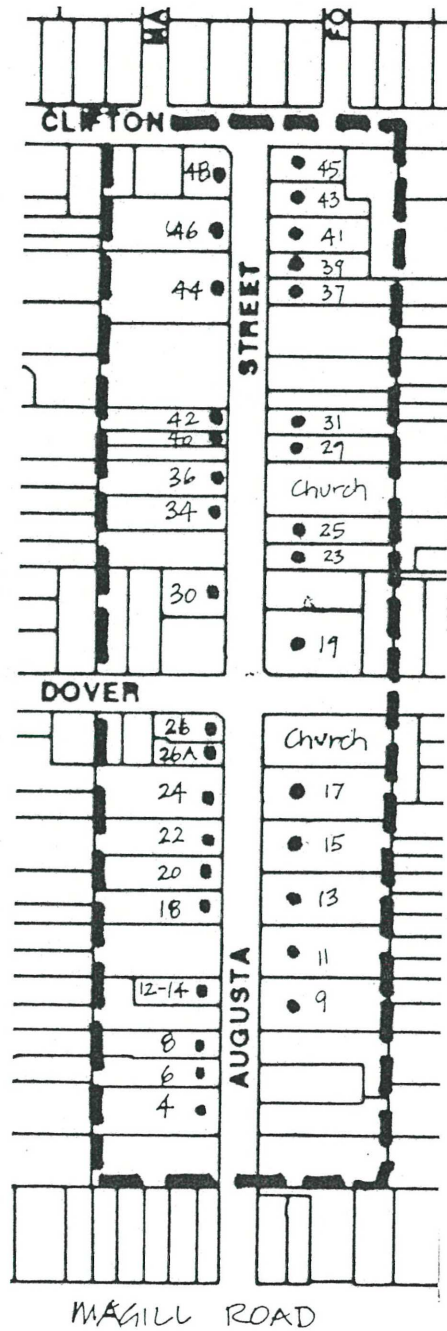
Augusta Street (west side):

Nos. 4, 6, 8, 10, 12, 18, 20, 22, 24, 26, 26a (recent inappropriate re-roofing of 26, 26a is unfortunate), 30, 34, 36, 38-40 (stone duplex with altered verandah), 42, 44, 46, 48.

Augusta Street (east side):

Nos. 9 (note established trees set within garden), 11 (a well designed c. 1925 bungalow), 13, 15, 17, Uniting Church (on corner of Dover Street, erected 1924 and adjacent earlier former Methodist Church in Dover Street), 19 (note deteriorated but original fence, note this is a significant early and well designed substantial villa), 23, 25, Anglican Church (erected 1902), 29, 31, 37, 39, 41, 43, 45 (note 37-45 were erected as identical sandstone villas with projecting front bay, 41 has been altered with removal of cement rendered detailing and inappropriate re-roofing with metal tiles).

- (iii) The two church buildings within the street, the Uniting Church and Anglican Church.
- (iv) The collection of more substantial houses within this street which vary from the more humble standard villa and include larger Victorian houses (and one large c.1920s brick bungalow house). These houses generally occupy generous allotments and have associated mature garden planting. These houses are as follows:
No. 4 (note mature Canary Island date palms), No. 11 (a well detailed bungalow), No. 13, No. 17 (a substantial villa with later bungalow verandah), Nos. 19, 24, 44, 48.



3.6. AUGUSTA STREET STREETScape

- contributory buildings

3.7 MAYLANDS: FREDERICK STREET PRECINCT

3.7.1 Historical Development

Refer general discussion of Maylands development under 3.5.1.

3.7.2 Precinct analysis

The character of this precinct derives from:

- (i) The number of surviving original villas and cottages as follows:

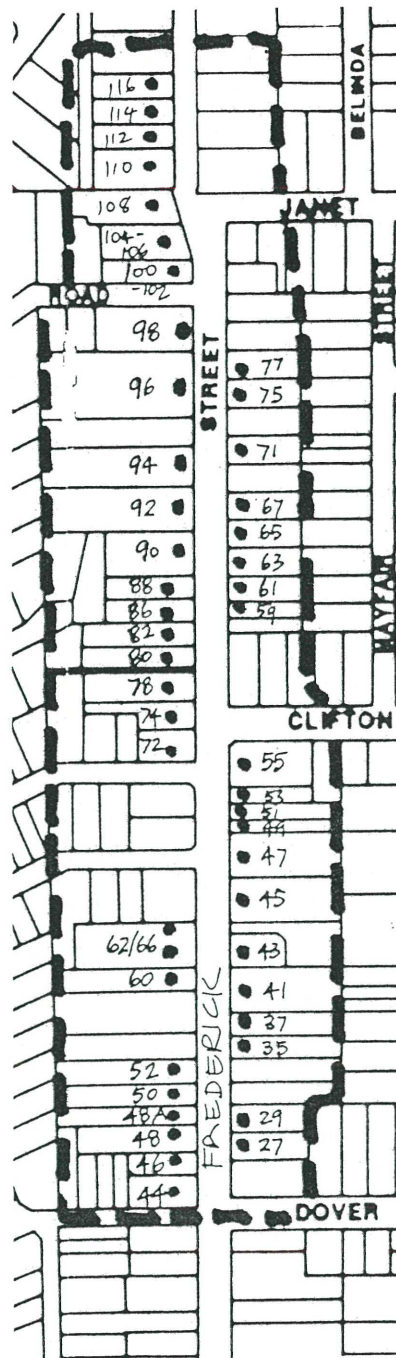
Frederick Street (east side):

Nos. 27, 29, 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 59, 61, 63, 65, 67, 71, 75, 77.

Frederick Street (west side):

Nos. 44, 46, 48, 50, 52, 60, 62-66, 72, 74, 78, 80, 82, 86, 88, 90, 92, 94, 96, 98, 100-102, 104-106, 108, 110, 112, 114, 116.

- (ii) The wide substantial dimensions of the street now improved with recent street indentations. A remnant planting of mature jacaranda trees on the corner of Clifton Street (two large trees) and the four mature plane trees between Janet Street and Clifton Street are important.
(Note: It is strongly recommended that continuation of this tree planting be undertaken along this street to replace the recently planted smaller shrubs which will never achieve a treed canopy to the street.)
- (iii) The dog-legging of the street where it changes dimensions to a narrower street north of Janet Street.
- (iv) The collection of 5 large villas of varying ages on large allotments as follows:
Nos. 99, 92, 94, 96, 98 (note early picket fence to No. 98).



3.7. FREDERICK STREET STREETScape

- contributory buildings

3.8 MAYLANDS: MAGILL ROAD PRECINCT

A primarily single storey commercial strip retaining many early buildings with simple single storey post supported verandahs. This street has become an antique specialists area and such use is complementary to the existing generally early stone shops.

3.8.1 Historical Development

Allotments fronting Magill Road were offered for sale as part of the 1876 subdivision of Maylands (refer 3.5.1 for discussion of development of Maylands).

The tram ran along Magill Road from 1850 up to Frederick Street and was extended in 1877 beyond Frederick Street. In 1882 the large horse tram sheds were erected for the Adelaide and Suburban Tramway Company designed by Edmund Wright and J.H. Reid Architects, and together with the foreman's house at the corner of Frederick Street these buildings still survive, now incorporated into new use. The two storey building at No. 205 Magill Road was erected by 1882 as a six-roomed stone house but was soon enlarged by Emanuel Shepherd, a Land Agent, who lived there and leased the premises for a Drapery. By the mid-1880s Magill Road was occupied by a combination of houses and business premises. It was not until the 1920s and early 1930s that the single storey row of shops between Nelson Street and Wells Street were erected. These shops (from 131-153) were erected as "Central Buildings" between 1925 and 1934.

3.8.3 Precinct analysis

The following buildings contribute to the character of this streetscape:

Nos. 125, 127, 129.

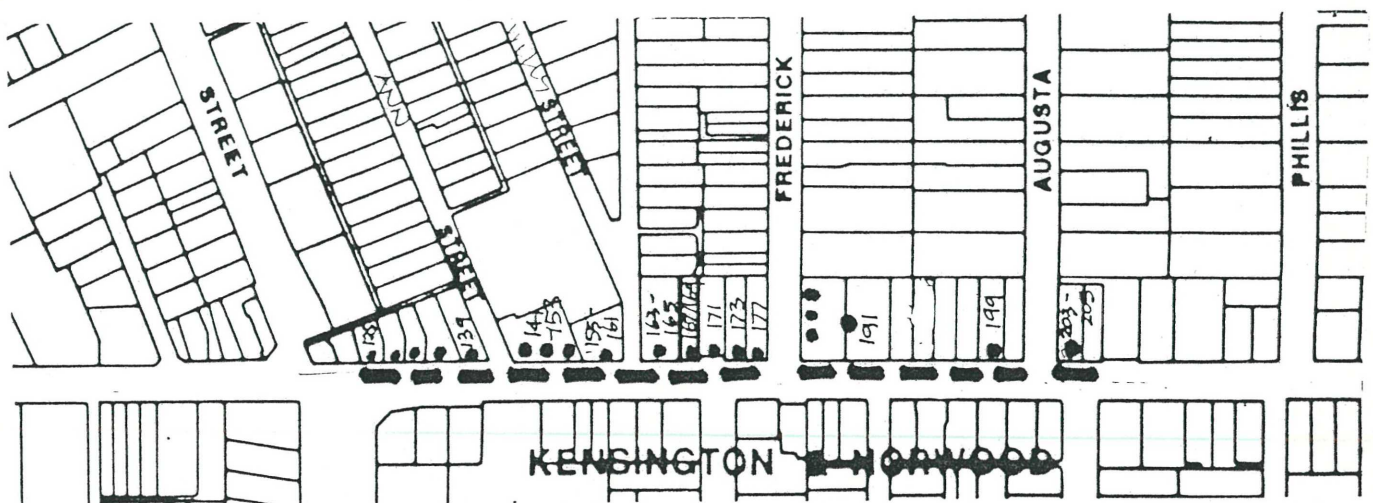
Nos. 131-153 - an important and consistent group of 1920s-early 1930s single storey shops which provide a consistent and important streetscape elements retaining all original detailing including shopfronts, parapets and awnings.

131-133 was erected as "Central Buildings" in 1934.

135-139 was erected as "Central Buildings" in 1931.

141-153 was erected as "Central Buildings" in 1925.

Nos. 155, 157, 159, 161, 163, 165, 169, 173, 175, 177, 191 (former Tram Barn and associated cottages in Frederick Street), 199, 205.



3.8. MAGILL ROAD STREETSCAPE

3.9 STEPNEY PRECINCT

A precinct characterised by worker housing and humble cottages on small allotments. The area of Stepney bounded by Magill Road, Payneham Road and Nelson Street has been substantially changed and much of the cottage housing has been replaced with light industrial development. However, east of Nelson Street, the Stepney Precinct contains areas of working class housing, many strips of which are quite consistent and evocative of housing type now lost elsewhere in the municipality.

3.9.1 Historical Development

The section of Stepney northeast of Nelson Street was used for a variety of purposes including dairying, slaughter yards and garden orchards. This was unlike the area of Stepney bounded by Payneham Road, Magill Road and Stepney Street which had been subdivided into cottage allotments in the 1850s. It was not until the mid-1870s that land was subdivided into a myriad of smaller streets which then changed direction before reaching the eastern boundary of Frederick Street which runs in a north-south direction. The book St. Peter's: A Suburban Town does not discuss in detail the development of this section of the municipality and limited information is included here about individual buildings.

3.9.2 Precinct analysis

Streets are analysed in alphabetical order as follows:

Anne Street

A narrow street containing many early cottages at the southern end which have been removed at the northern end for the Avenues shopping complex.

The character of this street derives from:

- (i) The following houses which contribute to the character of this street:

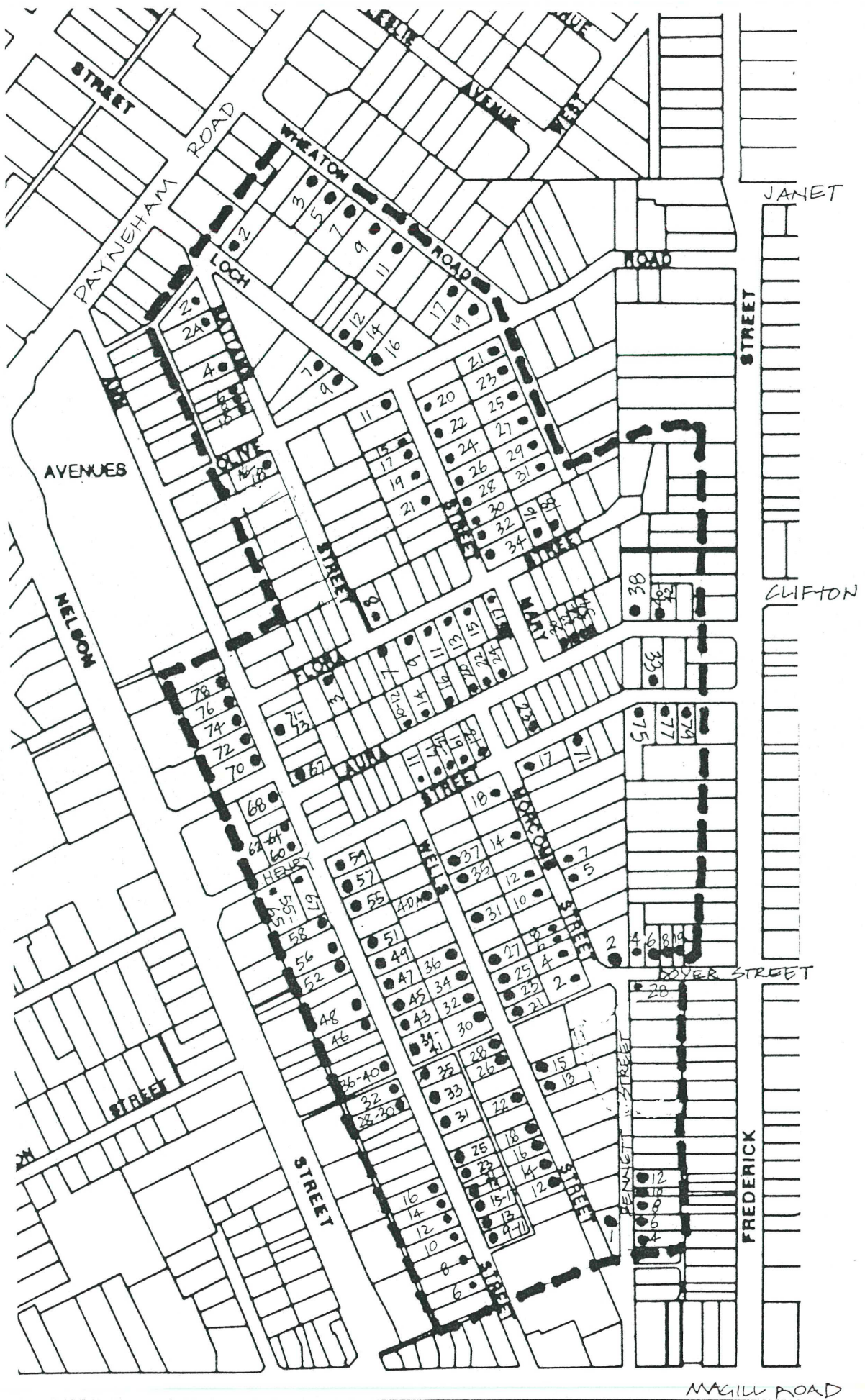
Ann Street (west side):

Nos. 6, 8 (early picket fence), 10, 12, 14, 16, 28-30, 30-32, 36-38-40, 46, 48, 52-54, 56, 58, 60, 62-64, 68, 70, 72, 74, 76, 78.

Ann Street (east side):

Nos. 9-11, 13, 15-17, 19, 21-23, 25, 31-33 (early picket fence), 35, 39-41, 43, 45, 47, 49-49b (brick shop and attached stone residence), 51, 55, 57, 59, 67, 71-73, 75.

- (ii) The diversity of housing types including very early houses erected in the 1850s (particularly 19, 21-23, 31-33, 35), cottages, simple duplexes and a couple of more substantial larger houses. In general, housing is modest, with small allotments and cottages set close together.
- (iii) The narrow width of the road providing a sense of containment to the street. The important corner elements at Henry Street, particularly Nos. 67 Henry Street and 60-64 Ann Street.



3.9. STEPNEY PRECINCT

● contributory buildings

Battams Street

A street which contains a diversity of housing much of which is later but some of which conforms to the overall character of Stepney and provides a related theme.

The character of this street derives from:

- (i) The following houses which contribute to the character of the precinct:

Battams Street (west side): Nos. 2, 2a (with early picket fence), 4, 6, 8, 10 (three stone single fronted cottages), 16-18.

Battams Street (east side): No. 1

- (ii) The triangular wedge of land where Battams Street meets Loch Street forming a small park with some mature planting. This provides vistas across to the mature planting of oaks in Loch Street.

Bennett Street

The following houses contribute to the character of the precinct:

Nos. 4, 6, 8, 10, 12.

Dover Street

A row of four stone cottages: Nos. 4, 6, 8, 10, all set close to the street forming a consistent group.

Flora Street

The character of this street derives from:

The number of modest stone houses most of which were erected c.1900 as follows:

Flora Street (south side):

Nos. 3, 7, 9, 11, 13, 15, 17 (original fence).

Flora Street (north side):

Nos. 16-18, 8.

This street does not have the consistent cottage character of Ann Street.

Henry Street

The character of this street derives from:

- (i) The established planting of white cedar trees which together with Loch Street provides the best example of street planting within this precinct.

- (ii) The following houses contribute to its character:

Nos. 55-65 (a row of simple stone cottages unified by a continuous roof and verandah), 67 (one of the most substantial houses in the precinct with projecting bays and ornate cast iron work with two frontages facing both Anne Street and Henry Street), 71, 58, 75, 77, 79.

Laura Street

The character of this street derives from:

- (i) The curve in the street with a view to No. 34 and 36 on the angle.
- (ii) The diversity of housing including stone cottages and stone duplexes.
- (iii) Some remnant stone guttering at the western end of the street on the northern side.
- (iv) The following houses which contribute to the character of the street:

Laura Street (north side):

Nos. 10-12, 14, 16, 20, 22, 24 (a parapet fronted bluestone cottage with early picket fence and lattice work set close to the street), 30-32, 32a-34, 38, 40-42.

Laura Street (south side):

Nos. 11, 15-17, 19-21, 23, 33.

- (v) The variety of housing types. The street includes some early cottages, some Victorian stone duplexes and some Edwardian stone and brick duplexes.

Loch Street

The character of this street derives from:

- (i) The established planting of oak trees at the northern end of the street between Olive Road and Payneham Road.
- (ii) The dog-leg at Olive Road where Loch Street slightly changes axis.
- (iii) The collection of stone houses which survives as follows:

Loch Street (east side):

No. 2 (a more substantial house set up on a hill in established garden planting), 6 (a substantial stone bungalow), 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 34.

Loch Street (west side):

Nos. 7, 9 (7 and 9 are substantial well detailed stone villas set in garden settings), 11, 15, 17, 19, 21.

Morecomb Street

The following houses contribute to the character of this street:

Morecombe Street (west side): Nos. 2, 4, 6, 8, 10, 12, 14, 18.

Morcomb Street (east side): Nos. 5, 7, 17.

In addition 28 Bennett Street and No. 2 Dover Street, which abut Morecomb Street.

Wells Street

The following houses contribute to the character of the precinct:

West side: Nos. 12, 14, 16, 18, 22, 26, 28, 30, 32, 34, 36, 40A.

East side: Nos. 13, 15, 21, 23, 27, 31, 35, 37.

Wheaton Road

The following houses contribute to the character of the precinct:

Nos. 3, 5, 7, 9, 11, 17, 19, 21, 23, 25, 27, 29, 31.

3.10 THE AVENUES PRECINCT

This precinct contains housing development which typifies the St. Peter's residential address. It is characterised by stone villas set within leafy streets on generally standard sized allotments. Torrens Street, Magadalen Street and Catherine Street, College Park, are included within the precinct as these streets contain villas and cottages more typical of their adjacent Avenues neighbours than the larger mansions and substantial houses of College Park. This area of College Park was also subdivided in 1862, as part of the Avenues subdivision. Consistency of housing types is generally high. However street planting varies and it is the streets with the established planting of planes and oaks which provide the most visually attractive settings for early surviving villas.

3.10.1 Historical Development (Refer Figure 5)

The 344 acre East Adelaide subdivision was the largest single real estate venture within the municipality. It took place over several years from 1877. William Harvey and John Spence paid £30,000 for the land. A plan of July 1878 laid out the First to Fifth Avenue subdivision in 448 quarter acre allotments, all 75 x 150 feet deep. Long straight streets 66 feet wide ran east-west and were numbered off with lanes between the blocks allowing for the night cart.

A block of allotments at the western end of Fifth, Sixth and Seventh Avenues were taken up at a special price of £1 a foot by the Shierlaw Brothers who re-subdivided the land into 40 foot frontages aiming at small builders and small income earners for whom they devised a time payment system. These sold readily and resulted in a crowd of small houses at this end of the Avenues which were occupied by city workers well before the tram line was extended up Harrow Road in 1887.

One of the most urgent concerns with this subdivision was Second Creek and Stepney Council negotiated to channel the creek into a drain 12 foot wide and 10 foot deep running the length of St. Peter's Street to the river. This ran as an uncovered, unfenced drain but has recently been covered over and planted with shrubs and trees.

In January 1879 the next phase of development opened up allotments from Fifth to Eighth Avenues. Response to this area was low and to further the combined process of settlement and speculation an East Adelaide Investment Company Limited was floated early in 1881 with a capital of £20,000. In June 1881 Harvey invited tenders for one or more 8-roomed houses to be built according to tenderer's own plans and specifications. Each house was to be of good quality, to sell at the comparatively high price of £1,250 with an additional side allotment available for a tennis court or extra garden. This accounts for the alternate patterns of allotments along these Avenues; even where the option for purchasing the adjacent block was not taken up the allotment tended to lie unused and unsold for some time. Figure 4 shows those allotments shaded in grey where East Adelaide Investment Company houses were erected along Fifth, Sixth, Seventh and Eighth Avenues. Most of these houses survive intact with typical stone and cast iron fencing; however the housing in Eighth Avenue has in many instances been altered and the original stone duplex on the corner of Eighth Avenue and St. Peter's Street has been demolished.

Apart from the East Adelaide Investment Company's work the housing provision in the Avenues came mainly from speculative builders. Rows of speculative houses were rare but several were erected as follows:

2-16 Fourth Avenue, allotments purchased by Thomas Wood, Contractor, who built 8 houses between 1882-1884.

1, 3, 5 Fourth Avenue, erected by Colliver Brothers. No. 1 in 1895, Nos. 3, 5 in 1888.



EAST ADELAIDE AND
COLLEGE PARK
1874-82

shaded grey: houses built by the
East Adelaide Investment Company

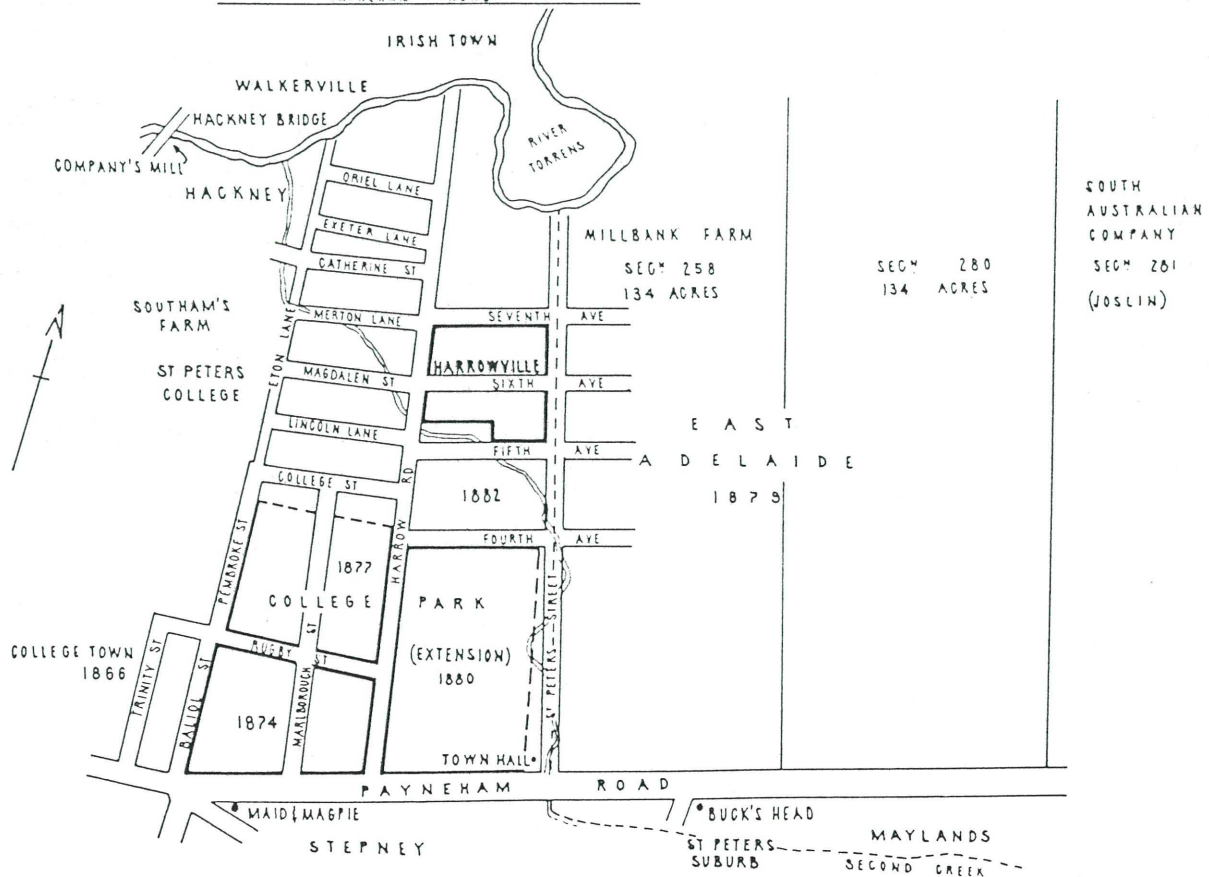


FIG. 5. DEVELOPMENT OF THE AVENUES
(from St. Peter's, A Suburban Town, p.78)

11-15 Harrow Road, erected by Frederick Julius Dechert.

Other builders included Benjamin and Daniel Slater who were active in and about Harrowville with a workshop on the rough creek bed on the corner of Fourth Avenue and St. Peter's Street.

Other active builders are discussed in St. Peter's, A Suburban Town (refer p. 85).

Public transport assisted with the development of the Avenues: the Adelaide and Suburban Tramway Company Ltd. ran services along Harrow Road (commenced 1887, abandoned ?), along Fourth Avenue (commenced 1889, abandoned 1924), along Sixth Avenue (commenced 1924, still running), along Eighth Avenue (commenced 1900, abandoned ?), and along Stephen's Terrace (commenced 1882, abandoned 1909).

Between Eighth Avenue and the Torrens River, land remained largely rural until shortly before the First World War and was used for dairying, gardening, and sand carting. Housing in this area is consequently later with many modest suburban bungalows and later housing of quite a different character to the previous Avenues.

Reference should be made to Appendix 2 for information regarding dates of construction of houses.

3.10.2 Street Analysis

Streets are analysed individually with First-Seventh Avenues assessed first and the remaining streets listed in alphabetical order.

First Avenue:

The character of this street derives from:

- (i) The number of surviving houses which contribute to the character of the street as follows:

South east side:

Nos. 1, 3, 7, 9, 11, 13, 15, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37, 41, 43, 45, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 87, 89, 91, 93.

North west side:

Nos. 2, 4, 6, 8, 10, 12, 14, 16, 20, 22, 24, 26, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 60, 62, 64, 66, 68, 72, 80, 82, 84, 86, 88, 90, St. Peter's Baptist Church (1913), 94, 96, 98, 100, 102, 104.

- (ii) The predominant consistent stone villa housing through the street on standard allotments. Between St. Peter's Street and Stephen's Terrace, allotment sizes are smaller and in this location there are several stone cottages and a row of identical villas between 42-48 on smaller allotments. Materials are generally consistent: face stone, corrugated iron, timber detailing, in some cases cast iron decoration. There is generally a standard setback of villas.

- (iii) The established tree planting which varies throughout the street. Tree planting is strongest north east of Stephen's Terrace where ash trees and some plane trees are generally consistently planted (planes on southeastern side between St. Stephen's and Westminster only). Planting between Harrow Road and Stephen's Terrace is less consistent with flowering gums on one side of the street and Celtis Australia between Harrow Road and St. Peter's Street and flowering gum and ash trees between St. Peter's Street and Stephen's Terrace.

In summary tree planting is established but not of the qualities of other Avenues within St. Peter's.

- (iv) The use of appropriate fencing. All original fencing has been removed from houses and in many cases replaced with low to high level brush fencing or open timber picket fencing which generally complements the housing.
- (v) Established garden settings of villas.

Second Avenue

A street containing many substantial stone villas and with consistent tree planting throughout (plane trees, jacarandas and other species) which give a good tree canopy to the street.

The character of the street derives from:

- (i) The substantial number of contributory buildings as follows:

Second Avenue (north west side):

Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 28, 30, 32, 36, 38, 42, 44, 46, 48, 56, East Adelaide School buildings (corner of Westminster Street), 66, 68, 70, 72, 74, 76, 78.

Second Avenue (south east side):

Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 23, 25, 27, 29, 31, 33, 35, 37, 39, 43, 47, 51, 53, 57, 67, 71, 73, 77, 79, 81, 83, 85.

- (ii) The established street trees: fine established planting particularly between Harrow Road and St. Peter's Street and Stephen's Terrace and Westminster Street.
- (iii) The high quality of villas within this street generally positioned at a consistent setback.
- (iv) The established garden planting associated with houses.

Third Avenue

The character of this street derives from:

- (i) The large number of important and early stone villas and other contributory housing as follows:

Third Avenue (north west side):

Nos. 6, 10, 12, 14, 16, 24, 26, 28, 30, 32, 34, 36, 38, 40, 50, 52, 54, 56, 60, 62.

Third Avenue (south east side):

Nos. 1, 5, 7, 11, 13, 15, 17, 19, 21, 23 (corner stone shop and residence), 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, All Souls Church (erected 1915, corner of Stephen's Terrace), 49, 51, 53, East Adelaide Junior Primary School buildings (red brick, on corner of Westminster Street), 57, 67 (note original fence), 71, 73, 75.

- (ii) The established planting within the street. Third Avenue contains one of the finest rows of mature plane trees between Harrow Road and Westminster Street which create a leafy canopy. The street planting weakens towards the north east beyond Westminster Street where flowering gums create less successful tree planting.
- (iii) The imposing former Hardwicke College building at No. 6 Third Avenue. This building survives within substantial grounds and retains original stone and cast iron fencing. The building was opened on December 19th 1883 and was erected by Mr. Ferguson, Builder, to the design of Architects Evans & Evans.
- (iv) The East Adelaide School buildings on the corner of Westminster Street and the mature planting of Canary Island date palms associated with the school grounds (on corner of Winchester Street).
- (v) All Souls Church building: an imposing red brick structure built in 1915 on the corner of Stephen's Terrace.
- (vi) The garden planting associated with residences including some fine examples of hedging and mature trees particularly at No. 28 where a mature Araucaria survives and adjacent Fan Palm, and at the former Hardwicke College (No. 6), where three mature fan palms and associated mature pepper trees survive.
- (vii) The corner single storey stone shop (corner Third Avenue and St. Peter's Street) serving as a remnant of early neighbourhood shopping now changed to residential use.
- (viii) The street planting: established planting of planes and oaks between Harrow Road and Westminster Street - one of the best examples of mature tree planting within St. Peter's.

Fourth Avenue

The character of this street derives from:

- (i) The number of early surviving stone villas and other housing which contributes to the character of the area as follows:

Fourth Avenue (northwest side):

Nos. 2, 4, 6, 8, 10, 12, 14, 16 (Note: all these villas are identical apart from No. 12 which is reversed); 18, 20, 22, 24-26 (two storey stone duplex), 28, 30, 32, 36, 38, 42, 44 (now Flinders House Private Nursing Home), Spicer Memorial Church (erected 1898), and adjacent Sunday School (erected 1905), 48, 56 (note original stone fencing and associated garden), 58, 60, 62, 64, 66, 66A, 68, 70, 72, 74, 76, 78, 80, 82, 84.

Fourth Avenue (south east side):

Nos. 1, 3, 5, 7, 11, 13, 15, 17, 19 (single storey corner shop and residence), 23, 25, 25A, 27, 29, 31, 35, 37-41 (three Edwardian stone cottages all of identical design, built by Edward Spicer for retired Methodist clergymen), 43, 45, 47, 51, 53, 55, 57, 59, 61, 65, 71, 73, 75, 79, 81, 83A.

- (ii) The established street planting particularly between Harrow Road and St. Peter's Street which is one of the finest established Avenues of planes in St. Peter's.
- (iii) The stone single storey corner shop at No. 19 Fourth Avenue (on the corner of St. Peter's Street), which is almost identical to the local corner shop at 23 Third Avenue.
- (iv) The row of identical villas (2-16). These 8 houses were erected by Thos. Wood, a newly arrived builder from Scotland. No. 12 was built first in 1882 and occupied by Wood; No. 6 was the last built in 1884.
- (v) The imposing Spicer Memorial Church, erected in 1899 and the adjacent grand residence (No. 44) erected in 1898 for Charles Angell, Land Broker, both to the design of F.W. Dancker, Architect.

Fifth Avenue

The character of this street derives from

- (i) The number of surviving original stone villas and other contributory residences as follows:

Fifth Avenue (north west side):

Nos. 2A, 4, 6-12 (four identical double fronted stone villas, No. 6 and No. 10 retaining original detailing, the remaining two having been substantially changed), 14-16 (stone duplex), 18-20 (stone duplex), 22 (note original fence), 24 (original fence), 26 (original fence), 28, 32, 34, 36, 38, 40, 50 (original fence), 54, 58, 60, 62 (original fence).

Fifth Avenue (south east side):

No. 5 (shop and attached residence); Nos. 11, 13, 15, 17, 19, 23, 25, 27, 29, 31 (original fence), 33, 35, 37, 39, 41, 43 (original fence and large garden allotment), 45 (St. Peter's Nursing Home), 47, 49, 49A, 51, 53, 55, 57, 63, 65, 67, 69A, 71.

- (ii) The established avenue of planes and oaks between Harrow Road and St. Peter's Street and the plane trees to the top of the hill between St. Peter's Street and Stephen's Terrace.
- (iii) The surviving original fencing as detailed above.
- (iv) The imposing residence at No. 43 with its large and established gardens.
- (v) The original stone villas set on large allotments with original fencing and established gardens at No. 24 and 26. The two shops at the Harrow Road end of Fifth Avenue (47 Harrow Road and 5 Fifth Avenue) serve as reminders of local trading outlets. The change in topography, with a rise in Fifth Avenue between St. Peter's Street and Stephen's Terrace.
- (vi) The row of identical double fronted villas (6, 8, 10, 12) which were erected at the same time and although some are now changed, provide an example of speculative development of the 1880s.

Sixth Avenue

A street with less consistency mainly due to the planting of *Celtis Australis* trees which while established do not provide the cool green colour or the leafy canopy of plane tree avenues. The housing quality is not as consistent as previous avenues.

The character of this street derives from:

- (i) The following houses which contribute to the character:

Sixth Avenue (north west side):

Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 32, 34, 36 (original fence), 40 (original fence), 42, 44 (original fence), 46, 54, 56, 58, 60, 76-78, 82, 86, 100, 102.

Sixth Avenue (south east side):

Nos. 1, 3, 5, 7 (note 3 to 7 identical double fronted villas), 11, 23, 25, 27, 31, 35 (original fence), 37, 39A, 41, 45, 55, 57, 59, 63, 65, 67, 73 (original fence), 77 (original fence), 81 (original fence), 83 (original fence), 97, 103, 105, 107, 109, 111.

- (ii) The collection of four substantial stone villas erected by the East Adelaide Investment Company in 1882 at the crest of the hill between Stephen's Terrace and Winchester Street (Nos. 73, 77, 81, 83), all with their surviving original stone and cast iron fencing. All development on intermediate blocks is later and these houses originally had substantial double allotments when erected. On the opposite side of the street, three substantial and presumably architect designed Edwardian residences occupy large blocks including an unusual duplex at No. 76-78. All these houses were erected at the top of the hill presumably to take advantage of views and prevailing breezes.
- (iii) The remnants of established garden planting particularly at No. 81A (three fan palms and one large *Araucaria*) and a row of established poplars associated with Hannaford Reserve; a large plane tree survives on the corner of Sixth Avenue and Stephen's Terrace. A large *Araucaria* survives to No. 45, an elaborate villa again erected at the top of a rise.
- (iv) A collection of six well detailed villas, four retaining their original fences between No. 35 and 46, Sixth Avenue (35, 36, 39-39A, 40, 44 and 46). All these houses, except for No. 46, were built by the East Adelaide Investment Company in 1882.
- (v) The many small villas and cottages between Harrow Road and St. Peter's Street.

Other development in Sixth Avenue is later and less substantial than elsewhere in the Avenues reflecting later development. The absence of substantial trees and the wider pavement with verges lacking lawn plantings results in a street which is visually less pleasing and coherent. The view to the west is terminated by two identical cottages in Harrow Road and glimpses of the city are viewed beyond.

Seventh Avenue

This street forms a dividing line between the more consistent earlier villa developments of Avenues 1 to 6 and the later 1920s development closer to the River Torrens.

The character of the street derives from:

- (i) The number of residences which contribute to the character of the street as follows:

Seventh Avenue (north west side):

Nos. 10, 14, 16, 18, 20, 22, 24 (18-24 are two pairs of simple sandstone fronted c.1900 villas).

Seventh Avenue (south east side):

Nos. 1, 3, garden planting associated with No. 5, 11, 15, 17, 19, 23, large Norfolk Island pine to 25, 27, 29, 31, 33 (27-33 a row of almost identical c.1900 stone and brick villas), 35 (original fence), 37 (original fence).

- (ii) The two East Adelaide Investment Company houses at No. 35, 37, erected in 1882 which retain original fencing.

Recommendations:

Recent streetscape improvement works between Harrow Road and St. Peter's Street (undertaken in 1986) could be substantially improved by the removal of recent native plants and the replacement with consistent row of plane trees to complement recent planting of plane trees between St. Peter's Street and Stephen's Terrace. This should be undertaken before natives become too established. Replacement of varied ground cover with lawn would also create a more green and consistent effect.

Catherine Street

A short connecting street without any substantial tree planting and containing some early cottages and small villas more reminiscent of the Avenues housing than the larger mansions and established villas of College Park.

The following houses contribute to the character of this street:

Catherine Street (north west side):

Nos. 2, 4, 8, 10, 5A, 7, 9, 11, 13 (note 7, 9 and 11 are three single fronted humble workers cottages).

Harrow Road

A street with established planting of planes and oaks containing a number of substantial and well detailed stone villas. This street forms a boundary between the Avenues Precinct and College Park and contains a mix of traditional Avenues villas and the more substantial mansions associated with College Park set on large allotments.

The character of this street derives from:

- (i) The substantial number of stone villas many dating from the 1870s and 1880s as follows:

Harrow Road (south west side):

Nos. 2, 4, 6 (original fence), 8, 12, 14, 20 (remnants of original fence), 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 44, 46, 48, 50, 52, 56, 62, 66, 68, 70, 74, 76, 78, 80, 82, 84, 86, 88.

Harrow Road (north east side):

Nos. 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 29, 31, 33, 37, 39, 47 (corner shop and residence), 49, 51, 53, 55, 57.

- (ii) The established row of plane and oak trees which create a boulevard of outstanding significance which is one of the best within St. Peter's.
- (iii) The established garden planting associated with houses.
- (iv) The gradation of housing size with the more substantial houses towards the Payneham Road end with more humble villa development closer to the River Torrens. It is interesting to note that between No. 62 and 88 a row of fourteen almost identical small villas were erected some of which have now been altered but all of which retain their basic form. A similar row of slightly larger and more intact villas survives at 2-14 Fourth Avenue and together these two rows of houses provide examples of 1880s speculative housing within St. Peter's.

Magdalen Street

A short interconnecting street with a row of established oak trees on the north western side but with weak planting on the south eastern side.

Within this street the following houses contribute to the character:

Magdalen Street (north west side): Nos. 2, 4, 6, 8.

Magdalen Street (south east side): No. 3 and No. 7.

Remaining housing is either later bungalow, drastically altered original villas, or more recent inappropriate development.

St. Peter's Street

A street which formerly had an open drain containing First Creek running down the middle which has subsequently been infilled, with extensive road works and landscaping undertaken. This street mainly contains side fences to houses fronting the Avenues but a few residences were built to this address.

The character of the street derives from:

- (i) The following houses which are contributory:

St. Peter's Street (south west side): Nos. 2, 4, 6, 8b, 10, 12, 14 (pressed metal simulated stone house).

There is no development fronting St. Peter's Street on the north east side.

- (ii) The charming memorial statue and associated formal garden planting of rosemary at the corner of St. Peter's Street and First Avenue.
- (iii) The breaking up of a once wide barren empty street with landscaping.
- (iv) The vistas into treed avenues on either side.

Stephen's Terrace

A busy thoroughfare without any consistent or established street planting. Council has recently planted a mixture of trees including some plane trees on the north east side. Stephen's Terrace contains many substantial villas, but many of these have subsequently been drastically altered and in many cases defaced beyond recognition.

The following houses contribute to the character of this street:

Stephen's Terrace (north west side):

Nos. 1, 3, 5, 7, 11, 13-17 (formerly a row of three identical villas all of which have been altered, 13 and 17 substantially), 19 and 21 (two villas now altered), 23, 25 (altered), 31, 33 (window altered), 35 (windows altered).

Stephen's Terrace (south west side)

Nos. 8-12 (roof altered), 22, 24 (altered), 26 (altered), 28, 30, 32, 34, 36 (altered), 38.

Torrens Street

A leafy street containing a fine planting of plane trees and oak trees. Whilst this street forms part of College Park, the villa and cottage development within it is similar to nearby development within the Avenues and for this reason it is included within this precinct.

The character of the street derives from:

- (i) The following houses which contribute to the character of the street:

Torrens Street (north east side):

Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 25.

(Note: Nos. 5, 7, 9, 11, were erected as identical villas that have subsequently been altered although retaining much of their original detailing).

Torrens Street (south west side):

Nos. 2, 4, 6, 10, 12, 14, 16, 18, 18a, 18b, 20, 22, 24-26, 28, 30, 32, 34, 36.

- (ii) The established planting of oaks and plane trees.
- (iii) The collection of well detailed villas and cottages.
- (iv) Appropriate single storey new development at No. 40 Torrens Street.

Westminster Street

A leafy street containing established planting of a variety of trees including ash, elm, and plane. The street is comprised mainly of side fences to houses fronting the Avenues apart from the following houses which contribute to the character of the street:

No. 2 (a c.1920 stone cottage), East Adelaide Primary School stone buildings, Nos. 6, 8.

Winchester Street

This street lacks the substantial and significant avenue planting which exists elsewhere in this precinct and the plantings of young eucalypts do not establish any consistent feeling of shade or greening. Within this street the following houses contribute to the character of the precinct:

Winchester Street (south western side):

Nos. 2, 8, 12 (a substantial villa set within a garden allotment retaining significant mature trees), 22, 24, 26, 30.

Winchester Street (north east side):

Nos. 5, 9 (St. Basil's Nursing Home), 17, 19, 21, 23, 25, 29.

APPENDIX 1 : Buildings in St. Peter's Council area on State Heritage Register

Magill Road : former Horse Tram Depot.

Magill Road : corner Payneham Road : Maid & Magpie Hotel.

St. Peter's College, Old School house.

1-13 Payneham Road.

15 Payneham Road.

APPENDIX 2 : Historical information on houses in the Avenues Precinct
(information from St. Peter's, A Suburban Town, pp.79-99)
and the local history collection in St. Peter's Library.

<u>ADDRESS</u>	<u>DATE</u>	<u>Photo held in St. Peter's Library</u>
First Avenue		
No. 63	Erected 1900 for Julius Bermer. Architect Thomas Frost	
Second Avenue		
No. 23	Erected 1895-96 for Fawcett.	
No. 37	Date unknown - Dockets Shop.	Undated photo
No. 12	Date unknown.	1920 photo
No. 14	1895. Architect Alfred Wells. Builders Essery	
No. 24	Date unknown.	1918 photo
No. 36-40	1883 for Cowell Brothers, Timber Merchants, by Slater Brothers (?) Builders.	
Third Avenue		
Earliest house erected was No. 43 in 1882.		
No. 6 Hardwicke College	Erected 1883. Architects Evans and Evans. Builders John Ferguson. Cost £4,000.	
Nos. 10, 12, 14	1883. Erected by Alexander Maddern, Builder.	
Nos. 3, 5, 7	Erected by John Ferguson	
Fourth Avenue		
Nos. 12, 47, 56, were the first houses in this Avenue, erected 1881-82.		
Nos. 2-16	Erected 1882-84 by Thomas Wood, Builder.	
No. 18	Erected 1882.	
No. 22	Erected in 1884 by Slater Brothers.	early undated photo
No. 24-26	c.1891.	
No. 28	c.1887 for Samuel L. Blackwell.	
No. 30-42	A group of villas on half lots. Date unknown.	

ADDRESSDATEPhoto held in
St. Peter's Libr'y

Fourth Avenue (cont'd)

No. 44	Erected 1898 for Charles Angell, Landbroker. Architect F.W. Dancker	
Spicer Memorial Church	1899. F.W. Dancker, Architect. C. Hammond, Builder.	
No. 56	1882, for William Tyndall Sheppard.	
Nos. 1-3	Erected 1890 by Colliver Brothers, Builders, Norwood.	Early photo
No. 17	Site of Slater Brothers Workshop and Yard.	
No. 19	Corner shop, c. 1887.	Early photo
No. 25	c. 1912.	
No. 27	c.1900	
Nos. 37, 39, 41 (opposite Spicer Memorial Church)	Built by Edward Spicer for retired Methodist clergymen or widows.	
Nos. 67-71 Lime Kiln	First owned by Richard Vaughan, taken over by James Harvey from East Adelaide Company, closed down 1885.	

Fifth Avenue

No.2	c.1897.	
No. 62, St. Peter's Street.	part of Harrowville subdivision	
No. 22	1882, for East Adelaide Investment Company	
No. 24	1882, for East Adelaide Investment Company	
No. 26	1882, for East Adelaide Investment Company	
No. 28	1882, for East Adelaide Investment Company	
No. 32-34	c.1903. George N. Twelftree, Builder	
No. 36	1882, for East Adelaide Investment Company	
No. 40	1882. Robert Dodman, Builder	
No. 50	1882, for East Adelaide Investment Company	
No. 54	1882, for East Adelaide Investment Company	
No. 58	1882, for East Adelaide Investment Company	
No. 62	1882, for East Adelaide Investment Company	
Shop, cnr. Harrow Rd.	1882	
No. 5	c.1900, as a butcher shop	early photo 1905-1909
No. 11-19	Erected 1882. Built by Slater Brothers	

<u>ADDRESS</u>	<u>DATE</u>	<u>Photo held in St. Peter's Libr'y</u>
Fifth Avenue (cont'd)		
No. 23-27	6 allotments, held by N.W. Trudgeon Builder in 1883.	
No. 27	Erected by c.1895.	
No. 35	c.1895	
No. 39	pre-1889	1917 photos
No. 43	1902 for Robert J. Coombes, Woolbroker	Early photo
No. 45	c. 1897 for Arthur Young Harvey	
Sixth Avenue		
Nos. 2-32	Small Harrowville houses. Many built by Slater Brothers.	
No. 36	1882, East Adelaide Investment Company	
No. 40	1882, East Adelaide Investment Company	
No. 44	1882, East Adelaide Investment Company	
Nos. 1-27	Harrowville houses	
No. 31	1882, East Adelaide Investment Company	
No. 35	1882, East Adelaide Investment Company	
No. 39	Late 1880s. c.1888 for Robert Newbery	
No. 45	1896, built by Robert Newbery, Builder for J. Barnes, Plasterer	early photos
Nos. 49-51	All Souls Church. Land given by East Adelaide Investment Company on condition they build a church at once. Timber church opened 1883.	
No. 53	1894	
No. 73	1882, East Adelaide Investment Company	
No. 77	1882, East Adelaide Investment Company	
No. 81	1882, East Adelaide Investment Company (Alfred Wells, Architect, leased house through 1880s; may have designed house ?)	
No. 83	1882, East Adelaide Investment Company house	
Seventh Avenue		
Between Harrow Road and St. Peter's Street, Harrowville Cottages		
No. 35	1882, East Adelaide Investment Company house	
No. 37	1882, East Adelaide Investment Company house	
Eighth Avenue		
Nos. 9-19	1882, 3 semidetached houses built for the East Adelaide Investment Company.	
Nos. 23-47	1882, East Adelaide Investment Company houses.	