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

VOLUME 1

2004

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Volume 2

6.0 ASSESSMENT SHEETS: LOCAL HERITAGE PLACES

IN ALPHABETICAL STREET ADDRESS

1.0   INTRODUCTION & REASONS FOR REPORT

1.1   Background

This report was commissioned by the Adelaide City Council and is an outcome of the Section 30 Review Report completed in May, 2002. It provides a survey of the heritage assets of North Adelaide and associated planning recommendations, which will serve as a basis for the preparation of a Heritage Plan Amendment Report (PAR).   This represents a significant ongoing step in the protection of the historical significance and built form of this pre-eminent area within the City.

The Adelaide City Council has also undertaken this review of North Adelaide in response to community and Council concerns about the steady erosion of the historic built form and character within the area, through demolition and change. A previous survey of the townscape and local heritage of North Adelaide was undertaken in 1992-3. Since that time there has been inadequate protection for many places which were identified as having local heritage significance but not included in the City of Adelaide Development Plan due to the Adelaide City Council's voluntary heritage listing approach.

The heritage survey builds on the background already prepared by a large number of earlier studies of the city, and will enable places to be validated for, or included on, the Local Heritage Schedule within the City Development Plan. Area conservation will also be addressed and Historic (Conservation) Zones delineated, providing for protection and proper management of significant areas. The subsequent Heritage Plan Amendment Report will be prepared for Council using the findings and recommendations of the survey, and converting these to Development Plan format.

It should be noted that this survey excludes all aboriginal sites and the park lands, and relates only to post-settlement heritage. It should also be noted that those places within North Adelaide that are included on the South Australian Heritage Register have not been reviewed in this survey. It is intended that this should occur at a later date, in cooperation with the Department of Environment and Heritage.

1.2   Objectives of the Project

The objectives of the heritage and character survey of the City of Adelaide are as follows:

a)   To identify more specifically the features and values of Heritage Places that should be protected/conserved;

b)   To include clear statements of heritage value for Heritage Places and Areas;

c)   To include clear character statements for character areas;

d)   To review and where necessary make recommendations to update existing Council-wide heritage policies; and

e)   To review and where necessary make recommendations to update and strengthen existing townscape and desired future character statements within Precincts as defined in the Development Plan and/or new Zones.

The outcomes of the survey will be recommendations for a Heritage Plan Amendment Report for the North Adelaide area within the Adelaide City Council metropolitan area.

This will allow Council to:

- Identify, define and conserve places and areas of cultural heritage value, and areas of significant historic built-form character;

- Promote forms of heritage conservation that enhance the city's identity and social, economic and environmental well-being;

- Promote opportunities for sensitive infill development in areas of historic built-form character and for adaptive use of heritage places.

Through careful formulation of heritage planning objectives and principles of development control, the Heritage PAR will be the formal management tool which will enable Council to achieve these objectives.

In the past, the heritage management of the City of Adelaide's significant places and character has been approached in a different way to other local government areas. This was mainly due to the 'special case' situation created previously by the City of Adelaide Act, but also because of the pre-eminence of the city within the development of the State. Consequently, in the past, the city sat outside the usual 'local' heritage processes. Because this Heritage Survey and the Heritage PAR have been commissioned concurrently, the approach to this Heritage Survey has had a strong focus on planning outcomes. This is to ensure that the recommendations of the Heritage Survey are easily translated into planning provisions, under the Development Act.

1.3   Heritage Area Protection in North Adelaide

North Adelaide holds a unique position in the development of the city and the State. As a distinct and discrete section of the plan of the city drawn up by Colonel Light in 1837, North Adelaide has retained its integrity as a separate area within the City of Adelaide. Within the area there are a range of heritage places from large mansions to simple row cottages, and corner shops to major churches which make up the built form and visual character of the three sections of North Adelaide.

As stated above, within the City of Adelaide Plan, there are currently no controls to protect the heritage of North Adelaide as a discrete area. All protection relies on individual listing of places, and existing demolition controls in the Plan.

However, Heritage area conservation has become an accepted form of management of heritage places and precincts throughout Australia and internationally. The basis for such a process lies in the desire of communities to retain, at a broad level, those significant physical aspects of cultural heritage which provide a strong sense of place and community identity. Within many communities, this is the preferred approach to heritage protection. Communities grow and areas develop with clusters of buildings, streets of shops, houses, schools, churches, hotels and other combinations of physical elements indicative of the historic development and social structure of a community. The evolution of a physical setting creates a cultural context for the community.

Areas such as the Rocks and Paddington in Sydney, and Carlton and Fitzroy in inner Melbourne, have been protected by conservation area controls for over thirty years. In South Australia, suburbs such as St Peters have been delineated as Historic (Conservation) Zones for nearly twenty years. Area protection ensures that all places and sites are carefully managed within the area to ensure that inappropriate demolition of heritage items does not occur and any new development reinforces the defined heritage significance of the area. This provides clear planning policies, and prevents the "singling out" of controls for individual heritage places.

The Light Plan for Adelaide establishes the layout and boundaries of all sections of the city and its surrounding park lands. The inherent cultural heritage value of North Adelaide, as an

integral part of this plan, has been recognised at various points in time. The initial Register of the National Estate in 1980 included North Adelaide as an Urban Conservation Area. This was a direct result of the adoption of National Trust delineation of such special areas throughout Australia. Within the City of Adelaide, Victoria Square and north Adelaide were also identified as such areas. In 2000, Light's Plan itself was proposed for inclusion on the Register of the National Estate by the Corporation of the City of Adelaide. This nomination did not intend to 'protect or affect any building, structure, planting or individual feature within the area nominated.' As inclusion on the Register of the National Estate is a process of recognition only and provides no statutory protection, this qualification of the listing is understandable. It has therefore been an anomaly that no such area protection controls have been in place in North Adelaide, an urban conservation area listed on the Register of the National Estate.

The physical context of North Adelaide is an integral part of the City of Adelaide and has significant heritage value, and the whole of the suburb should be provided with planning provisions which specifically protect both the places within it and their context.

This report recommends the delineation of North Adelaide as a Historic (Conservation) Zone, with review of the current and proposed planning provisions. This survey has reassessed and confirmed the special character of North Adelaide and identified conservation areas and local heritage places for planning protection. Consideration was given to the delineation of the area as a State Heritage Area, but the authors of this report did not adopt this approach for the following reasons:

- There has been substantial physical change in the area, including a significant number of demolitions of potential heritage places over the last twenty years. By reference to previous surveys including the townscape survey undertaken in 1992, the replacement development in the area has been sufficient to reduce the level of intactness to below that required for consideration as a State Heritage area.

- The management of heritage places is now a well established process within the City of Adelaide planning system and the addition of an extra level of government control is not recommended. There are many other Councils which have successfully managed their local heritage character through a combination of Historic (Conservation) Zone protection and scheduling of local heritage places. This management framework is considered appropriate for North Adelaide.

- The decision to retain control of the area at Council level is recommended because of the special association the suburb has as part of the whole city and the fact that demolition control is already in place within the city planning provisions. Consequently, Historic (Conservation) Zone objectives and principles of development control in the City of Adelaide Development Plan will be sufficient to conserve the character and heritage of North Adelaide.

- While Light's Plan is recognised as a major element of the significance of the area, as confirmed in the statement of cultural value, it is considered that the management of the places and structures within the area encompassed by that plan will be best served by Historic (Conservation) Zone designation.

1.4   Study Area

This review surveys the area of North Adelaide which is bounded by the park lands. The park lands as such are not included in the review and the natural qualities of garden reserves within North Adelaide, including Wellington Square and Palmer Place have not been reviewed.
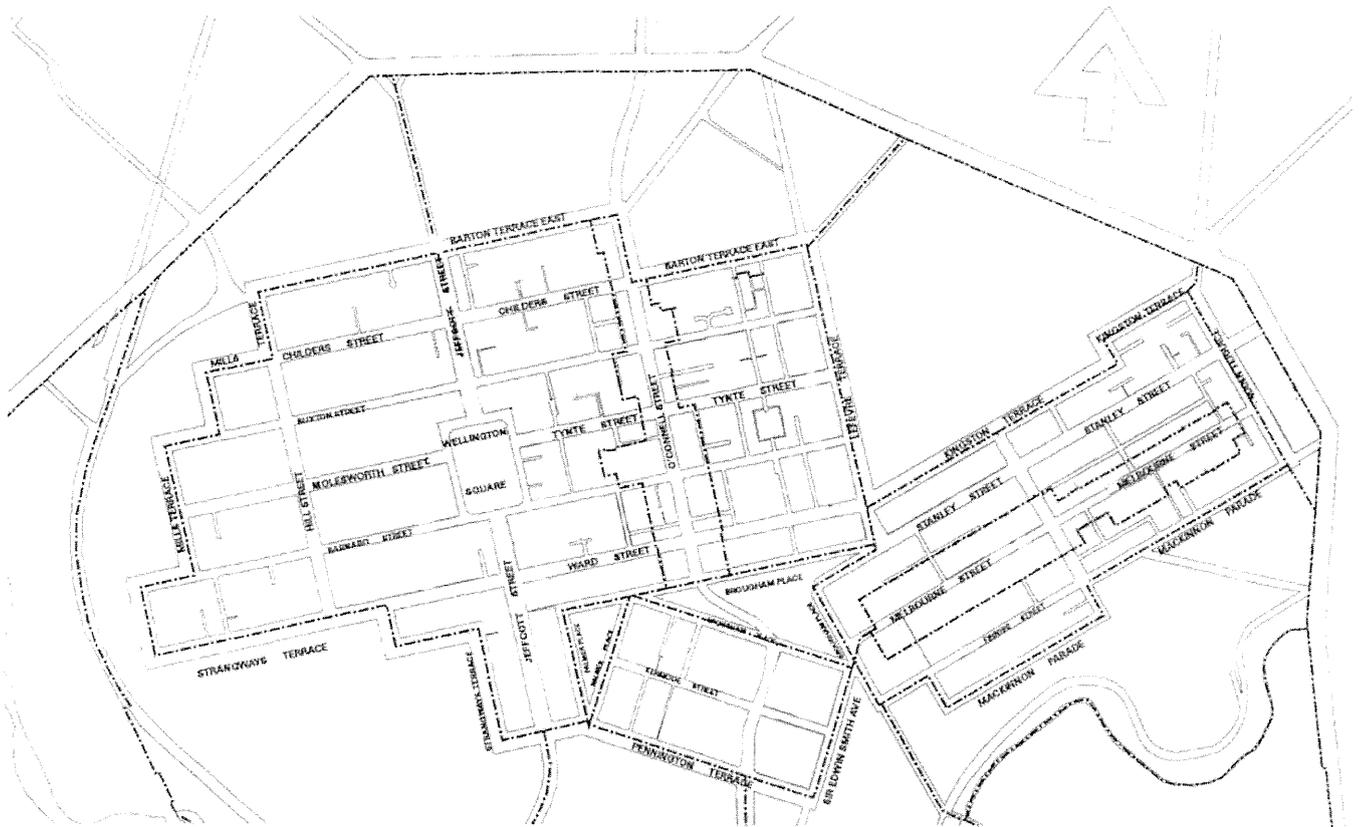
BOUNDARY OF NORTH ADELAIDE SURVEY

1.5   Methodology - Background to Survey and Planning Processes

1.5.1   Planning Based Approach of Heritage Survey

The brief for this Heritage Survey required an approach which incorporated consideration of the current and intended planning processes in the City of Adelaide at the same time as the survey was being undertaken.

Currently, demolition of heritage places in the City of Adelaide is categorised as non-complying development in the City of Adelaide Plan (1993). The Plan also contains a schedule of State heritage places and local heritage places, as places of City Significance or Townscape value. Council wished to consider heritage area planning controls and also retain demolition as non-complying for development of all heritage places within North Adelaide, as is currently the case.

This survey required the reassessment of the heritage assets of North Adelaide. As the boundaries of North Adelaide are clearly defined by Light's plan, it became obvious that the area should be considered as a single entity in terms of heritage conservation. This was confirmed by the preparation of the Statement of Heritage Value for North Adelaide as a whole.

Heritage area conservation within local government development plans is achieved by delineation of either State Heritage Areas or Historic (Conservation) Zones. The Heritage Planning Bulletin (2001) guidelines require that a proposed Historic (Conservation) Zone should demonstrate significant consistent historic built form and character. Within Historic (Conservation) Zones, places that contribute to the character of the Zone are scheduled. These places will include State Heritage places, local heritage places and other places which contribute to the defined character of the area.

In order to protect and retain the heritage assets of North Adelaide, it was determined in the course of fieldwork that demolition control for all houses and buildings which were identified as contributing to the character of North Adelaide was essential. This led to a Council supported approach for the designation of all identified properties (apart from already listed State heritage places) as local heritage places in the Heritage PAR, provided the criteria for determining local heritage value could be met. The necessity for this approach was reinforced by the role the residential built form and fabric, along with streetscape and landscape, played in the creation of the character of North Adelaide.

1.5.2 Liaison with Council & Meetings with Council Staff

Regular meetings were held throughout the consultancy to clarify and refine parameters for the Heritage Survey, its recommendations and its translation into the Heritage Plan Amendment Report. These meetings were driven by the need to prepare a Plan Amendment Report within a specific time frame.

1.5.3 Overview History

An overview history of the whole of the City of Adelaide is currently in preparation which establishes the principal events and themes characterising the physical, cultural and social development of the city and serves as the historical basis for the recommendations of both parts of the Heritage Survey. The final version of the overview history will form part of the second stage of the Heritage Survey which will cover the assessment of areas and places of heritage value in South Adelaide (the city square mile).

This North Adelaide Heritage Survey contains the annotated historical themes for this section of the city, and these have provided the historical context to assist in the assessing of potential heritage places. This component of the overview history will be incorporated into a full history of the city as a whole, as part of the second stage of this project.

1.5.4 Field Work and Documentation

A full visual and documentary assessment of the North Adelaide area has been undertaken to identify, assess and describe the places which are of heritage significance, and to reassess already listed places. The documentation has been assisted by previous assessments of heritage places in North Adelaide. The City Archives provided a wide range of research material including rate assessments, committee minutes and building plans. The sequence of ownership of property was confirmed by historic title searches.

In addition, relevant publications and all files of the Heritage Branch (Department of Environment and Heritage), the Heritage Unit (Department of Administrative and Information Services), the National Trust, the Australian Heritage Commission and any other local agencies including the North Adelaide Society, have been referred to and collated, checked for accuracy and incorporated into the assessment of each place.

Searches for early photographs have been undertaken and where relevant they have been included on the assessment sheets. These will also be compiled chronologically and arranged in Town Acres for reference during and after the study.

A definitive assessment of the heritage value of each place has been prepared using the criteria for determining local heritage value in the *Development Act 1993*. The local heritage

places all have accorded equal status in the survey, but in the schedules following (Section 4) for each of the areas within the Historic (Conservation) Zone two columns have been used to keep the places with purely residential heritage value separate from places with possible additional value.

A photograph has been taken of every place within North Adelaide identified as having local heritage value and which contributes to the heritage qualities of the area as a whole. These photos have been catalogued digitally by area and street and a hard copy produced. This will provide Council with an excellent resource base, and will provide planning staff with ready access to photographs of all places within North Adelaide considered as having heritage significance at the local level. It should be noted that as the study brief excluded assessment of places on the State Heritage Registered, these have not been photographed.

The raw data collected during field work for mapping local heritage places has been collated on the Council GIS system and the consequent maps are included in the Heritage PAR.

1.5.5 Determination of Heritage Value of North Adelaide

The analysis of the historical and physical development of North Adelaide was followed by the formulation of a Statement of Heritage Value for the area which incorporated the many layers of cultural heritage value. This is included as part of Section 3 and an adapted version of this Statement has been included in the Zone provisions of the Heritage PAR.

1.5.6 Planning SA - Related Policy Development

Planning SA is currently preparing a Module for heritage related Development Plan provisions that are intended to apply across the State. The Draft Heritage Module is not available for review at this time, however it is likely that additional provisions will relate to issues of:

- the use of a heritage place supporting the conservation of that place (ie allowing some flexibility of use if this change of use supports conservation of the place);

- the division of land identified as a "conservation site";

- trees as heritage places;

- advertising on the site of or on a building identified as a heritage place.

The module will include policies that are intended to apply to all Councils across the State, although some additional policy or minor amendments may be negotiated where it relates to an issue unique to a particular Council area.

2.0 HISTORY AND HERITAGE VALUE OF NORTH ADELAIDE

2.1 Introduction

A large number of histories of North Adelaide and the city have been written over time. The approach to the history of North Adelaide for this heritage survey has been to assess the cultural heritage value of places in terms of the development of a range of human activities which have resulted in particular built forms.

North Adelaide can be described as a residential village on the edge of the city of Adelaide. As such it has developed in parallel with the city proper but with a greater emphasis on residential growth and services for immediate residents. North Adelaide formed a distinctive part of the plan for Adelaide drawn up by Colonel William Light, its form and layout determined by its geography. The three separate sections were linked by gardens and parks which were an extension of the park lands belt. North Adelaide continued the land division of Town Acres begun in the south of Adelaide, with the Town Acres 701 to 1042 forming the North Adelaide area. The numbered Town Acres and the grid pattern they created can be seen in the maps drawn up after the initial survey of the city.
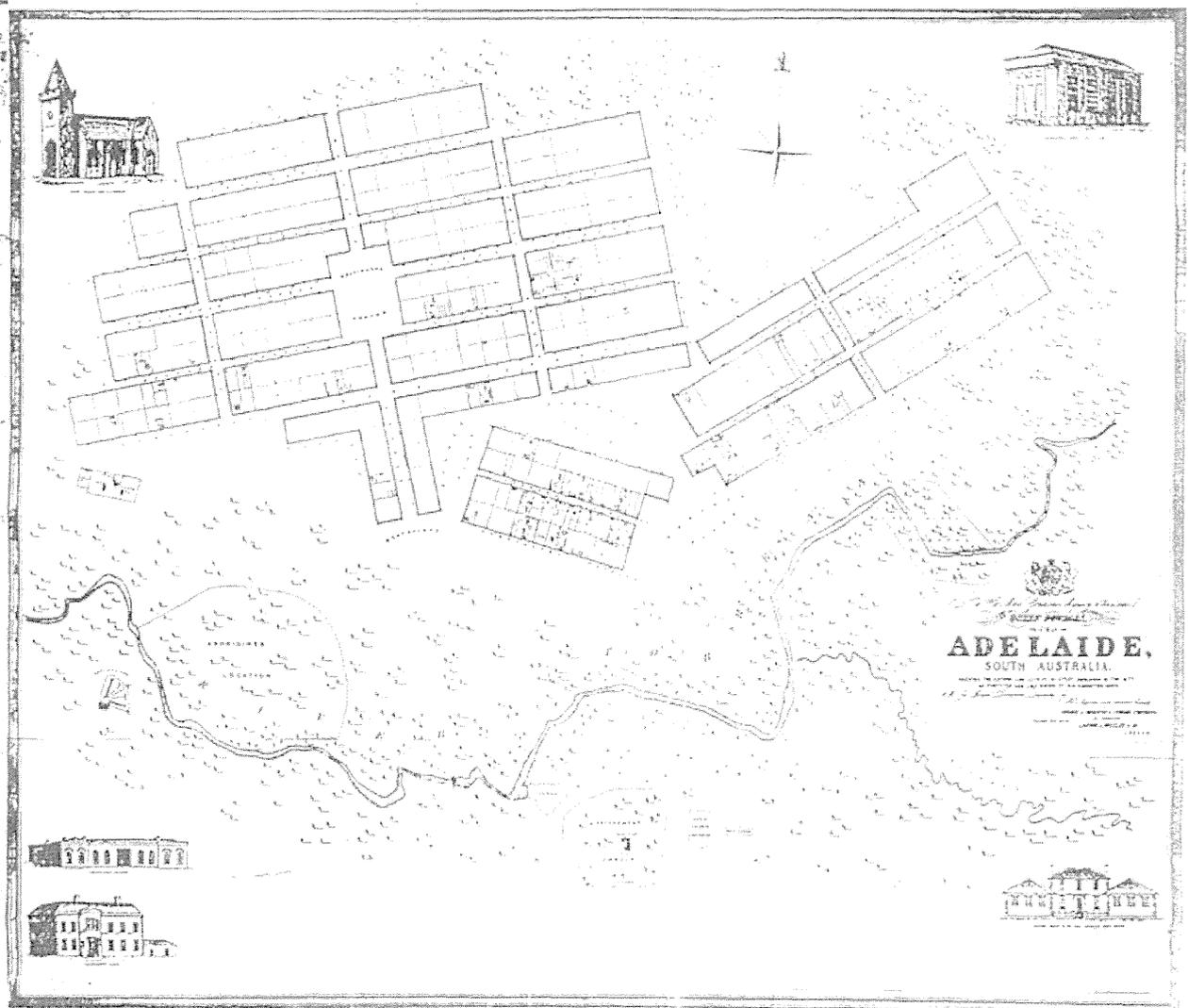
EXTRACT FROM 1842 KINGSTON PLAN OF THE CITY OF ADELAIDE SHOWING EXTENT OF BUILDING CONSTRUCTION AT THAT TIME

(Source: Adelaide City Archives)

2.2 Thematic History

Using a combination of the *SA State Historic Preservation Plan (1980),* section on Historic Themes for the City of Adelaide and the Australian Heritage Commission's *Australian Historic Themes Framework*, the following themes have been determined as the basis for the historical development of North Adelaide. These are to be expanded into a thematic history for the whole of the City of Adelaide and this will form part of stage two of this Heritage Survey. A comprehensive list of sources will be included in the final thematic history.

The themes are used as a basis for determining the historic development and character of North Adelaide and assessing the heritage value of all identified local heritage places within the area.

2.2.1 Environment, Topography and Setting

The natural and cultural landscape which creates the physical setting for North Adelaide is a significant element in its development. This includes the topographical considerations involved in the site selection and influence on the layout of the three sections of North Adelaide. It includes the City plan and Light's hierarchy of wide and narrow streets, squares and gardens, upper and lower North Adelaide and also later adaptation and changes to that plan. The arrangement of the plan had the effect of creating interest in development facing park lands, resulting in characteristic housing of substantial scale along many frontages. There was further the interest in parklands frontage from 1880s following establishment of public transport to North Adelaide from the city .

2.2.2 Settling North Adelaide

Aborigines - Although this theme is not dealt with in detail in this survey, the issue of displacement of Kaurna aboriginal groups and the disruption of their traditional way of life is part of the early history of North Adelaide. An important aboriginal site was below Strangways Terrace on the present day golf course.

Migration - Settlers came to South Australia through organised colonisation, to seek opportunity not possible in their native lands. Many groups emigrated to escape oppression and settled in clusters in North Adelaide. In the course of this survey, specific groups of migrants such as Germans in Lakeman St (formerly Union Street); Sussex and Stanley Streets between 1840-1870 and a significant number of Jewish settlers living on Kingston Terrace in 1870-1890 have been documented. In the mid-twentieth century, particularly between 1950 and 1970, post war migrants, 'New Australians', were a significant group who purchased cottages in Lower North Adelaide and shops in O'Connell Street.

Urban settlers - Over time, the growth of an elite reputation for parts of North Adelaide, based on earlier settlement patterns, reflected the social mobility of buoyant economic periods. The ability to arrange mortgages for old houses (from 1974) attracted a new type of property owner to North Adelaide, one with an interest in retaining the historic property. This period saw the beginning of the trend for conversion of large dwellings used as flats or boarding houses back to one-family homes. Examples of this can be seen at Taylor House, 8-10 Brougham Place, and at 51 LeFevre Terrace and 93-7 Jeffcott Street. There was however, increased demolition of early residences and construction of apartments and townhouses from the mid 1970s, confirmed by the large number of photographs in the State Library North Adelaide collection from the 1980s showing demolitions in progress.

2.2.3 Developing a Local North Adelaide Economy

Economic Cycles - Like all communities North Adelaide's physical character reflects the effects of economic booms and busts and the subsequent effect on property development. The Chichester Gardens subdivision in Lower North Adelaide is an example of one very

early property development which did not succeed past the initial land division and construction a few small cottages in the 1840s. Some of these still remain in Stanley and Sussex Streets. There was a significant speculative building boom in the 1870s-1880s, and increased residential growth supported the creation of public transport to North Adelaide from the city and allowed the 'opening up' of upper northwest of North Adelaide. This is reflected in the intensive residential development of that time and the large number of houses from this period which remain in North Adelaide.

Utilising natural resources - The first settlers in North Adelaide needed to make use of immediately available resources such as timber and stone. For example, stone was obtained from the early quarry in Wellington Square, although it is not possible to determine if any nearby buildings were constructed from this.

Transport - The need to move goods and people using public and private transport systems resulted in places such as livery stables, general carriers yards, the Gover St tram depot and the North Adelaide Railway Station. Most of these places are now recorded as sites only.

Business, finance & speculation - Private finance from wealthy North Adelaide based businessmen was an important source of capital for growth in the colony, but public financial institutions were also established in North Adelaide, such as the National Bank, O'Connell Street, next to the Oxford Hotel

Manufacturing - Manufacturing industry is represented in North Adelaide by a wide range of firms and factories which supplied both local and statewide markets. These included breweries (Lion Brewing & Malting, Jerningham Street, Melbourne Street Brewery), bakeries (Perrymans, formerly Fred Winter's, Tynte Street; Schmidt's Baker shop, 157 Melbourne Street, now a café), butchers (in Finniss Street and Tynte Street as well as other main streets); cordial manufactories (John Lewin's cordial factory, Ward Street); clothing industry (Adelaide Hat factory, George Street); furniture making (Le Cornu); tin & boot and floor polish manufacturers (M & J Cleanser, 52 Provost St, 1952), rag sorting factory (Howlett Industries 74 Ward Street TA 777, 1952). Most of these have closed but the buildings in which they operated remain as an indication of these early activities

Commercial - Basic domestic supplies were available across North Adelaide from the earliest days of settlement. Fuel supplies including coal and wood were available from J Thornton's yards in Tynte Street. Kermode Street, Melbourne Street and O'Connell Street developed as main shopping streets but small corner shops were scattered through out the area. The site of the North Adelaide Shopping Centre was set aside by Council as a potential market from 1893. The hotel & liquor industry, restaurants, cafes and food outlets were set up in buildings which now are an important part of North Adelaide's built heritage. The need for accommodation for locals and tourists resulted boarding houses (Milford House, 93-97 Jeffcott Street), hostels (Girls Friendly Society, Pennington Tce), guest houses (Kingsmead), and the continued development of hotels (Hotel Adelaide).

Broadcasting - With the development of television, large residences and other suitable buildings were converted to TV Station headquarters. Channel 10 purchased a large mansion on Strangways Terrace and Channel 9 converted the Church on Wellington Square. 5DN also built radio studios in Tynte Street.

Professional Services, Institutions and Associations - Medical, legal, economic institutions were established in North Adelaide including the SA Institute of Teachers at 64 Pennington Tce (1955) and many medical and professional consulting rooms in Palmer Place, often adapting early residences. The buildings which housed some early institutions are now gone, such as the Royal Institution for the Blind building on Brougham Place.

Working & work places: Work in North Adelaide was essentially in secondary or service industries. After the period of initial settlement there was little agricultural activity, apart from grazing cows or horses on undeveloped Town Acres by individual property owners and some butchers and dairies, for the immediate supply of meat and milk and other food products prior to First World War.

2.2.4 Building North Adelaide

City Services - Utilities were provided with the growth of residential development throughout the city including North Adelaide. These included water (Reservoir off Barton Tce), deep drainage, gas & electricity.

City Planning - The passing of various planning, building and health acts had an effect on the physical character of North Adelaide. For instance, road closures such as Barton Terrace, the diversion of Morphett Street to Montefiore Hill in 1965 affected access to North Adelaide. The first of these changes was, of course, the extension of King William Road across the river and up to O'Connell Street in 1856.

Buildings and building services - These were provided by architects, engineers, surveyors and other sections of the construction industry, and their endeavours are reflected in the built fabric of North Adelaide, in the range of building types and structures, and materials and construction methods.

Living Conditions - North Adelaide contained, and still contains, the full variety of living conditions. As well as mansions and villas, working people's dwellings and mews cottages there were also children's homes and women's shelters (such as Kumanka, Childers St) within North Adelaide's boundaries. During the late nineteenth century, slums were a concern throughout the city, and many of North Adelaide's earliest housing had deteriorated to a very dilapidated state.

Main residential development periods - North Adelaide displays evidence of all the main periods of residential development: initial settlement 1840-60, the boom years of 1870s and 1880s, the optimism of the new century and Federation, the period of consolidation between the Wars, the post war slump of the 1950s and demolition and redevelopment during the 1960s - 1980s.

Note that each of these periods is well represented in the physical and built form of North Adelaide, and houses form the major part of the areas built heritage. Consequently, this theme has been expanded below in Section 2.3.

Civic & Heritage consciousness - In the more recent past there have been moves to establish a local North Adelaide identity, exemplified by local protest against State and City proposals such as the Metropolitan Adelaide Transport System Plan. The Australian Heritage Commission and the National Trust formalised the heritage value of North Adelaide Conservation Area in 1980 with its inclusion on the Register of the National Estate.

2.2.5 Educating

Schools - North Adelaide was the location for a wide range of educational establishments both private and state, (Tynte Street Government School; Creveen Girls School, Kermode Street; Whinham College, Jeffcott Street; Queen's College, Barton Terrace,), further education (Kindergarten Training College, Palmer Place; North Adelaide School of Art, Stanley Street); specialist education Royal Institution for the Blind in Brougham Place (demolished)

University links - North Adelaide became the logical location for residential colleges associated with the University of Adelaide (Aquinas, Lincoln, St Marks, St Anne's, Kathleen Lumley). The University also purchased property in Lower North Adelaide.

Self-education - Libraries and Institutes were an important part of continuing education for individuals particularly in the late nineteenth and early twentieth centuries. Evidence of this remains in the buildings which housed the North Adelaide Institute and Library in Tynte Street.

2.2.6 Government

Local: Administering the city - North Adelaide is part of the city so all local government offices are located in the south, and administration of Park Lands, roads, lighting, water

supply and deep drainage, licensing of boarding houses, policing health regulations on, for instance, cafes and fish and chip shops. ACC also built and owns North Adelaide Shopping Centre (1979) which had been declared a market site in 1893. The City is also responsible for Park Land activities and places of entertainment.

State: Administering the state - From the beginning of settlement the state government has been responsible for the provision of services such as post and telecommunications, police (North Adelaide Police Station, Archer Street), health & social services, hospitals (Memorial, Women & Children's Hospital), SA Housing Trust (Margaret Street 1980s houses): children's homes and women's shelters (Kumanka, Childers Street)

Federal - *Administering the Commonwealth*: After Federation, responsibility for some services was passed to the Commonwealth: post & telecommunications (PO Tynte Street)

2.2.7 Developing North Adelaide's Social & Cultural Life

Living in North Adelaide - All the significant stages of life were catered for within North Adelaide: birth (Harriett Downs Lying-in Home, 97 Jeffcott Street) growing up, marriage (48 Mills Terrace, wedding receptions 1950s), families (Mothers and Babies, Archer Street), retirement & nursing homes (Helping Hand, Offices 34 Molesworth Street), death & dying (Calvary Hospital, palliative care).

Recreation - A number of significant places in North Adelaide are associated with the provision of facilities for recreation. These include cinemas, (Piccadilly, O'Connell Street), theatres (Sheridan Theatre, MacKinnon Parade), general amusements, sporting facilities (North Adelaide Golf Club began with premises in Strangways Terrace), betting shops, pubs and hotels (Caledonian Hotel, former Crown Hotel, Gover Street; former Dover Castle, Archer Street; Royal Oak. O'Connell Street and others), Park Lands, gardens (Brougham Gardens, Pennington Terrace Gardens) and playgrounds (LeFevre Terrace).

Eating & Drinking - North Adelaide was/is well supplied with places to eat and drink: including cafes (there were 9 in North Adelaide in 1952), restaurants, hotels and clubs (such as the Creole Rooms, O'Connell Street, 1970s)

Worshipping - Small local churches and chapels contrasted with the larger religious institutions in North Adelaide during the 1870s and 1880s. There has been a range of places of worship for various denominations throughout the history of North Adelaide. Compare the modest dimensions and style of Providence Hall of Jesus Christ, Finniss Street, with the grandeur of St Peter's Anglican Cathedral. Major religious institutions, (St Laurence's 122-124 Buxton Street, Salvation Army Band Hall at 175 Archer Street, 1950s), missions and schools (Immanuel Lutheran College, Jeffcott St, St Dominic's, Molesworth Street) were also located in North Adelaide.

Forming Associations - Within North Adelaide associations which fulfilled a range of objectives including preserving traditions are well represented. These included philanthropic organisations, associations for mutual aid and groups pursuing common leisure interests. Some of these include the North Adelaide Society; the Lithuanian Club (formerly at 34 Molesworth Street); the RAAF (SA) Association, 78 Finniss Street (from 1955); YWCA at 11-18 Pennington Tce; the British Imperial Sub-Branch RSS & AILA 176-178 in Tynte St; and the RAA in Melbourne Street (from 1964, established on the site of an early service station).

Arts & Sciences - Various sites and buildings through North Adelaide have been used as the location of activities related to the arts. These include art galleries (Greenhill Galleries, Jeffcott Street); music (Musica Viva rehearsal and committee rooms 67-75 Buxton Street); Carclew Youth Arts Centre; North Adelaide School of Art, Stanley Street; St Margarets Hall Art Society, Margaret Street; writing; dance (Joanne Priest's Ballet School in Methodist Primitive Church, Wellington Square)

Remembering the fallen - War memorials, memorial gates and honour boards form part of the way of memorialising the service and sacrifice of North Adelaide community members involved in war.

2.3   Housing Periods, Styles and Types in North Adelaide

As noted above, an important part of the theme of *Building North Adelaide* is the construction of houses. For much of North Adelaide, it is its domestic architecture which creates its essential physical character and defines its historic qualities, through its physical form and collective visual effect. Examples of houses from all periods of development, with representatives of a wide range of styles and types from each period, still remain. All these houses which represent periods of North Adelaide's history and development are important in the cumulative heritage value and historic physical character of the area. Amongst these there are a large number of architecturally designed residences of high quality, which have been dealt with in this Heritage Survey as specific Local Heritage Places, if not already included on the South Australian Heritage Register.

The time periods for housing development that have been delineated here reflect the major periods of growth of the City of Adelaide, and North Adelaide in particular. The architectural character of residential development reflects the availability of materials, levels of technology, general economic conditions, stylistic fashions of the time, personal preferences and a range of other variables. Often, a style of an earlier period will continue to be used into the next and these transitional houses are often difficult to date by style alone.

In this survey, the most common house styles and types have been identified and used as the basis for assessing the majority of residential places which illustrate and contribute to North Adelaide's history and heritage. Definitions of the styles and assessment of their common characteristics have been used as a generic guide when assessing each house using the criteria for Local Heritage value.

2.3.1 Early Victorian Houses (1840s to 1860s)

In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. As well as freestanding single storey houses, some examples of two storey and attached row dwellings from this period also remain in the city and North Adelaide. Verandahs were sometimes added at a later date but the low scale of these buildings often made this difficult.

Fences typically were timber pickets, paling or corrugated iron with timber capping.
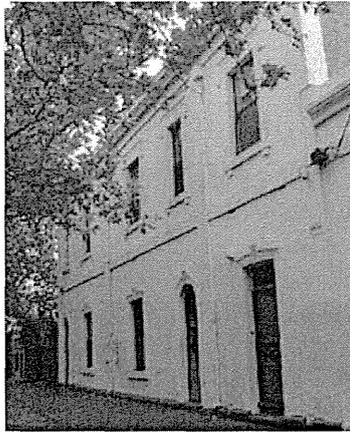
204-208 Jeffcott Street

1 Taskers Lane
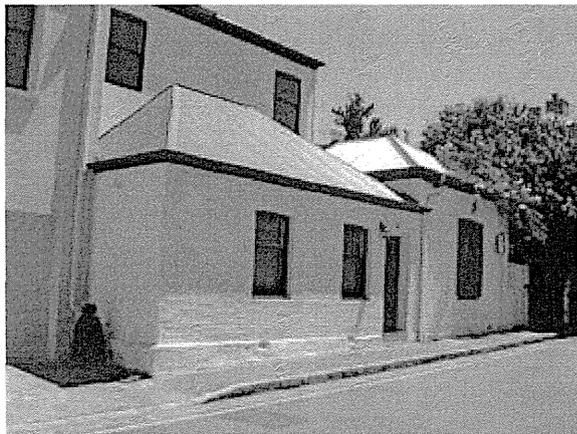
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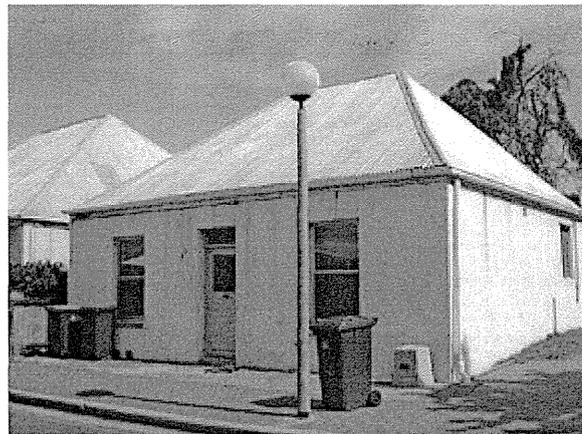
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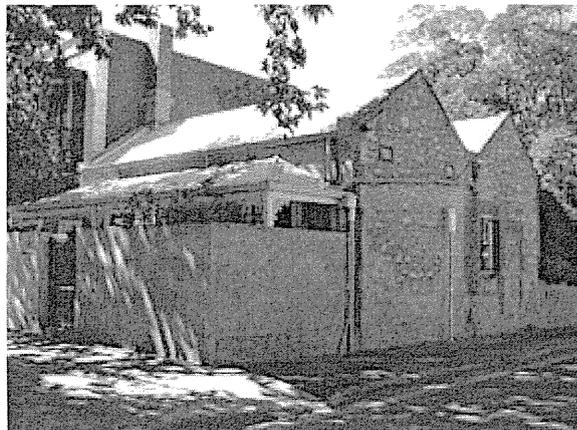
89 Stanley Street
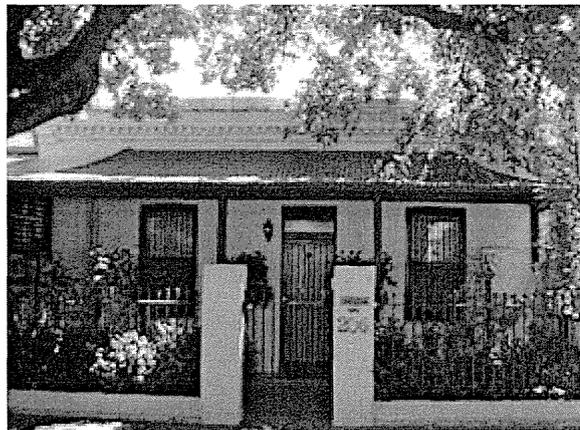
206 Gover Street

2.3.2 Victorian Houses (1870s to 1890s)

During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scale were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storeyed and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim, and cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights.

Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing.

13 Curtis Street
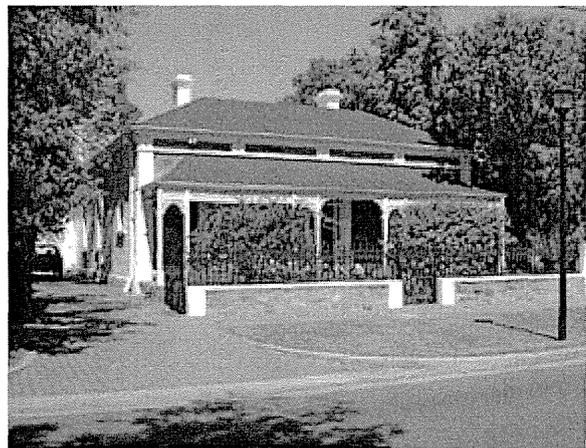
225 Gover Street
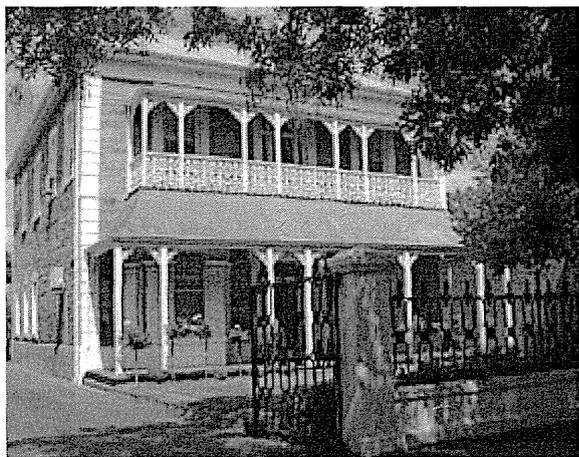
47 Barnard Street
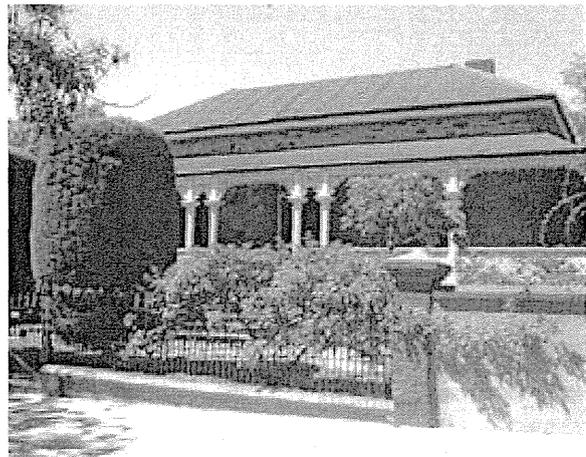
155 Mills Street
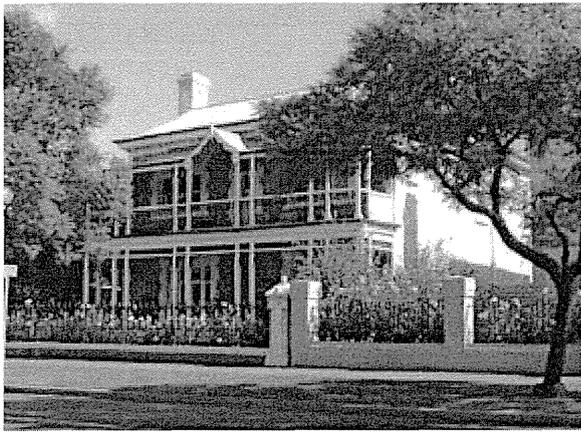
51 LeFevre Terrace
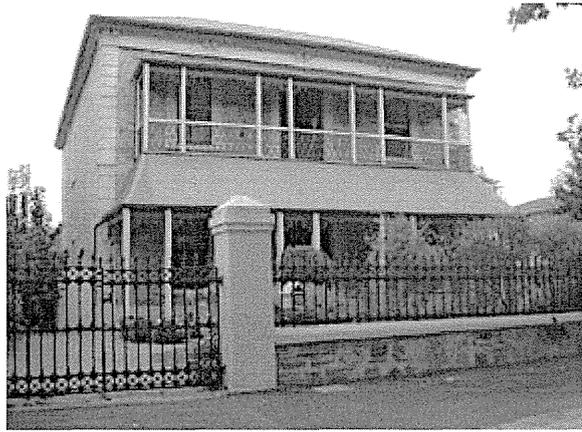
97 Jeffcot Street

44 Kingston Terrace

58 Brougham Place

90 Wellington Square

126-128 Childers Street
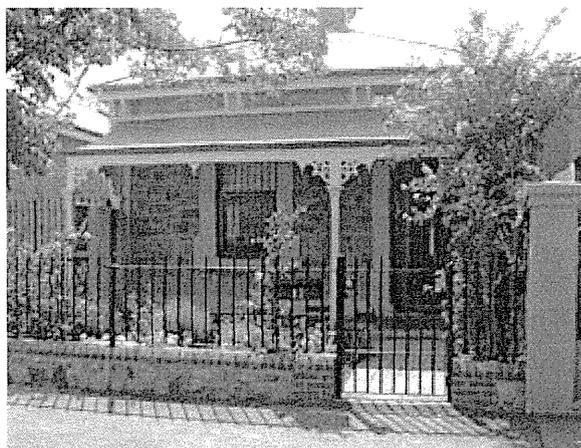
12 Buxton Street
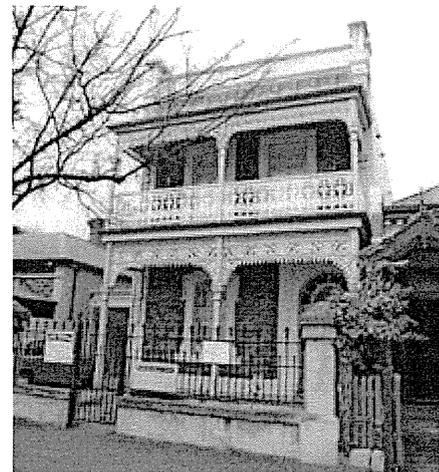
179 Gover Street

2.3.3 Edwardian House Styles (1900 to 1920s)

Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period distinctive 'rock face' sandstone (or freestone) was used as the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels.

154 Hill Street

67 Jeffcot Street

98 Barnard Street
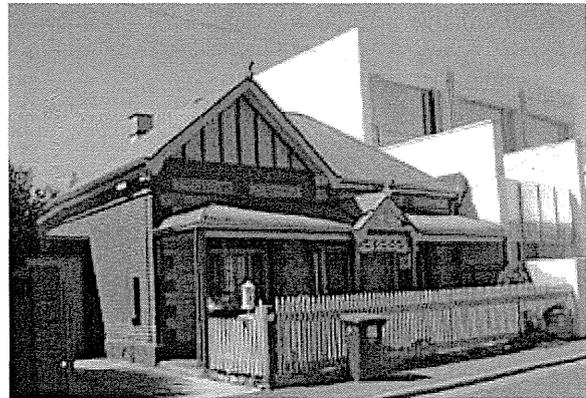
48 Walter Street
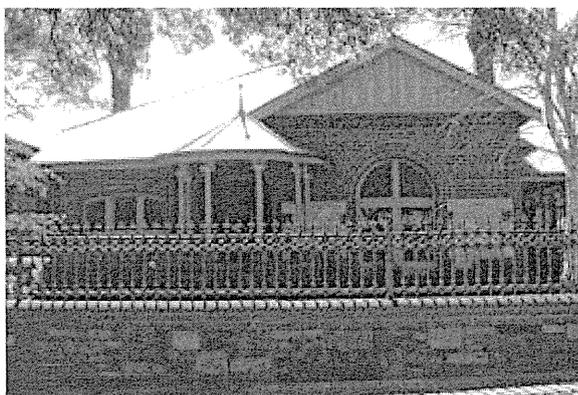
168 Childers Street
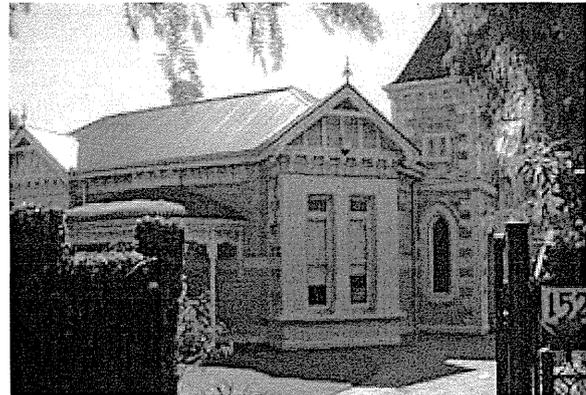
152 Buxton Street

2.3.4 Inter-War Residential Housing Styles (1920s to 1942)

In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows.

Housing development essentially stopped in North Adelaide during the period 1942 to 1950 as a result of the materials shortages caused by the Second World War.

41 Wellington Square

9 Molesworth Street
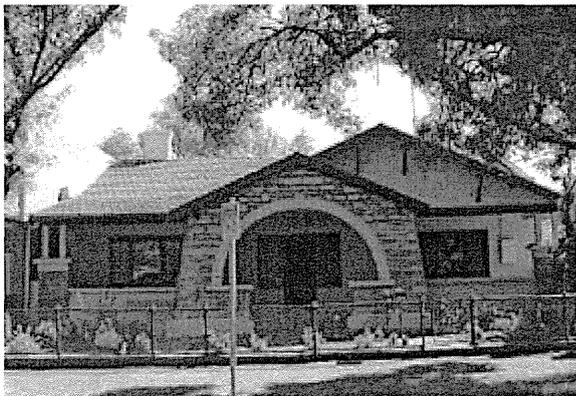
80 Childers Street

21 Hill Street

100 Buxton Street

172 Molesworth Street

2.3.5 Inter War and Post War Housing Styles (1945 plus)

During this period a range of new styles became popular. The main styles constructed in North Adelaide were Old English and Mediterranean/Georgian Revival styles. Houses in these styles were constructed both before and after the Second World War and were either infill or replaced earlier houses.

The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys.

The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico.

Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style.

19 Palmer Place

65 Mills Terrace

117 Barnard Street

61 Wellington Square
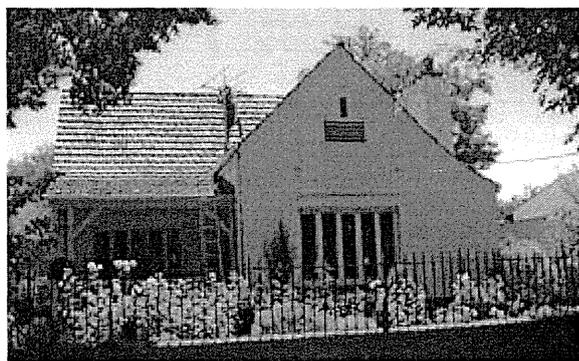
140 Kermode Street

47 Molesworth Street

2.3.6 'Recoverable' Houses

It should be noted that there are a number of houses in North Adelaide which have undergone what could be characterised as low level changes to the exterior, usually to the front elevation, while the main structure of the house is intact. The most common change is the removal of the original verandah and replacement with a verandah of materials and construction which is generally unsympathetic to the style of the house. Other changes included rendering stone walls and changing door and window openings.

This survey has concluded that the heritage value of these places still remains and that appropriate elements such as a verandah could be reinstated. It should also be noted that the later alterations do not form part of the heritage fabric of the place.

This process of rebuilding or reinstating verandahs of an appropriate design for the house style has been successfully undertaken as part of the Adelaide City Council's Heritage Incentives Scheme for some time.

2.4 Statement of Cultural Heritage Value of North Adelaide

North Adelaide is part of the historic plan of the City of Adelaide. The existing historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of the capital city over time.

North Adelaide is essentially a group of three residential villages on the northern edge of the City of Adelaide, separated from the square mile of the city south by a belt of parklands and gardens. As such it has developed in parallel with the city but with a greater emphasis on residential growth and the provision of services for immediate residents. North Adelaide formed a distinctive part of the plan for Adelaide drawn up by Colonel William Light, its form and layout were determined by its geography. Upper North Adelaide in particular repeats the land division pattern created by Light's plan in South Adelaide, with the Town Acres disposed in a regular grid layout around Wellington Square.

The physical division of North Adelaide into three distinct sections reflects the natural topography of the area prior to settlement. North Adelaide and its immediate setting, which includes the encompassing Park Lands, contains a number of significant parks and gardens which reflect both natural landscape and historic planting traditions, incorporated within the initial plan for the city. The three separate sections are linked by gardens and parks which were an extension of the park lands belt.

With survey and settlement, the natural landscape was converted to a cultural landscape which now reflects the divisions of wealth and influence in the early colony. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. The ridge of the Torrens Valley escarpment along Kingston Terrace/Stanley Street and higher frontages to the Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. By contrast, parts of Lower and Upper North Adelaide, which were developed with a high density of small cottages and worker housing on small allotments provide evidence of a different way of life to that experienced by the residents of the more substantial villas in the regular subdivision particularly in parts of Upper North Adelaide.

As a consequence of this development pattern, North Adelaide contains excellent examples of a full range of residential architecture from all periods of the city's development, which, individually and as groups, reflect the periods of economic prosperity of the city and the social composition of colonial population. The diversity of scale and integrity of this historic housing is an essential and defining element of North Adelaide's cultural heritage value, and is a microcosm of development periods and housing styles in the State as a whole.

North Adelaide also retains strong physical evidence of the historical stages of the development of the colony, most particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services. These remain in Kermode Street, Melbourne Street and Tynte Street particularly, as these streets served as the local main streets for the three discrete sections of North Adelaide. As the colony grew, North Adelaide became the location for a number of major religious and institutional organisations and their buildings, and for the residences of many notable Adelaide community members.

North Adelaide retains evidence of the expansion of public transport and its significant effects on growth of settlement in the 1870s, demonstrated by residential development expanding into the western Town Acres of Upper North Adelaide. The introduction of the horse-drawn tramways made this previously sparsely settled area more accessible and construction of substantial houses soon followed.

The heritage character of the North Adelaide Residential Historic (Conservation) Zone derives from development in the three distinct areas. All three areas contain excellent examples of almost a full range of residential architecture from all periods of the city's development, which, individually and as groups, reflect the periods of economic prosperity of the city and the social composition of colonial population.

Upper North Adelaide Historic Area

Upper North Adelaide is the largest of the three discrete areas which make up the suburb of North Adelaide, and it repeats the land division pattern created by Light's Plan in South Adelaide, with the Town Acres disposed in a regular grid layout around Wellington Square.

Initially, Tynte Street served as the local main street for Upper North Adelaide and retains major community buildings which reflect its early status, including the school, post office, institute, fire station, Baptist church, and early shops. The introduction of the horse-drawn tramway along O'Connell Street in 1878 drew commercial development away from Tynte Street but did make the western Town Acres which were previously sparsely settled more accessible and construction of substantial houses soon followed. Prior to this period the area of upper North Adelaide west of Wellington Square was the least desirable place to live in the City. Several religious orders were able to afford to buy land here, such as St Lawrence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893 (during an economic recession when land prices were low). These large institutions create a contrast in built form to the more intense residential subdivisions and housing development around them. The City Land Investment Company subdivision of 1883-4 of Town Acres along Barnard and Molesworth Streets created a sequence of large residences which form an important part of the physical character of this part of North Adelaide.

Upper North Adelaide contains a full range of residential architecture from all periods of the city's development, particularly of the 1870s and 1880s. The higher frontages to the Park Lands, such as along LeFevre Terrace, Mills Terrace and Strangways Terrace provided the wealthy with 'views and airs' for large mansions and were considered prestigious residential addresses, while narrower streets, such as Margaret and Curtis Streets retain characteristic small scale worker housing. A range of one and two storey residences characterises the most common built form throughout the rest of the area.

O'Connell Street was the north-south route for the horse drawn tram, which commenced in 1878 and then replaced by the electric tramways system introduced in 1909. The advent of public transport established this street as the main link to the northern suburbs and a major hub of activity, providing a commercial and services focus for residential development which followed the tramways introduction. The street retains much traditional commercial architecture of one and two storeys, attached rows and single shops, forming a linear shopping strip.

Lower North Adelaide

Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by Park Lands. Its topography is characterised by the escarpment of the Torrens Valley, known at this point as the North Adelaide scarp, a steep rise from Melbourne Street to Stanley Street, below which the area is relatively flat, towards the River Torrens.

The ridge of the North Adelaide scarp along Kingston Terrace/Stanley Street and the frontages to the Park Lands provided the wealthy with 'views and airs' and were considered prestigious residential addresses. The high concentration of small cottages and worker housing in the lower section down from the scarp reflects the early subdivision of these Town Acres into estates for development of more intensive residential forms, such as the speculative Chichester Gardens development, and the philanthropic mews cottages along the lower end of Stanley Street/Kingston Terrace. The establishment of manufactories such as the Lion Brewery in Lower North Adelaide provided work in the immediate vicinity, and the introduction of horse drawn trams along Melbourne Street made the area an attractive location for workers to live.

Melbourne Street is the main street through Lower North Adelaide, and was initially the village centre for the surrounding residential developments, with small shops other buildings such as St Cyprians church serving the immediate population. The creation of the road through Brougham Place in the 1860s and the introduction of horse drawn trams in 1878 gave this section of North Adelaide closer links with the rest of the city. The node of the village was at the Melbourne Street/Jerningham Street intersection, where major two storey structures, including the Lion Hotel and brewery buildings remain.

Many houses remain along Melbourne Street, although most have now been converted to commercial use. These reflect the original settlement pattern of the street, with shops and businesses scattered between residential buildings.

Cathedral Historic Area

This small section of North Adelaide sits immediately north of the city and at an angle to Upper North Adelaide. It slopes upward to the north and west, creating a distinctive topography, and contains 24 Town Acres, and serves as an entry point to Upper North Adelaide.

St Peter's Cathedral, the first section of which was constructed in 1869, together with the two hospital complexes to the east of King William Road, now visually dominate this area, with residential development located to the west. St Mark's College, much of which is comprised of new buildings, is grouped around substantial early residences along Pennington Terrace.

Until 1856, Kermode Street was the 'High Street' of North Adelaide. The characteristic collection of shops, a police station, a church and hotel (the still trading Queens Head) were located along this street, and there are several pre 1850s buildings remaining in this area.

Due to the compact nature of this section of Light's Plan, it most pointedly reflects the process of construction of substantial houses on Park Land frontages and more modest residences in minor streets. Small cottages and worker housing, such as in Brougham Court, provide a contrast with the more substantial villas around Palmer Place and along Pennington Terrace and are indicative of the social divisions and occupations of Adelaide society from early settlement.

3.0 RECOMMENDATIONS OF SURVEY

3.1 Heritage Conservation Recommendations

3.1.1 Heritage Area Protection

The following recommendations are made which derive from and reinforce the Statement of Heritage Value for North Adelaide

It is recommended that the historic residential character of North Adelaide be retained and enhanced.

To achieve this it will be necessary to:

- conserve all places of heritage value within the area, including elements such as walls, fences and outbuildings

- continue the predominant existing pattern of dwellings with street frontage

- contain new extensions to the rear of existing heritage places

- specify parameters for development adjacent to heritage places

- control the height of new development

- ensure any new development reinforces existing character, using appropriate forms, proportions and design details

- reinforce the elements of streetscape and landscape character which serve as a setting for residential and other heritage places

- ensure that the intent of the layout of Light's original plan for North Adelaide is not eroded

It is recommended that, apart from the Mainstreet Precincts of Melbourne Street and O'Connell Street, North Adelaide be designated a Residential Historic (Conservation) Zone within the City of Adelaide Development Plan.

In order to support this, the planning controls which provide heritage protection for the whole of the area should be reviewed and where necessary amended.

It is recommended that a Heritage PAR be prepared which contains Objectives and Principles of Development Control which will achieve the retention of the historic qualities of the Zone.

See 3.2 below for an analysis of the changes which will be required to the 1993 City of Adelaide Development Plan to achieve these recommendations.

3.1.2 Local Heritage Places

It is recommended that an expanded Schedule of local heritage places and maps indicating their location be included in the Heritage PAR

All places identified as physically contributing to the heritage qualities of North Adelaide have been assessed as local heritage places. Some of these places are already included within the schedule of places of local heritage and townscape value within the current Development Plan. The additional places should also be identified on maps and included in the Development Plan.

It is recommended that the previous division of the City of Adelaide Local Heritage list into City Significance and Townscape should be removed and all places designated local heritage places In line with the provisions of the Development Act.

The individual local heritage place assessment sheets form a separate volume in this report. Each assessment includes a current photograph, history and description of the place, a statement of heritage value, application of local heritage criteria from the Development Act, extent of listing and exclusions of elements with no heritage value, any early photograph available and sources of information. The rationalisation of the two levels into one list removes the anomaly introduced with the Townscape Survey 1993 of two designations of heritage value.

3.1.3   Delineation of Significant Fabric

It is recommended that the elements of significant heritage fabric for each local heritage place be specified to assist development control and assessment of development applications.

The assessment sheets include a section which defines the extent of the physical fabric of the house or building which is included in the listing as elements of heritage value. This is also included in the Schedule of local heritage places in the Heritage PAR. This will assist in the development assessment process.

The assessment sheet section covering extent of listing refers to a housing period, style and type, and these are discussed in Section 2.3 above. These indicate the typical external elements of each major house style or type proposed for listing in North Adelaide. It is not considered necessary to have any heritage controls over the interior of the majority of local heritage places in the Historic (Conservation) Zone. Only local heritage places which are known to retain significant interior elements have had the interior included in the elements of significant fabric to be retained.

It should be noted that for those places where reversible changes have occurred the extent of listing indicates the fabric which should be included as heritage value and what should be excluded.

3.1.4   Mainstreet Precincts

It is recommended that the existing Mainstreet Precincts remain in the Development Plan.

The current Mainstreet Precincts which incorporate Melbourne Street and O'Connell Street should remain in the Development Plan in their current configuration as the policies apply to commercial not residential situations. In each of these streets, a schedule has been prepared identifying local heritage places. Both streets have been upgraded under the urban design program of the Council in the last ten years. Planning provisions must ensure that development adjacent to scheduled local heritage places within the Mainstreet Precincts is appropriate in terms of scale, setback, materials and other design criteria.

3.1.5   Building Heights within Upper North Adelaide

It is recommended that there be no increase in building heights within North Adelaide in all Precincts,

In many Precincts there is currently conflict between the maximum building height (stipulated under Built form principles) and the heritage character of the residential development which this survey and report seeks to retain. There are many examples where (for example) the predominant character is existing single storey cottages where the maximum building height is allowed at nine metres or three floors. This actively encourages demolition of existing buildings and establishes a conflict between development potential

and existing local heritage items (either existing scheduled places or proposed local heritage places).

It is recommended that a careful assessment be undertaken of current built form and maximum building height provisions.

Any proposal to increase the building heights in any Plan Amendment Report should be strongly opposed, as this will further exacerbate the conflict between current heritage building form and perceived development potential for sites. Increases in building heights will also work against further additions to the schedules of local heritage places, by creating an unrealistic expectation of development potential, and objection to listing.

3.1.6 Minimum Allotment Sizes

It is recommended that the Dwelling Unit Factors within the Historic (Conservation) Zone are formulated to ensure the retention of the defined heritage character of North Adelaide.

There is currently pressure in North Adelaide for redevelopment of rear yards to existing houses. This is possible with the existing dwelling unit factors.

There are existing principles within the Development Plan which can be called upon to restrict development to the rear of allotments. For example, a standard clause relating to built form for R1, R2 and R3 precincts is *'development to the rear of allotments should be restricted to large sites on which development can be achieved without adverse impact on established residential amenity and character'*. It is may be necessary to increase the dwelling unit factors in the majority of Precincts to reinforce this principle.

3.1.7 Council Responsibilities

It is recommended that Council management of works in the public realm of the Residential HCZ incorporates the retention of heritage elements.

Adelaide City Council is responsible for elements of North Adelaide's heritage qualities that sit in the public realm. Such elements include bluestone guttering and kerbing, street planting and landscaping, road and footpath surfaces, lighting and street furniture. Council should prepare a works guideline manual to ensure the retention of these elements.

3.1.8 Summary of Changes to Local Heritage Place Numbers and Status

In the Development Plan, there are currently 135 State heritage places and 563 local heritage places in North Adelaide. This survey has identified and documented an additional 238 local heritage places in North Adelaide. This list has been converted into a schedule with an appropriate format for inclusion in the Heritage Plan Amendment Report.

The additional places are a combination of newly identified places and places which were identified in the Townscape Survey undertaken in 1993, and subsequently the subject of owner submissions and objections in when a voluntary listing approach to heritage protection was adopted by Council. The current review of heritage places in North Adelaide has re-validated the inclusion of many of these previously disputed places.

The schedule of identified local heritage places in this Survey also varies slightly from the original 1993 list in other ways. Potential heritage places identified in 1993 have been demolished and other places have been included in this survey which were not recommended for inclusion on the Townscape list in 1993. The comprehensive approach of this current survey and the designation of North Adelaide as an Historic (Conservation) Zone has meant that all places have been reassessed. This process has confirmed the heritage value of all recommended places as part of the historic character of North Adelaide.

The method of counting the number local heritage places on the schedule should be clarified at this point. Generally, row houses and pairs of attached dwellings have been counted as one place. Separating these into individual listings is not appropriate as each one of the pair or the individual parts of a whole row do not have varying heritage value. There are currently in the Development Plan 16 places which are 'half listed'. This has been rectified in this survey.

It should also be noted that a small number of places (approx 5) span Precinct boundaries in the Development Plan and may have been included in the total for each precinct.

Consequently this summary is indicative only. Final statistics on a precinct by precinct basis are available from the Draft Heritage PAR.

Summary by Area of Local Heritage Places

Upper North Adelaide: 371 existing and 113 additional places

Cathedral Area: 24 existing and 21 additional places

Lower North Adelaide: 153 existing and 64 additional places

Melbourne Street: 17 existing and 29 additional places

O'Connell Street: 15 existing and 17 additional places

Summary by Area of State Heritage Places

Upper North Adelaide: 87 places

Cathedral Area: 18 places

Lower North Adelaide: 27 places

Melbourne Street: 6 places

O'Connell Street: 3 places

3.2 Existing Provisions and Plan Amendment Recommendations

3.2.1 Overview

The following section provides an overview of the scope of Development Plan amendments required to implement the recommendations arising from the North Adelaide Heritage Survey (2004) which includes:

- introducing a new Historic (Conservation) Zone;

- introducing additional local heritage places;

- amending Council wide principles of development control;

- amending the Desired Future Character statements in each Precinct; and

- reviewing Precinct objectives and principles of development control to ensure that the policies are consistent with the Desired Future Character statements.

Other amendments may be identified during the course of the formal investigations required to amend the Development Plan in order to ensure consistency and general expression of terminology.

As instructed by the Council, all proposed amendments are based on the Development Plan current at the time of writing (24 June 2004). The Council has also prepared a General and Parklands PAR (the "General PAR") which reviews all policy and proposes to amend the structure of the Development Plan. The North Adelaide Heritage PAR will be authorised

prior to the General PAR. The future implications arising from the proposed structure and content of the General PAR are not fully considered within the context of this North Adelaide Heritage PAR. However further amendments to the General PAR are likely to be required prior to its authorisation.

3.2.2 Council wide Principles of Development Control

The Council wide policies apply to all development regardless of which zone applies to a particular piece of land.

The existing Council wide principles relating to Heritage Places contain several policies that are not relevant to the assessment of development affecting a residential local heritage place in North Adelaide. It is also evident from the terminology used in the policies that they were introduced prior to the Heritage Planning Bulletin guidelines being issued by Planning SA.

The preparation of a Heritage PAR offers the opportunity to expand the range of issues covered in the policies of the Development Plan. It is therefore proposed to introduce a new set of policies under a new heading Heritage Places-North Adelaide so that there is no confusion as to which polices apply to North Adelaide while the South Adelaide Heritage Survey is undertaken in the interim. It will be necessary to consult with Planning SA on the pending Heritage Module provisions that are intended to apply across the State although it is possible the Module may not be available for review within Council's timeframe.

Recommended Policy Amendments:

- *Draft new Council wide provisions concerning development of and affecting Heritage Places to provide clearer policies and using updated terminology.*

- *Remove any reference / distinction between Local Heritage (Townscape) and Local Heritage (City Significance) as it applies to North Adelaide's Residential and Mainstreet Precincts. As recommended elsewhere, there is no proposed "hierarchy" of local heritage places, with the detail of the significance of a place being identified in the extent of listing in the Table of local heritage places.*

- *Insert new Council wide policies under a separate heading Heritage Places -North Adelaide.*

- *Retain objectives and principles to ensure that provisions remain relevant to South Adelaide until a separate PAR is prepared (ie the separate PAR proposed for South Adelaide Heritage will amend the Plan to ensure the two categories of ls are deleted and North and South Adelaide are consistent with one another).*

3.2.3 Zone Provisions and Structure

In the Heritage Survey, North Adelaide is identified as a single Historic (Conservation) Zone, with the exclusion of the existing Mainstreet Precincts. Within the proposed HCZ, existing Precincts are retained as a second policy layer (like a Policy Area). In order to ensure a relatively smooth transition from the current Development Plan format and be consistent with the structure proposed in Council's General PAR (which introduces Zones and Policy Areas to replace the existing Precincts), it is recommended that the Zone is only applied to the residential areas defined as the North Adelaide Residential Zone in the General PAR.

Properties in North Adelaide's Mainstreet Precincts are recommended for listing as local heritage places in the Heritage PAR. It is recognised that the extent of change in the built form in the strip shopping centres, and the likelihood of more demand for redevelopment of commercial properties that are not identified heritage places, will continue in the long term. Therefore, the Mainstreet Precincts need not need to be zoned for Historic (Conservation) as individual listing of places is sufficient for heritage conservation in these commercial areas.

The provisions for the Zone are the over-riding policy statements, followed by the Precinct provisions which are more detailed and tailored to each area.

Recommended Amendments:

Introduce the North Adelaide Historic (Conservation) Zone and include:

- *a statement of heritage value which primarily describes:*

    - *the historic elements that contribute to the area's character;*

    - *the physical character including built form and land division patterns which relate to the historic development of the area; and*

    - *identifiable historic, economic or social themes associated with an earlier era of development; and*

- *associated objectives and principles drafted to avoid repetition of the Council wide Precinct principles.*

3.2.4 Precinct Provisions and Structure

No changes are proposed to the Precinct boundaries in the North Adelaide Heritage PAR. The existing Desired Future Character Statements and associated policies are generally still relevant, particularly those relating to the character of development along specific streets. Clarification of the Desired Future Character Statements should occur to strengthen the heritage significance of each Precinct in accordance with the recommendations arising from the North Adelaide Heritage Survey.

3.2.5 General Policies

Existing principles will be reviewed in terms of policy affecting desired dwelling types, site area per dwelling, site coverage and private open space to ensure they are consistent with the desired future character.

3.2.6 Non-Complying Development

The demolition of State and local heritage places is currently non-complying in the Residential and Mainstreet Precincts. It is recommended this classification is retained. The proposal to update the list of places will ensure that demolition of only those elements of identified heritage value will attract a non-complying classification. This will be a significant improvement on the current Development Plan.

3.2.7 Tables of Heritage Places

The list of heritage places is currently within the Precinct provisions. The Precinct maps also identify individual allotments containing a heritage place. Council has identified its preference that the Tables of Heritage Paces are retained in each Precinct and this structure has also been carried forward in the General PAR.

Recommendations

- *Replace the existing lists of State and local heritage places with revised Tables (adding new local heritage places and deleting places that have been demolished) consistent with the format proposed in the General PAR and in accordance with Development Act.*

- *Amend definitions and terminology throughout to limit reference of heritage places in North Adelaide to State and local heritage places (ie no Townscape or City Significance).*

- *update relevant information (eg CT references, correct address etc) and the extent of heritage value of each local heritage place in accordance with the requirements of the Development Act.*

- *Update Precinct Maps accordingly to ensure correct identification of all heritage places.*

3.3   Heritage Management Recommendations

Implementation of heritage provisions in a Development Plan requires ongoing management processes and support. The following recommendations will assist with effective management of heritage places in North Adelaide.

3.3.1   Heritage Incentives Scheme -

It is recommended that the extremely effective Heritage Incentives Scheme currently in place be continued and expanded upon to provide ongoing assistance to owners of local heritage places within the City.

Given that this report recommends an additional number of local heritage places, this incentives scheme should be expanded to provide sufficient access to incentives funds for conservation works proposed for existing and new local heritage places. It should be noted that this heritage incentives scheme is one of the most successful in Australia and has been in operation for over twenty years. The effects of this incentives scheme are now becoming very visible throughout the city, and particularly in North Adelaide. Budget allocations should be made to ensure that this scheme is expanded and well administered.

3.3.2   Conservation Guidelines

It is recommended that detailed Conservation Guidelines for conservation of specific housing styles and fences within North Adelaide be prepared as a guide to owners of residential local heritage places.

These guidelines should be illustrated and annotated, and based on the established conservation standards already provided for local heritage place owners by Council staff and consultants. These guidelines must also include recommendations for conservation of historic fences, and appropriate examples for new fences for all housing styles. The current Technical Notes should be reviewed and augmented.

3.3.3   Staffing and Resources

It is recommended that Council increase staffing and consultant advice

This will be necessary in order to expeditiously process Development Applications and Heritage Incentives applications for heritage conservation work on local heritage places.

3.3.4   Regular Training for Planning Staff

It is recommended that six monthly in-house heritage training seminars are held

This will help to counteract any staffing changes within the City of Adelaide heritage planning section and the complexity of assessing heritage applications. It will ensure that current and new staff are kept up to date with appropriate skills and techniques required for processing of heritage Development Applications. The outcome of this training should be competent and confident staff for DA assessment.

3.3.5 Development Assessment

It is recommended that current guides to the development assessment process be reviewed.

This will ensure that this guide incorporates the recommendations of the heritage survey and Heritage PAR. This updated guide will be invaluable in assisting applicants to provide appropriate information, and assist in-house staff and consultants when undertaking development assessment for local heritage places.

3.3.6 State Heritage Places within the City of Adelaide

It is recommended that as soon as possible, or at the time of the next review of the City Plan, State Heritage places should be validated.

This review has not considered places currently included on the State Heritage Register, and these require re-assessment to determine whether they should be retained, or reclassified as local heritage places, and these changes be incorporated into the City of Adelaide Development Plan.

3.3.7 Government Leadership in Conservation -

It is recommended that both the State and City should lead by example and exhibit a high standard of conservation and maintenance of listed buildings in their ownership.

The City Council owns many heritage buildings, and it is important that these buildings reflect the philosophy and policies of the Council in relation to heritage conservation and management.

4.0 PROPOSED RESIDENTIAL HISTORIC (CONSERVATION) ZONE

4.1 Lower North Adelaide Historic Area

4.1.1 Boundary

The area is bounded by Kingston Terrace, Mann Terrace, MacKinnon Parade and Brougham Place, as outlined on the map below. The area surrounds but excludes Melbourne Street which is described separately under section 5.1. It includes those precincts which correspond with the current precincts R10, R11 and R12.
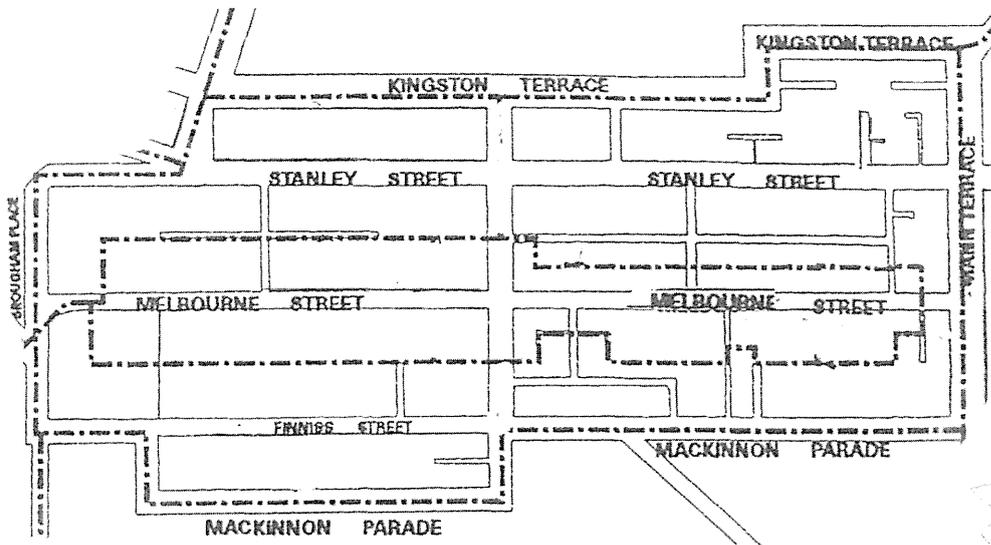
BOUNDARY OF LOWER NORTH ADELAIDE HISTORIC (CONSERVATION) ZONE
(Note: Melbourne Street Mainstreet Precinct is exclude)

4.1.2 History and Character of the Historic (Conservation) Zone

Lower North Adelaide is a discrete section within North Adelaide, sitting at an oblique angle to the city, encompassing 86 Town Acres and surrounded by park lands. Its topography is characterised by what is known as the North Adelaide scarp, a steep rise from Melbourne Street to Stanley Street, below which the area is relatively flat, towards the River Torrens.

TOWN ACRE SUBDIVISION & STREETS OF LOWER NORTH ADELAIDE, c1867
(Source: Adelaide City Archives)

The eastern end of Lower North Adelaide, east of Jerningham Street contains some buildings dating from before 1845 and Stanley Street can attest to some of the City's oldest buildings. Fourteen of the Town Acres between Stanley and Melbourne Streets were part of Chichester Gardens, the City's largest subdivision, undertaken before 1842 by John Barton Hack. Chichester Gardens was created with Sussex Street running through the middle of the subdivision. Hack was forced to sell the 228 Lots (an average of 16 lots per Town Acre), but many were not sold until after the late 1870s and early 1880s. The lot sizes were either 48 x 95 feet, or 24 x 95 feet, and the subdivision pattern, made up of these small allotments created the present day character of smaller scale dwellings in this historic section of Lower North Adelaide.

West of Jerningham Street, larger allotment sizes resulted in grander style houses, particularly along the rise between Stanley Street and Kingston Terrace. Substantial split level dwellings were constructed along the southern side of Stanley Street to accommodate the steep scarp, providing views across to the Adelaide Hills from the rear of these properties. The former Congregational Church in Brougham Place is a landmark in this area. The many larger homes such as Nurney House and St Andrew's in Kingston Terrace were built with stables to provide transport for wealthy owners, decades before the advent of public transport. Public transport was not provided to North Adelaide until 1878.

The character of the Lower North Adelaide Historic (Conservation) Zone derives from:

- The **historic development of the residential area** with allotment patterns reflecting the early subdivisions and initial land values of various sections of the Zone.

- The varied **residential character** which arises from townscapes of larger nineteenth century dwellings on the upper level of the scarp, and the more modest cottages of the lower section of the area. These are characterised as follows:

  - The **townscapes west of Jerningham Street and north of Melbourne Street** with large dwellings constructed in a variety of forms and styles including Victorian Italianate, Edwardian and Georgian Revival. These high quality residences have views to the south and east over the Adelaide hills and when viewed from along New Street create an interesting and varied townscape character. The overall pattern of detailing of these substantial residences is complex, incorporating pitched roofs, verandahs, balconies, decorative architectural elements and ornamentation. Windows are vertically proportioned with a high proportion of solid to void in the composition of the facades. The rear of the large Stanley Street (State Listed) properties create imposing frontages to Kingston Terrace, and a unique "Italianesque" character of walls and facades of stone, brick and soft coloured render. The large buildings of St Ann's college in Brougham Place together with the Uniting Church and Hall, create an institutional character at the western end of the Zone.

  - The **townscapes west of Jerningham Street and south of Melbourne Street** which focus on Finniss Street and MacKinnon Parade contains cottages and villas, early terraces and attached pairs. The British Hotel with its refined detailing and cantilevered balcony and the former shops at 1-5 and 25-27 Finniss St establish a "village character" in a modest residential area. This is complemented by the nearby stone chapel (21-23 Finniss St). The rows of cottages on the south side of Finniss Street are currently concealed behind high fencing, but these complement the cottages and villas on the north side. The State listed Buffalo House at 52 Finniss Street is the earliest residence in this section of the Zone. The villas at the western end of Finniss Street, and the villas and Semi-detached houses facing the park lands on MacKinnon Parade provide a range of housing of interest in the area.

  - The **townscapes east of Jerningham Street** contain generally modest cottages, villas and row houses, many of which have consistent design elements. Examples include 6-16 MacKinnon Parade, dwellings in Mann Terrace, the row housing in Sussex Street and the Stanley Street row cottages. Some of Adelaide's earliest residential buildings survive in this area. There are other

detached Victorian villas, Edwardian residences and later bungalows, which provide a range of housing types. The smaller dwellings are characterised by close siting of verandahs to street frontages, hipped and gabled roofs, vertically proportioned windows, and high percentage of solid to void. Buildings such as the Kentish Arms hotel and the former shop at 26 East Pallant Street create a village character.

- **Established street planting**, particularly the mature plane trees in Stanley Street, established gardens and on site landscaping, and the complementary enclosing landscape qualities of the immediately adjacent parklands.

- Other **street elements** including the bluestone gutters in Old and New Street
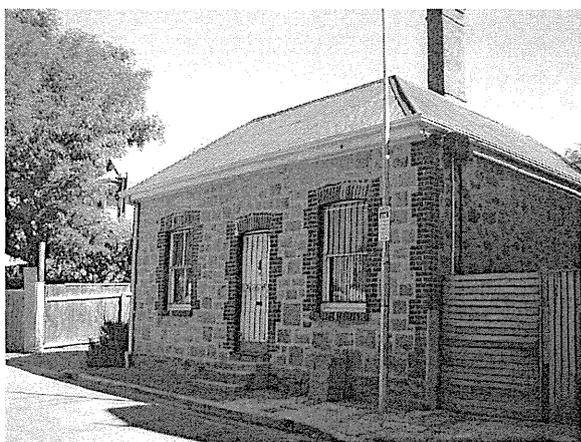
98 Old Street
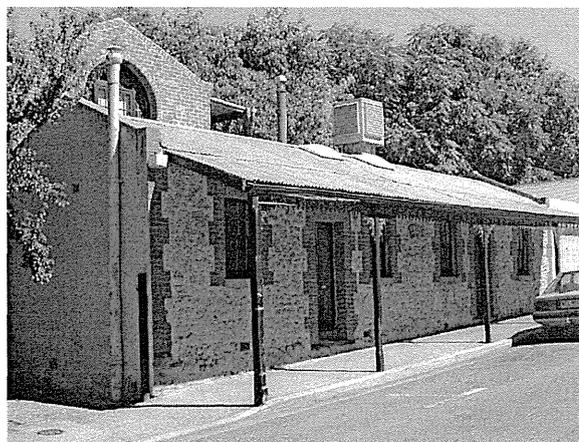
31 West Pallant Street
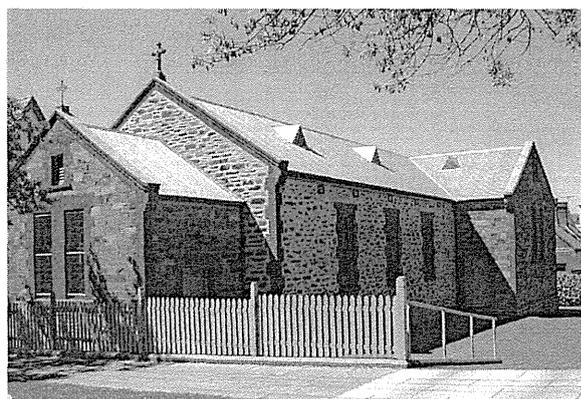
Chapel, 173-175 Stanley Street
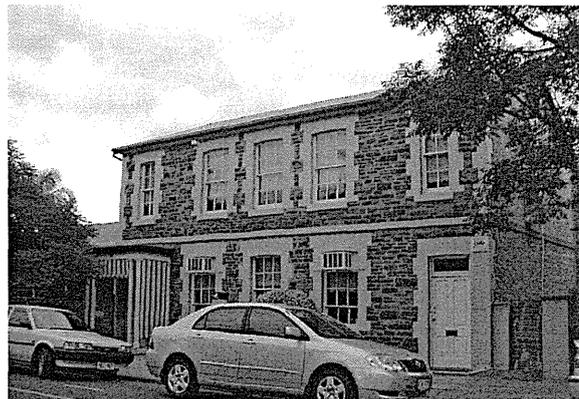
74-75 MacKinnon Parade
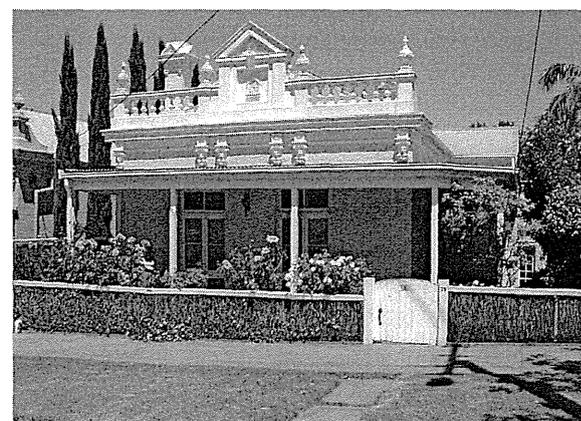
78 Kingston Terrace
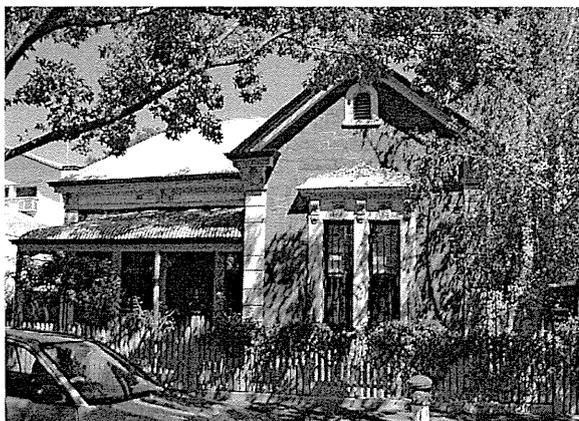
49 Mann Terrace

EXAMPLES OF LOCAL HERITAGE PLACES IN THE LOWER NORTH ADELAIDE HISTORIC AREA

109 MacKinnon Parade

Rear 109 MacKinnon Parade (facing Finniss Street)
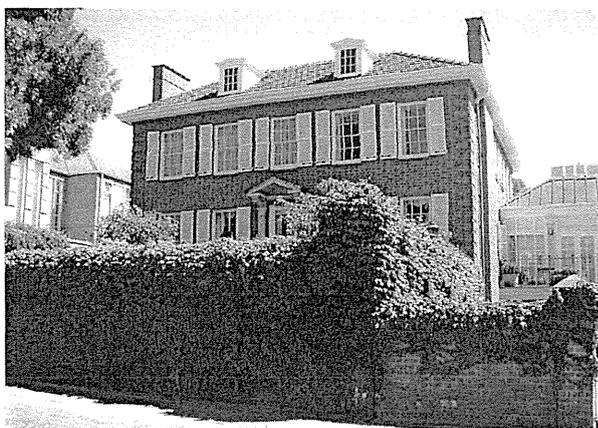
198 Stanley Street

100 Kingston Terrace

EXAMPLES OF LOCAL HERITAGE PLACES IN THE LOWER NORTH ADELAIDE HISTORIC AREA

4.1.3 Recommendations for the Area

It is recommended that:

- The character of the zone as described should be retained.

- All Local heritage places identified within the zone should be protected.

- All works to places, including fencing, should be monitored regularly to ensure the conservation of the fabric of the places.

- All streetscape elements and proposed work should be monitored to retain the contributory qualities of the streetscapes within the zone.

- Objectives and Principles of Development Control should be incorporated into the Heritage Plan Amendment Report which reinforce the controls already in place and extend protection to additional heritage places and elements within the Zone.

4.1.4　Schedule of Heritage Places

KEY:　　*　　Recommended additional places

Note:　properties have been identified by their current street number as it appears on the property. In some cases this differs from previous listings of these properties. Previously listed numbers are indicated in brackets after current street number.

Street	Building Type	State	LHPs general	LHPs resid'l
Arthur Street				
11-19	Row houses			●
Bower Street				
1	House			●*
Brougham Place				
167 (176-180 MacKinnon Parade)	Mayo House	●		
175 (313 Melbourne Street)	House		●*	
190 195	St Ann's College Buildings		●*	
196-208	Uniting Church	●		
210	House (fmr Uniting Church Hall)	●		
215	House & fence		●	
217-218 (known as 217-220)	House & fence		●	
222 (known as 221-224)	House & fence	●		
225	House	●		
227&228 (known as 227-229)	Semi-detached houses		●	
Colley Street				
10	House			●*
12 & 14	Semi-detached houses			●*
Dunn Street				
24 & 26	Semi-detached houses			●*
East Pallant Street				
26	House		●	
Edith Place				
11	House			●
15 & 17	Semi-detached houses & fence to 15 and wall			●*
Finniss Court				
10	House & fence			●
14	House			●
15	House			●*
18	House			●*
Finniss Street				
1-5	Former Shop and houses	●		
10	House			●
16 & 18	Semi-detached houses			●
21-23	Providence Hall		●*	
22	House			●
25-27	Shop, house & outbuildings		●*	
30 & 32 (cnr Edith Place)	Semi-detached houses		●*	
31	House			●*
35	House			●*

Street	Building Type	State	LHPs general	LHPs resid'l
36 & 38 (cnr Edith Place)	Semi-detached houses		●	
39 (rear of 109 MacKinnon Pde)	Stable		●*	
41	House			●*
42-44	Semi-detached houses	●		
46	House			●
47	House			●*
51	House			●*
52	House		●	
55	House			●*
56-60	British Hotel	●		
59	House			●*
67	House			●*
73 & 75	Semi-detached houses			●*
87	House			●*
88	House (Buffalo Cottage)	●		
89	House			●*
92-96	House		●	
93	House & outbuilding			●*
100	House			●
102	House		●	
110	House		●	
114	House		●	
116	House		●	
120	House			●

Francis Street West

Street	Building Type	State	LHPs general	LHPs resid'l
60 (also 30 Kingston Terrace)	Semi-detached houses			●*

Hart Street

Street	Building Type	State	LHPs general	LHPs resid'l
11	House			●
12	House			●
15	House			●
16	House			●
19	House			●*
20	House			●

Jerningham Street

Street	Building Type	State	LHPs general	LHPs resid'l
4-10	Row houses			●
61 & 63	Semi-detached houses			●
64	House			●
66 & 70	Semi-detached houses			●
67	House & fence			●
74-80 (cnr Stanley St)	House	●		
81 (cnr Stanley St)	House			●
84 (cnr Stanley St)	House			●
86	House			●

Kingston Terrace

Street	Building Type	State	LHPs general	LHPs resid'l
14	House			●*
16	House			●*
21	House			●*
23	House			●*
25	House			●*
39-40	House		●*	
42 & 43	Semi-detached houses			●*
44	House			●
45	House			●
48	House			●*
51-60	Houses	●		

Street	Building Type	State	LHPs general	LHPs resid'l
74	House		●	
75	House		●	
77	House		●	
78	House		●	
87	House			●
89	House			●*
92	House & fence			●
100	House & fence		●	
106	House & fence		●	
117	House		●*	
121 (also 222-230 Stanley St)	House (St Andrews)	●		
127 (also 232-246 Stanley St)	House (Nurney)	●		
MacKinnon Court				
1	House			●
2 & 3	Semi-detached houses			●
MacKinnon Parade				
1, 2, 4, & 5	Houses	●		
6-7, 8-9, 10-11, 12-13, 14-16,17-18	Houses	●		
23	House		●	
25	House			●
26-27	House			●
28	House			●
30	House		●	
31-32	House	●		
34 (also 2-8 Colley St)	House			●
37 (cnr Colley St)	House			●*
50 (cnr Provost St)	Former Sheridan Institute		●	
72	House			●*
74 & 75	Semi-detached offices		●	
77	House			●
105	House, stables & fence			●*
107	House, rear addition & fence			●*
109	House & attached outbuilding & fence		●*	
111	House			●*
120	Kathleen Lumley College & wall		●*	
124	House			●*
137	House			●*
150	Child Care Centre & walls		●	
159	House & fence		●	
165	Offices		●*	
167	House & gate			●
169	House			●
Mann Terrace				
7	House			●
9	House			●
11	House			●
13	House			●
14	House			●
15	House			●
17	House			●
18	House			●
20	House			●
21 & 23	Semi-detached houses			●*

Street	Building Type	State	LHPs general	LHPs resid'l
25	House			●*
31 & 32	Semi-detached houses			●
33 & 34	Semi-detached houses			●
37 & 38	Semi-detached houses			●
39 & 40	Semi-detached houses			●
41	House			●*
43	House			●
45 & 46	Semi-detached houses			●
49	House			●
51	House			●

Old Street

Street	Building Type	State	LHPs general	LHPs resid'l
98	House			●

Provost Street

Street	Building Type	State	LHPs general	LHPs resid'l
7	House			●
8	House			●
17	House			●
26 (cnr Bower St)	House			●
28	House			●
30	House			●
31 & 33	Semi-detached houses			●*
34	House			●*

Stanley Street

Street	Building Type	State	LHPs general	LHPs resid'l
22	House			●
23-27	Kentish Arms Hotel	●		
26	House			●
30	House			●
34	House			●
40	House			●
41	House			●
47	House			●*
51 & 53	Semi-detached houses	●		
55	House		●	
57 & 61	Semi-detached houses		●	
64	House		●	
65	House			●
68	Shop & house		●	
70	House			●
72-80	Row houses		●	
79	House			●
81 (83)	House			●
82-100	Row houses	●		
85 (87)	House			●
89 (91)	House			●
97 & 99	Semi-detached houses			●
102-120	Row houses	●		
105	House			●
109-113	Houses	●		
115	House			●
124 (cnr Fuller St)	House			●
130	House			●
134	House			●
138 (140)	House			●
142	House			●
145	House			●
148	House			●
149	House			●

Street	Building Type	State	LHPs general	LHPs resid'l
173-175	Church		●	
178	House	●		
184	House			●
195-195A	House			●*
196	House		●	
197	House			●
198	House			●*
201 & 209	Semi-detached houses		●	
217-221	House	●		
222-230 (also 121 Kingston Tce)	House (St Andrews)	●		
223	House & fence		●	
227-231	House (Sunnyside)	●		
232-246 (also 127 Kingston Tce)	House (Nurney)	●		
239	House		●	
245	House & fence		●	
251	House & fence		●	
253 & 261	Semi detached houses & fence		●	
260	House & walls		●*	

Sussex Street

Street	Building Type	State	LHPs general	LHPs resid'l
7 & 9	Semi-detached houses			●
8 & 10	Semi-detached houses			●
13	House			●
14	House			●
15 & 17	Semi-detached houses			●
22 & 24	Semi-detached houses			●
26	House			●
27	House			●
46	House			●
53	House			●
59 & 61	Semi-detached houses			●*
66 & 68 (cnr West Pallant St)	Semi-detached houses		●	
79-85	Row houses			●
99-101	House			●
112	House			●
113 & 115	Semi-detached houses		●	
114	House			●
117 & 117A	Semi-detached houses		●	
118	House			●
119	House		●	
120	House		●	
122	House & fence		●	
125	House			●
127	House			●
128	House & well		●	

West Pallant Street

Street	Building Type	State	LHPs general	LHPs resid'l
14	House			●
18	House			●
31	House		●	

4.2 Cathedral Historic Area

4.2.1 Boundary

The area is bounded by Sir Edwin Smith Avenue, Pennington Terrace, Brougham Place, Palmer Place and King William Road, as outlined on the map below. This area includes current Precincts R8 and R9.
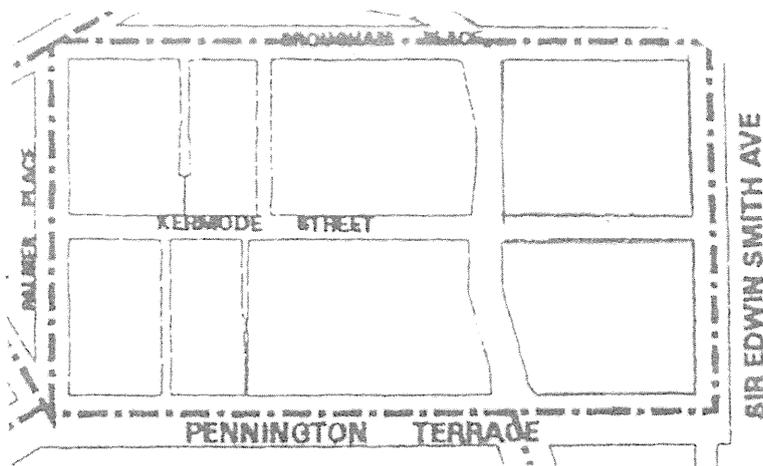
BOUNDARY OF CATHEDRAL HISTORIC AREA

4.2.2 History and Character of the Area

This small section of North Adelaide sits immediately north of the city and at an angle to Upper North Adelaide. It slopes upward to the north and west, and comprises 24 Town Acres.

St Peter's Cathedral, the first section of which was constructed in 1869, together with the two hospital complexes to the east of King William Road, visually dominate this area. Until 1856, Kermode Street was the 'High Street' of North Adelaide. The usual collection of shops, a police station, a church and pub (the still trading Queens Head) were located along this street, and there are several pre 1850s buildings located in this area.

Along Abbott and Lakeman (formerly Union) Streets, the outbuildings of the Queen's Head Hotel and frontages of early dwellings are remnants of an early established residential community. Along Pennington Terrace several important early dwellings and institutions face the park land frontage. Two of the oldest structures in Adelaide are in Pennington Terrace alongside the cathedral. The wooden prefabricated Quaker's Friends Meeting House dating from 1840 is alongside another early wooden prefabricated structure that was located here in 1839 but entirely clad with brick by 1840.

Kermode Street lost the position of 'high street' after 1856 with the building of the first substantial stone bridge over the River Torrens and the extension of King William Street to North Adelaide. Superseding the earlier circuitous roads, one of which entered Kermode Street from Sir Edwin Smith Road (formerly Roberts Street), the new road entered North Adelaide by cutting through four Town Acres (703, 704, 719, 730) and across Kermode Street. To enable more of a direct route to and from the city, another new road was cut through the triangular Brougham Place gardens to O'Connell Street. As a result of this new direct road, the 'high street' of North Adelaide gradually shifted to Tynte Street which by the 1880s was where many of North Adelaide's important institutes and buildings worthy of a 'high street' status were built.

However, the direct road from the south part of the city made Lower North Adelaide, including Pennington Terrace, more accessible to the city. Still far enough away from the hustle and bustle of the main part of the city, it was a sought after address, especially by the well-to-do who lived close to their places of worship, the Anglican Christ Church built in the late 1840s, up the hill in Palmer Place, and the nearby Friends' Meeting House.
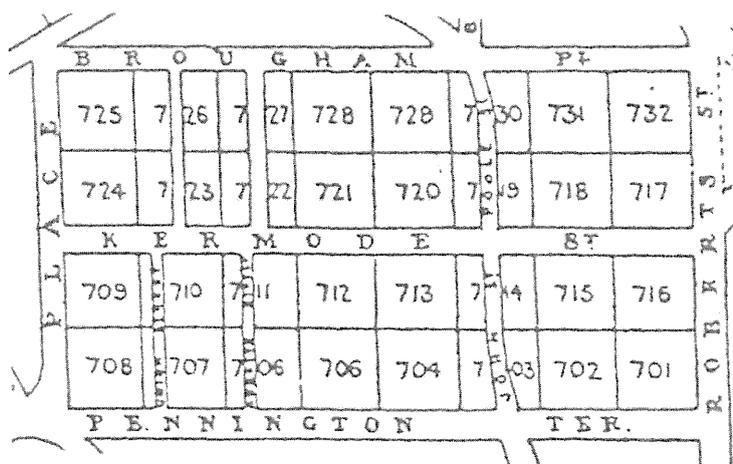
TOWN ACRE SUBDIVISION & STREETS OF CATHEDRAL HISTORIC AREA, c1867

(Source: Adelaide City Archives)

The character of the Cathedral Historic Area derives from:

- The varied residential and institutional buildings, from the residential townscape of substantial nineteenth century dwellings associated with the dominant landmark of the St Peter's Cathedral, the area on the higher levels of Brougham Place and Palmer Place, the unique character of the side streets, Brougham Court and Lakeman Street, and the residential areas in Kermode Street. These are characterised as follows:

  - The grand spacious **character of Pennington Terrace**, with the setting of the parklands, with residences and the Cathedral set within open space provide an attractive public and private landscape domain, including the buildings on the eastern side of King William Road.

  - The **townscape of Kermode Street** with the gentle slope eastward down the hill, with the concentration of smaller houses at the western end and more institutional scale of college and apartment buildings on the eastern end.

  - The **intimate scale of the north-south streets of Brougham Court and Lakeman Street** including the collection of houses in Brougham Court and those facing Kermode Street, all constructed at the same time and by the same builder.

  - The **substantial institutional character** of the Memorial Hospital complex on Sir Edwin Smith Avenue (note these include State Heritage listed buildings and fencing) and the buildings fronting King William Road between Pennington Terrace and Brougham Place including the Cathedral, the Cathedral offices, corner Hotel, apartment block and early Children's Hospital buildings..

- **The topography of the area** which includes Montefiore Hill and the higher area of Palmer Place. The elevated areas provide vistas across the city, in particular vistas of the St Peter's Cathedral spires and tower from Brougham Place.

- **The landscape qualities** of the pocket parks and parkland frontages of the Zone with Brougham Place, Palmer Place and Pennington Terrace having frontages over green parklands and reserves, and the established tree planting along Kermode Street and Pennington Terrace.

- The **physical dominance of the Cathedral** complex on the corner of Pennington Terrace and King William Road.

- Other street elements including early bluestone gutters along Brougham Court, Lakeman Street, Bagot Street.
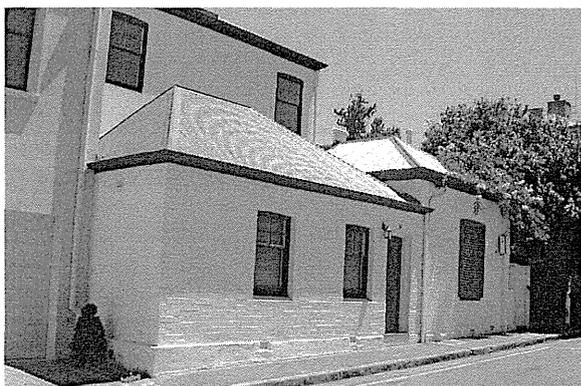
31 Lakeman Street
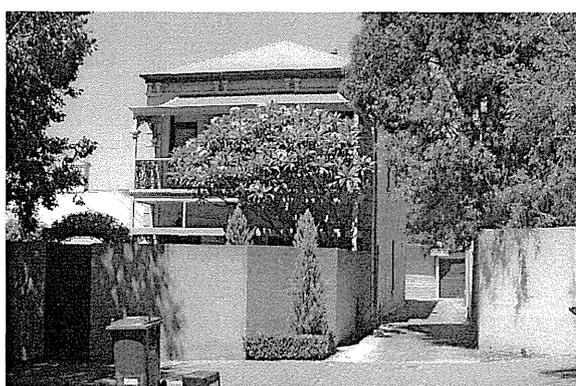
145 Kermode Street
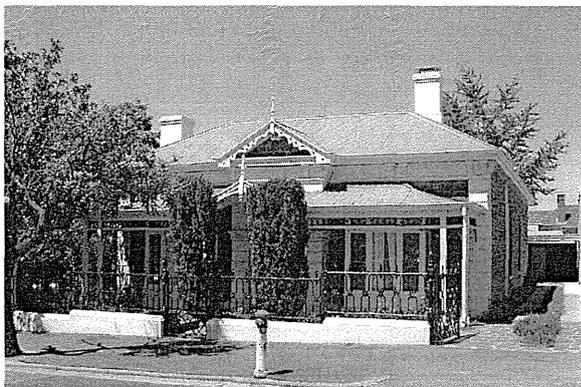
84 Brougham Place
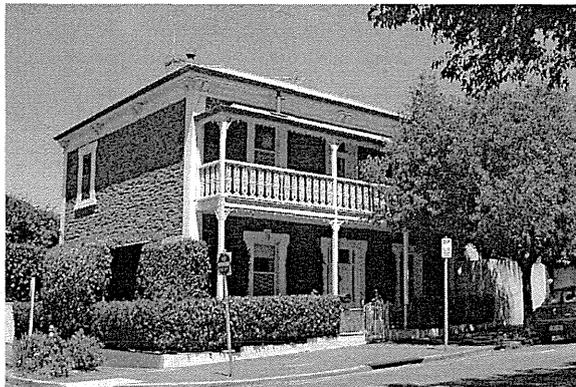
137 Kermode Street
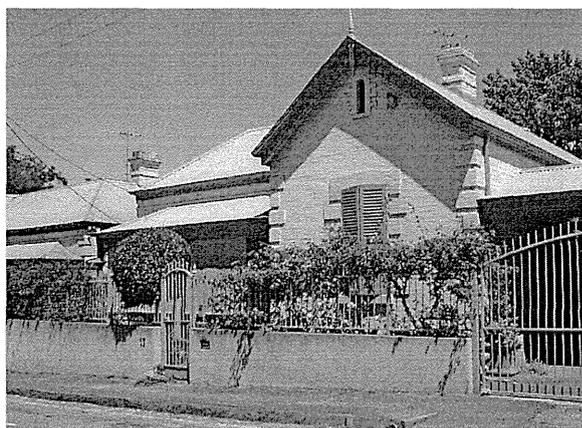
17 Brougham Court
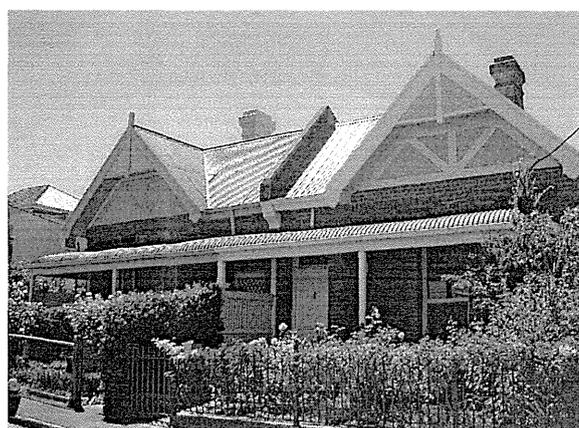
26-28 Brougham Court

160 Kermode Street
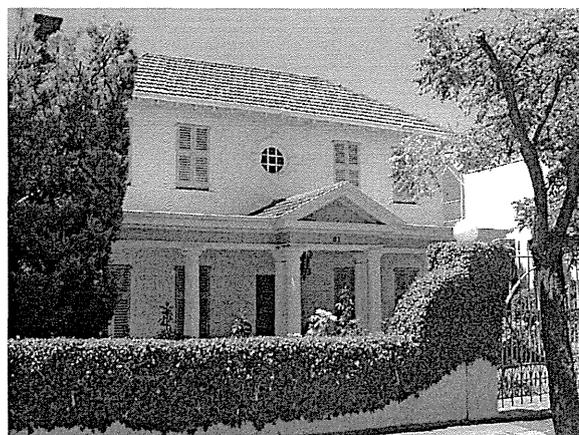
81 Palmer Place

EXAMPLES OF LOCAL HERITAGE PLACES IN THE CATHEDRAL HISTORIC AREA

4.2.3 Recommendations for the Historic Area

It is recommended that:

- The character of the zone as described should be retained.

- All Local Heritage Places identified within the zone should be protected.

- All works to places, including fencing, should be monitored regularly to ensure the conservation of the fabric of the places.

- All streetscape elements and proposed work should be monitored to retain the contributory qualities of the streetscapes within the zone.

- Objectives and Principles of Development Control are incorporated into the Heritage Plan Amendment Report which reinforce the controls already in place and extend protection to additional heritage places and elements within the Zone.

4.2.4 Schedule of Heritage Places

KEY: * Recommended additional places

Note: *properties have been identified by their current street number as it appears on the property. In some cases this differs from previous listings of these properties. Previously listed numbers are indicated in brackets after current street number.*

Street	Building Type	State	LHPs general	LHPs resid'l
Brougham Court				
13	House		●*	
14	House		●	
17	House		●	
18	House		●	
21-29	Former Ebenezer Chapel	●		
22 & 24	Semi detached houses		●	
26 & 28	Semi detached houses		●	
Brougham Place				
84	House & fence			●
87	House & fence			●*
92	House		●	
94	House			●
97	House			●
112	House & Wall		●*	
118 & 120	Semi detached houses & fence		●	
Kermode Street				
45-49	Cathedral Hotel	●		
61-65	Apartments (Cresswell Flats)		●*	
69	House (East House)		●*	
72 & 74	Semi-detached former houses		●	
73-95	St Marks College & fence (Memorial Building)			●*
82	House			●
94-96	House (at rear)			●*
98	House		●*	
117-119	Queens Head Hotel	●		
128	House			●
134 (132-136)	House		●	
139 (cnr Lakeman Street)	House		●	

Street	Building Type	State	LHPs general	LHPs resid'l
140	House			●
144	House			●*
145	House		●	
147	House		●*	
148	Former Kermode Street Chapel	●		
152 & 154	Semi detached houses		●	
155 (153-159)	House	●		
156	House			●
160 (87-90 Palmer Place)	House			●

King William Road

Street	Building Type	State	LHPs general	LHPs resid'l
1-9	St Peter's Cathedral	●		
2-12	Cathedral Lodge & outbuilding		●	
14-20	Anglican Church Office (former St Barnabas College)	●		
Rear 21	Cathedral Hall		●*	
41-51 (cnr Kermode Street)	Greenway Apartments & fence		●	
58	Allan Campbell Building, Adelaide Children's Hospital	●		
70	Angas Building, Adelaide Children's Hospital	●		
80 (cnr Brougham Place)	Former Nurses Home		●*	

Lakeman Street

Street	Building Type	State	LHPs general	LHPs resid'l
24	House			●*
31	House		●*	

Palmer Place

Street	Building Type	State	LHPs general	LHPs resid'l
81	House & fence		●*	
95	Offices (fmr House)	●		
99	House		●*	

Pennington Terrace

Street	Building Type	State	LHPs general	LHPs resid'l
40	House		●*	
Off 41	Quakers Meeting House	●		
42-44	Walkley Cottage	●		
45-48	Downer House	●		
49-53	Grenfell Price Lodge	●		
54-57	Hawker House	●		
59-60	Former Girls Friendly Society	●		
61-65	Former House	●		
66	House			●*

Sir Edwin Smith Avenue

Street	Building Type	State	LHPs general	LHPs resid'l
1-23	Fence & wall		●*	
1-10	Memorial Hospital	●		
1-10 (from King William Rd)	Memorial Hospital Chapel, gate posts and sandstone wall	●		
11-20	Fencing	●		

4.3 Upper North Adelaide Historic Area

4.3.1 Boundary

The area is bounded by Barton Terrace East, LeFevre Terrace, Brougham Place, Palmer Place, Pennington Terrace, Strangways Terrace and Mills Terrace as outlined on the map below. O'Connell Street is excluded from this Zone and is dealt with in Section 5.1. The area corresponds with current Precincts R1, R2, R3, R4, R5 and R6.
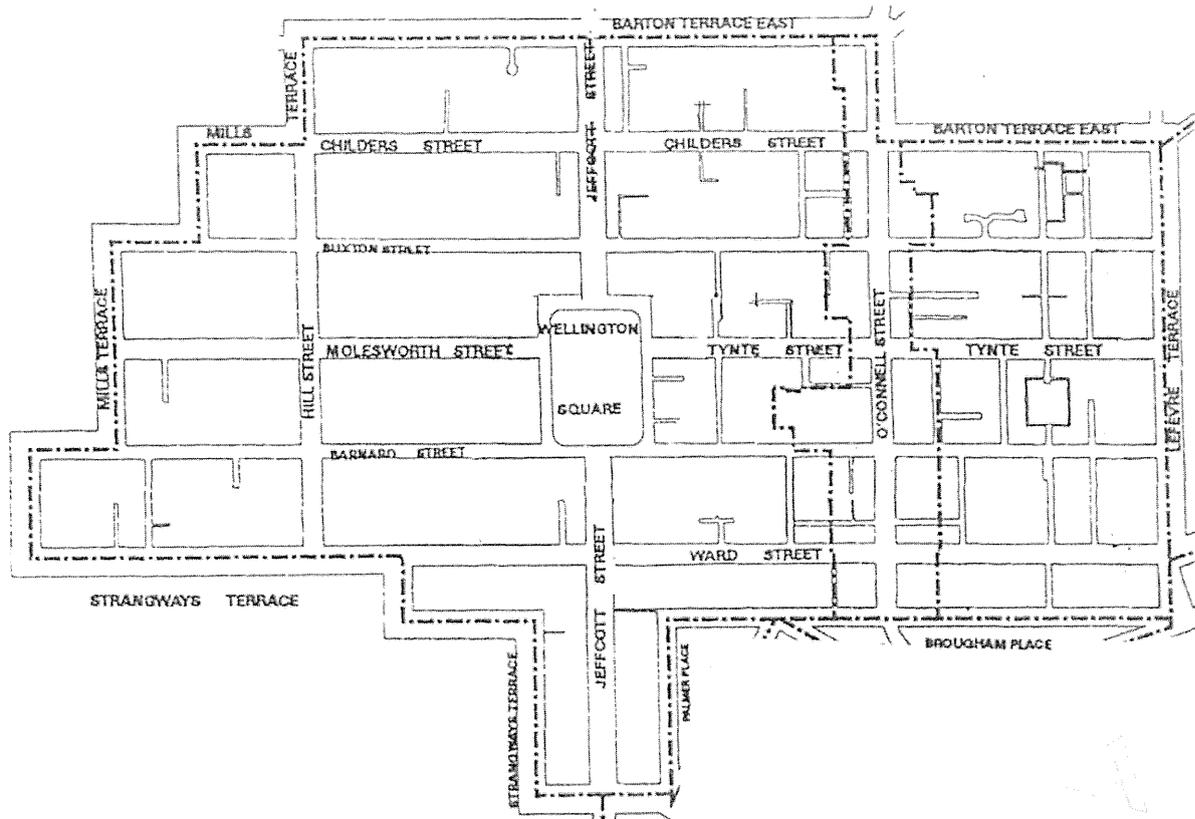
BOUNDARY OF UPPER NORTH ADELAIDE HISTORIC AREA
(Note: O'Connell Street Is Excluded)

4.3.2 History and Character of the Historic Conservation Zone

The development of North Adelaide dramatically changed after the introduction of horse drawn public transport up O'Connell Street in 1878. Prior to this period the area of upper North Adelaide west of Wellington Square was the least desirable place to live in the City. It is because of the general lack of interest in living in this part of North Adelaide that several religious orders were able to afford to buy land here, such as St Lawrence's in Buxton Street in 1867 and St Dominic's Priory in Molesworth Street in 1893 (during an economic recession when land prices were low).

In 1884, in the area west of Jeffcott Street, a block of seven vacant Town Acres which had previously been owned by the early Colonial speculator, John White, were developed by the City Land Investment Company to create an elegant subdivision of two storey detached and semi-detached villa residences. These houses now front Barnard and Molesworth Streets

The area east of Jeffcott Street (excluding O'Connell Street), apart from the substantial buildings along the 'High Street' of Tynte Street, is characterised by small scale dwellings now interspersed with modern townhouses and apartments. There are a number of small areas of nineteenth century and early twentieth century dwellings and cottages with shops interspersed, that characterise this area. Small streets running north south were developed in the 1860s with a continuous runs of modest worker's cottages, and after the introduction of the tramway in

1878, there became a rising demand for fashionable parkland frontages in LeFevre Terrace and Brougham Place. Many substantial quality homes, both detached and semi-detached, were built in the 1880s and this trend for building of large mansions along the park land frontages persisted until about 1910. After this period some of these properties were transformed into hospitals and schools, or subdivided into apartments. It is the scale of these buildings with the size of allotments and diversity in architectural expression, which establish a unique residential and commercial village character in this Zone.
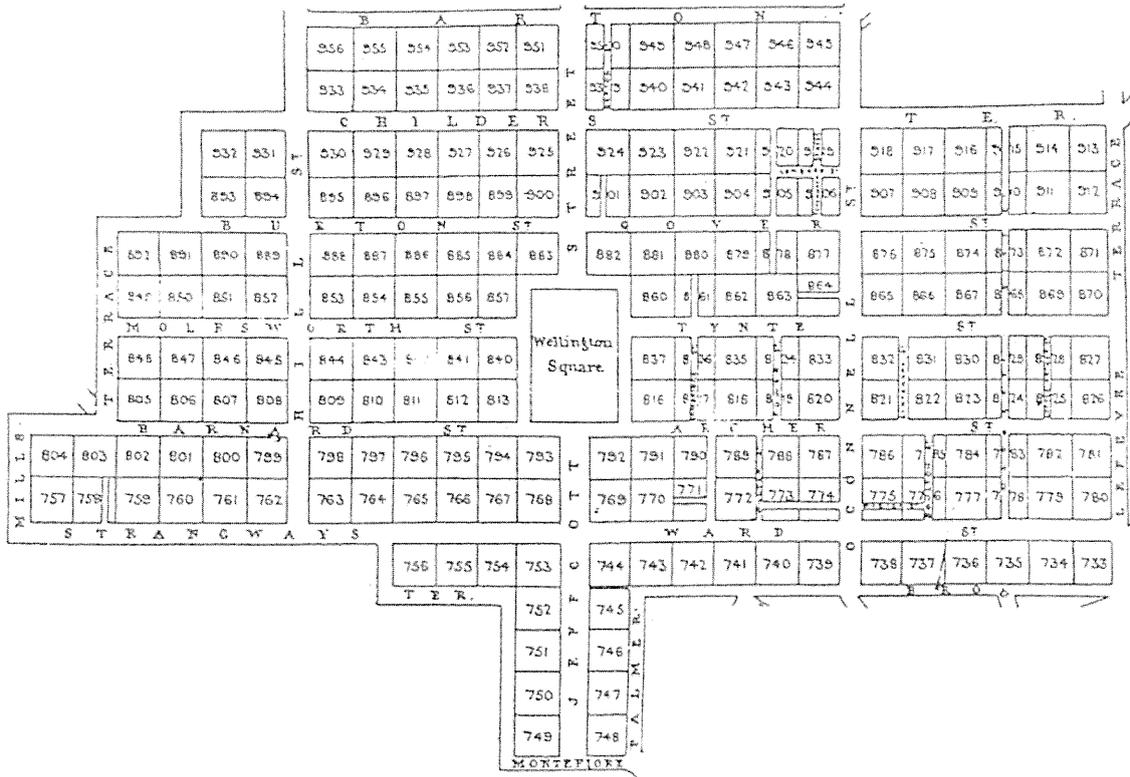
TOWN ACRE SUBDIVISION & STREETS OF THE UPPER NORTH ADELAIDE AREA, c1867

(Source: Adelaide City Archives)

The character of the Upper North Adelaide Historic Area derives from:

- The Hill Street, Mills Terrace, Jeffcott Street area, which is one of the most historically **intact residential areas** in the City of Adelaide. There are many grand houses and groups of similar houses of the nineteenth and early twentieth centuries, together with smaller cottages, terraces and villas. Buildings are one or two storeyed, many embellished with cast iron and retaining cast iron or timber decorative treatment. Many original stone and iron fences survive to this area, together with rendered and face stone walling.

- The **landscape quality** of the area with substantial trees (Plane Trees and others) lining many streets, and newer plantings of Manchurian Pears establishing an attractive streetscape element.

- The generally **open nature of fencing**, with absence of high fencing which obscures views of house frontages. Low scale fencing, appropriate to the scale of the cottage or house behind, establishes an attractive residential urban environment, with a high degree of pedestrian amenity.

- The **front and side set-backs** of buildings within the Zone varies, but generally on the more major streets, buildings are set within generous grounds, while on minor streets, cottages and row dwellings are set close to the street, with housing being built boundary to boundary.

- The **variety of architectural expression**, with single and two storey row housing, modest and more substantial cottages, standard style villas, elaborated style villas, and the substantial residences on Palmer Place. Throughout the Zone there is a predominance of pitched roofs, dominant chimneys, vertical proportions to timber windows and doors, and the use of verandahs.

- The **collection of public and institutional buildings** such as the North Adelaide Primary School **in Tynte Street** (east of O'Connell Street), the Institute in Tynte Street (west of O'Connell Street), the village character of corner shops and corner hotels, all of which establish a lively and diverse residential and commercial character.

- The character of the **streets facing the park lands** with residences with verandahs which take advantage of park land vistas. The extent of the park lands and adjacent Golf Course provide a green setting to many of the houses within the area, with vistas over and through park lands to the houses themselves.

- The surviving **stone and brick guttering** in many streets in the Zone, particularly along Mills Terrace, some of which is original and some of which is new work.

- The **location of hotels** in the area: the Wellington Hotel in Wellington Square, the Daniel O'Connell (formerly the North Adelaide Hotel) in Tynte Street, the Dover Castle Hotel in Archer Street, all located within residential areas and an indication of the once surviving working class population living within the vicinity. Almost opposite the Tynte Street Hotel was the Temperance Hall, a sure indication of local opposition to alcohol generally throughout the late nineteenth century and first two decades of the twentieth century.

21 Ralstont Street
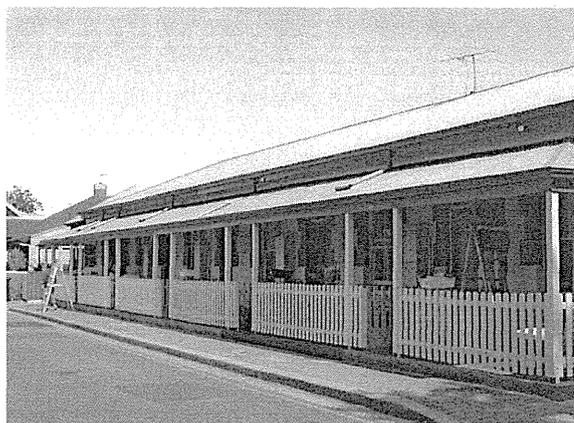
121-129 Margaret Street

95 Jeffcott Street
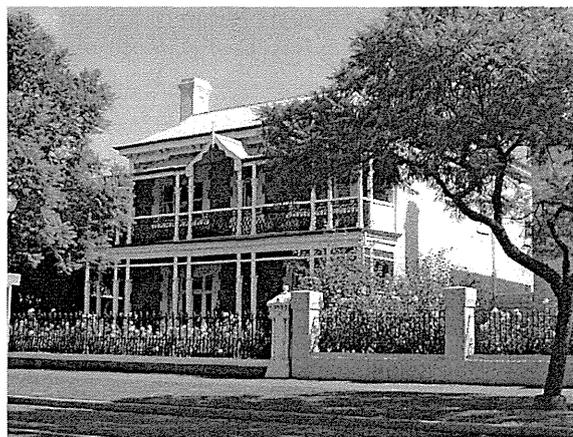
51-53 LeFevre Terrace

EXAMPLES OF LOCAL HERITAGE PLACES IN THE UPPER NORTH ADELAIDE HISTORIC AREA

173 Jeffcott Street
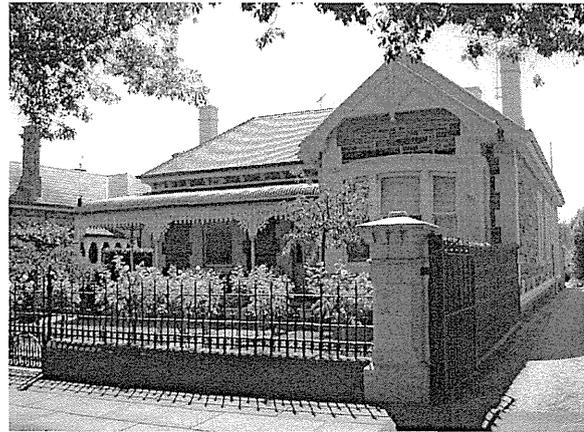
86 Buxton Street
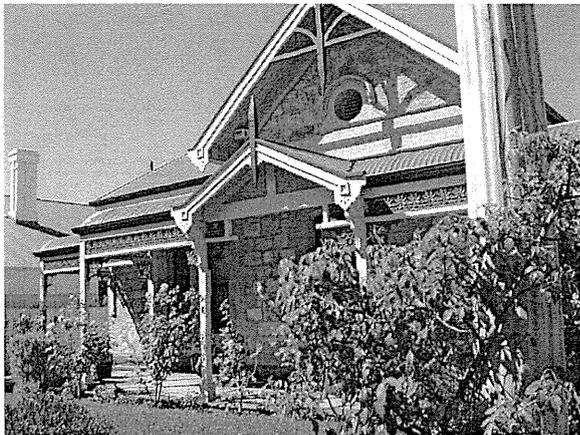
154 Hill Street

156 Childers Street

EXAMPLES OF HOUSING IN THE UPPER NORTH ADELAIDE HISTORIC AREA

4.1.3 Recommendations for the Historic Area

It is recommended that:

- The character of the area as described should be retained.

- All Local Heritage Places identified within the area should be protected.

- All works to places including fencing should be monitored regularly to ensure the conservation of the fabric of the places.

- All streetscape elements and proposed work should be monitored to retain the contributory qualities of the streetscapes within the area.

- Objectives and Principles of Development Control are incorporated into the Heritage Plan Amendment Report which reinforce the controls already in place and extend protection to additional heritage places and elements within the area.

4.3.4   Schedule of Heritage Places

KEY: *   Recommended additional places

Note: *properties have been identified by their current street number as it appears on the property. In some cases this differs from previous listings of these properties. Previously listed numbers are indicated in brackets after current street number.*

Street	Building Type	State	LHPs general	LHPs resid'l
Archer Street				
21	House			●
23	House			●
27	House			●*
33-37	Row houses	●		
46 & 48	Semi-detached houses			●
47-49	Dover Castle Hotel		●*	
56	House			●
58 & 60	Semi-detached houses			●
61	former Police Station complex	●		
62-70	Boehm Terrace	●		
71-79	Row houses		●	
74-78	Dolphin Terrace	●		
80	House			●
82	House			●
84-90	Blind Welfare Institute	●		
87	House			●
92-98	St Andrew's Presbyterian Church		●*	
93	House, wall & pier			●
95	House			●*
97 & 99	Semi-detached houses			●
127	Former house	●		
163	House			●
197	Lutheran Church Office		●*	
200	House		●*	
202 & 204	Semi-detached houses			●*
210	Former shop	●		
Ashley Street				
11	House			●
15	House			●
Barnard Street				
7	House			●
11	House		●	
17&19	Semi-detached houses		●	
21, 25, 29	Row houses		●	
24 (22-26)	House	●		
34 & 36 (32-36)	Semi-detached houses	●		
35	House		●	
40	House	●		
43	House			●
47	House & fence		●*	
48 - 52 (48-54)	House	●		
55	House			●*
61-99	Calvary Hospital Chapel	●		
62 (60-64)	House	●		
63	House & fence (Mother Mary Potter Home)		●*	
66 & 68 (66-72)	Semi-detached houses	●		

Street	Building Type	State	LHPs general	LHPs resid'l
69	Convent of the Maternal Heart		●*	
78 (74-80)	House	●		
98	House (Glendalough) & fence		●	
110	House	●		
112	House & fence plinth			●
113 (also 37 Hill Street)	House			●
117	House		●	
118	House & fence			●
123	House			●*
125	House			●
150 & 152	Semi-detached houses		●	
156 & 158	Semi-detached houses		●	
161	House			●*
164	House			●
165	House			●*

Barton Terrace East

Street	Building Type	State	LHPs general	LHPs resid'l
11&12	Semi-detached houses			●
14	House			●
17	House			●
19	House & fence			●
21	Semi-detached houses			●
23	House			●
29	House			●*
32	House & fence & wall			●
34	House & fence & wall			●*
37	House & fence			●*
42	House			●*
54	House			●
55 & 57	Semi-detached houses			●
101-109	3 pairs of semi-detached houses (Rua Rua)		●	
117& 119	Semi-detached houses & fence			●
133 & 134	Semi-detached houses			●

Barton Terrace West

Street	Building Type	State	LHPs general	LHPs resid'l
149	Former Queens School	●		
187	House			●
188 & 190	Semi-detached houses			●

Beviss Street

Street	Building Type	State	LHPs general	LHPs resid'l
14	House			●
15	House			●
17	House			●
18	House			●*
21 & 23	Semi-detached houses			●
22 & 24	Semi-detached houses			●
25 & 27	Semi-detached houses			●
26 & 28	Semi-detached houses			●

Boulton Street

Street	Building Type	State	LHPs general	LHPs resid'l
26-28	Semi-detached houses			●

Brougham Place

Street	Building Type	State	LHPs general	LHPs resid'l
7	House	●		
8-10	Taylor House	●		
21-25	St Margaret's (fmr house & stables)	●		
28-33	Former house	●		
35-37	Former houses	●		

Street	Building Type	State	LHPs general	LHPs resid'l
39	Former house	●		
45	Former house	●		
49	Former house & stables	●		
72	House (Belmont)	●		
78	House (Kingsmead)	●		

Buxton Street

Street	Building Type	State	LHPs general	LHPs resid'l
10	House			●*
11	House & wall			●
12	House			●
16	House			●
17	House			●
18	House			●
27	House & fence			●*
28	House & fence & wall			●
34	House & fence			●
84	House & fence			●
88	House & fence			●
92	House & fence			●
100	House			●
103	House & fence			●
104	House			●
107	House			●
108	House			●
111	House & fence			●
112	House			●
118	House & fence		●	
122-140	St Laurence's Church & Priory	●		
152	House & fence		●	
157	House			●

Cambridge Street

Street	Building Type	State	LHPs general	LHPs resid'l
23 & 27	Semi-detached houses			●*
31	House			●*

Childers Court

Street	Building Type	State	LHPs general	LHPs resid'l
1 (16)	House			●*

Childers Street

Street	Building Type	State	LHPs general	LHPs resid'l
13	House			●*
14	House			●
17	House			●*
24	House			●
33	House			●
41	Semi detached houses			●
42	House			●
45	House & fence			●
46	House			●
49 & 53	Semi-detached houses			●
50, 52 & 54	Row houses			●
57	House			●*
58 & 60	Semi-detached houses			●
62	House & fence			●
64	House & fence & wall			●
68, 70, 72 & 74	Row houses			●
69	House			●
73	House			●
80	House			●
81	House			●

Street	Building Type	State	LHPs general	LHPs resid'l
85, 87 & 87a	Row houses			●
88	House			●
94	House			●
102, 104 & 108	Row houses			●
103	House			●
105	House			●
112	Former stables		●*	
120	House			●
126 & 128	Semi-detached houses & fence			●
133	House & fence & wall			●
134	House & fence			●
138	House & fence			●
143	House & walls			●
147	House & pillars & gate & wall			●
156	House		●	
168	House		●	
172	House & fence			●
178	House			●
188	House			●
190	House			●
194	House & fence plinth			●*
197	House & fence			●*
198	House			●
202-220	House (Kumanka) & fence			●

Curtis Street

Street	Building Type	State	LHPs general	LHPs resid'l
13	House			●
15	House			●
16 & 18	Semi-detached houses			●
19	House			●
20 & 22	Semi-detached houses			●
23	House			●
24	House			●
26	House			●
27	House			●
28	House			●

George Street

Street	Building Type	State	LHPs general	LHPs resid'l
25-35	Row houses			●

Gibbon Lane

Street	Building Type	State	LHPs general	LHPs resid'l
20-22	House			●
24-30	Row houses		●	

Gloucester Place

Street	Building Type	State	LHPs general	LHPs resid'l
13	House			●
14	House			●

Gover Street

Street	Building Type	State	LHPs general	LHPs resid'l
14	House			●*
23	House			●
24	House			●
27	House			●
28	House & fence			●
34	House & front brick piers & wall			●
36 & 38	Semi-detached houses			●
41	House			●
42	House			●

Street	Building Type	State	LHPs general	LHPs resid'l
47	Former shop & house			●
48	House			●
53	House			●*
57	House			●
83	House & fence		●	
85-95	Row houses	●		
97	House & fence			●
98 & 100	Semi detached houses			●*
101, 103 & 107	Row houses & fence			●
134 & 136	Semi-detached houses		●*	
141	House			●*
144	House & fence			●
145 & 147	Semi-detached houses			●
146	House & fence			●*
151	House			●
153 & 155	Semi-detached houses			●
158 & 160	Semi-detached houses			●
159	House & fence & wall			●
163	House & wall			●
168	House			●
171	House & fence piers & plinth			●
172 & 174	Semi-detached houses			●
175	House			●
179	House			●
181	House			●*
183	House			●
187	House			●
193	Outbuilding			●*
203	House & fence			●*
206	House			●
208	House			●
209	House			●
212-214	Attached shop & house		●	
213	House			●
225	House & fence			●
227	House & fence			●
235	House & fence & wall			●
239	House & fence			●*

Hack Street

Street	Building Type	State	LHPs general	LHPs resid'l
18	House			●
22	House & wall			●
26	House			●
28	House			●

Hill Street

Street	Building Type	State	LHPs general	LHPs resid'l
15	House & fence			●
21	House			●
2-40 (associated with original Calvary Buildings)	Red brick fence		●*	
37-39 (101-113 Barnard St)	House			●
52	House		●	
76 & 80	Semi-detached houses	●		
77	House			●
82	House		●	
83	House & fence		●	
88 & 90	Semi-detached houses			●
96	House			●
102	House		●	

Street	Building Type	State	LHPs general	LHPs resid'l
106	House			●
110	House			●
114	House			●
118	House			●*
144	House & fence		●	
145	House & fence			●*
154	House		●	
147-159	House	●		
160	House			●*
Jeffcott Street				
11	Carclew	●		
44	House & fence			●*
61	House		●*	
62-80	Christ Church Hall & wall		●	
67	House & fence		●*	
79	House			●
81-83	Former Christ Church School & Outbuildings	●		
88 & 94	Semi-detached houses		●	
93	House & fence		●	
95	House & fence		●	
97	House & fence		●	
102-120	Luther Seminary	●		
113, 115, 117 & 119	Row houses		●	
121	House			●
122	House & fence			●
125	Apartments (Woodlands)		●	
132	House & fence		●	
134	House & fence		●	
136	House & fence		●	
153	House & fence			●*
165	Shop		●	
168	House	●		
169	House & fence			●
172	House		●	
173	House & fence			●*
180	House			●
183	House			●
187	House			●
189	House			●*
193	House			●
195	House & wall			●
199	House & wall			●*
200	Hall		●*	
204, 206 & 208	Row houses & outbuildings & walls		●	
213	House & wall			●
214 & 216	Semi-detached houses		●	
217	House & wall			●
218	House & outbuilding			●
220	House			●
222 & 226	Semi-detached houses			●
223	House & wall			●
228	House			●
232	House			●
234-240	Greenhill Galleries	●		

Street	Building Type	State	LHPs general	LHPs resid'l
LeFevre Terrace				
9	House			●*
15	House		●*	
21-25	Hospital	●		
32	House & fence		●	
38-40	House & wall		●*	
41-43	House & wall		●	
51-53	House & fence		●	
57-60	Semi-detached houses	●		
61-63	Semi-detached houses	●		
64-67	Semi-detached houses	●		
68-70	Semi-detached houses	●		
71-75	Princes Lodge		●*	
76 & 79	House		●	
81-83	House		●	
84	House		●	
87	House		●*	
91 & 95	Semi-detached houses	●		
96 & 100	Semi-detached houses and stables	●		
Little Archer Street				
13, 15 & 17	Row houses			●
18 & 20	Semi-detached houses			●
Lombard Street				
27	House			●
Mansfield Street				
16 & 18	Semi-detached houses			●
20	House			●
21, 23 & 25	Row houses			●
22	House			●
24	House			●
26	House			●
27	House			●
Margaret Street				
40	House			●
45	House			●*
47	House			●
68 & 68a	Semi-detached houses			●
71	House			●
72 & 72a	Semi-detached houses			●
73	House			●
76	House			●
111 & 113	Semi-detached houses			●
112	Hall		●*	
114	House & fence			●
116	House			●
118	House			●*
119	House			●
121-129	Row houses			●
Mills Terrace				
12	House			●*
16	House & fence			●*
19	House & fence			●
27	House & fence			●

Street	Building Type	State	LHPs general	LHPs resid'l
36	House & fence piers		●	
39	House & fence		●	
44	House, fence & wall			●
48 (St Helen's)	House & fence	●		
52	House, fence, walls & outbuilding		●	
56	House & fence		●*	
59	House, fence & outbuilding		●	
65	House & fence		●*	
68	House		●	
81	House (Sidegarth)	●		
88	House		●	
92	House		●	
96	House			●
99	House			●*
111	House			●*
114	House		●*	
120	House		●*	
129	House			●*
133	House			●
136	House			●
146	House			●
149	House & fence			●
152	House & fence base & brick pillars			●
155	House & fence			●

Molesworth Street

Street	Building Type	State	LHPs general	LHPs resid'l
9	House		●*	
10 & 12	Semi-detached houses		●	
11 & 11a (21-27)	Semi-detached houses	●		
22	House		●	
23	House			●
27 & 29 (37-41)	Semi-detached houses	●		
37 & 41 (47-53)	Semi-detached houses	●		
51 & 53 (59-63)	Semi-detached houses	●		
47	House		●*	
54	House			●
58	House			●
61	House		●*	
64	House			●
65 & 67 (75-77)	Semi-detached houses	●		
72	House			●
76	House & fence			●
80	House		●	
81	House		●	
120	House			●
127-129	St Dominic's Priory Chapel and part Chapter House	●		
142	House (former coach house)		●	
146	House & fence		●	
172	House		●	

Murray Street

Street	Building Type	State	LHPs general	LHPs resid'l
11 & 11a	Semi-detached houses			●
12 & 14	Semi-detached houses			●
15 & 17	Semi-detached houses			●
16 & 18	Semi-detached houses			●
19 & 21	Semi-detached houses			●

Street	Building Type	State	LHPs general	LHPs resid'l
20 & 22	Semi-detached houses			●
23 & 25	Semi-detached houses			●
24 & 26	Semi-detached houses			●
28 & 30	Semi-detached houses			●
Palmer Place				
1-10	Aquinas College (former Montefiore House)	●		
19	House (Aquinas College), fence & garden		●	
21-25	House & wall		●	
26-27	House (Walkley)	●		
29	House & fence		●	
31-39	Christchurch & Rectory	●		
41-50	Bishop's Court & fmr Stables	●		
51	Former House	●		
58	House & Stables	●		
63	House (Harley)		●	
64	House		●*	
80	Newland House		●*	
81	House & fence		●*	
99	House & fence			●*
Ralston Street				
12	House			●
14	House			●
15	House			●*
16	House			●
18	House			●
19	House			●
20	House			●*
21	House			●
Steuart Place				
1 (12-14)	House			●*
Strangways Place				
5	House		●	
Strangways Terrace				
31-33	House			●
37	House, fence & wall			●
39	House, fence & wall		●	
45	House			●
55	House & fmr Coachouse	●		
58	House	●		
68	House & fence		●	
88-100	Calvary Hospital		●*	
110	House & wall		●*	
114	House & fence		●	
124-129	Channel 10	●		
132	House & fence		●	
137	House		●*	
141	House			●
153	House			●*
155	House			●*
157	House			●*
Taskers Lane				
1	Semi-detached houses			●*

Street	Building Type	State	LHPs general	LHPs resid'l
Tower Street North				
71	House			●*
81& 83	Semi-detached houses			●*
87 & 89	Semi-detached houses			●*
Travers Place				
14-20	Row houses			●
21	House		●	
Tynte Place				
2	House			●
6	House			●
8	House			●
10 & 12	Semi-detached houses			●
14	House			●
16	House			●
Tynte Street				
17	House	●		
22	House			●
24	House			●
28 & 30	Semi-detached houses			●
35	House			●
36	House			●
40	House			●
54-60	Perryman's Shop & row houses	●		
61	House			●
62-80	North Adelaide Primary School	●		
63	House			●
67 & 69	Semi-detached houses			●
73	House & fence			●
77	House			●*
82-84	Former Fire Station	●		
93	House		●	
104 (106)	House			●
110	Offices		●*	
134-140	Shops	●		
139	Shop		●	
141	Former Friendly Society Hall	●		
142	Restaurant (former Baptist Manse)	●		
144-146	Baptist Church Hall	●		
145 & 147	Semi-detached houses			●*
154	Baptist Church & Stables	●		
164-176	Institute & Post Office	●		
165-169	Hotel		●	
178	Office		●*	
182-184	Rechabite Hall	●		
190	Semi-detached Shops			●
193-195	Barker Kindergarten	●		
194-198	House			●*
Walter Street				
30	House & fence			●
48	House			●*
53	House			●
57	House			●
61	House			●

| Street	Building Type	State	LHPs general	LHPs resid'l
Ward Street				
22	House			●
24 & 26	Semi-detached houses			●
28	House			●
34	House & fence & walls			●
38	House			●
40	House			●
42-48	Row houses			●*
58	House			●
62	House & fence			●
66	House & fence			●*
68	House & fence			●
94	House & fence			●
99-101	Stables (formerly pt 49 Brougham Pl)	●		
174	Offices		●*	
175	Offices		●	
176-180	Gable House	●		
177-181	Former Stables & wall		●	
182	House		●*	
235	House & walls		●	
267	House			●
271	House			●
275	House			●
277	House			●
285-291	Former Stables	●		
286	House, fence & wall		●	
291	House (also rear 55 Strangways Tce)	●		
296	House & walls		●	
299	Former Coach house	●		
301-303	House	●		
305	House & fence		●	
Wellington Square				
1-5	House, fence & wall			●*
2-8	Shop	●		
21-29	Apartments (Sunningdale), garage, outbuilding & fence		●	
34-38	Wellington Hotel	●		
41	House & wall		●	
42 & 44	Semi-detached houses & piers & fence base			●
46	House			●
47- 53 (note approval for demolition)	House & fence		●*	
50	House			●
55-59	House & fence		●	
56-60	House		●	
61	House		●	
62-80	Part NWS Channel 9 (fmr Methodist Church)	●		
82	House & fence			●
86	House & fence			●
90	House & fence			●
94	House & fence			●
98	House & fence			●*

5.0 MAINSTREET PRECINCTS

North Adelaide contains two Mainstreet Precincts in the current Development Plan. In the last ten years both have been the subject of Local Area Development programs. O'Connell Street was upgraded during the mid 1990s with street planting, underground wiring and other infrastructure works completed.

5.1 Melbourne Street Mainstreet Precinct

5.1.1 Mainstreet Precinct Boundary

Melbourne Street between Brougham Place and Mann Terrace as shown on the following map. This corresponds to current Mainstreet Precincts MS02 and MS03.
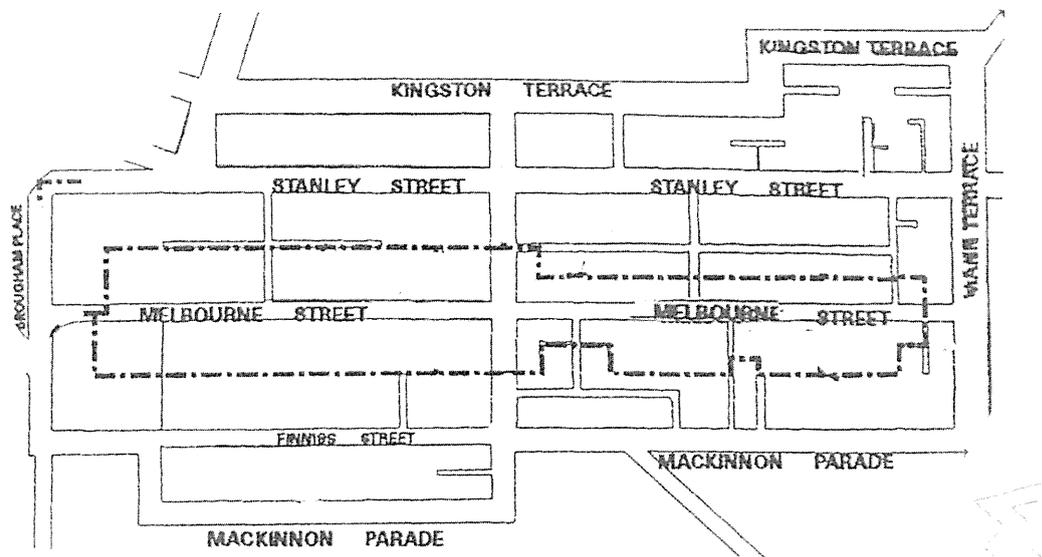
BOUNDARY OF MELBOURNE STREET MAINSTREET PRECINCT

5.1.2 History and Character of the Mainstreet Precinct

Melbourne Street is the Mainstreet through Lower North Adelaide, and was initially the village centre for the surrounding residential developments, with small shops other buildings such as St Cyprians serving the immediate population. The creation of the road through Brougham place in the 1860s and the introduction of horse drawn trams in 1878 gave this section of North Adelaide closer links with the rest of the city..

The character of the Mainstreet Precinct derives from:

- The commercial focus of the street and the mixture of early, mostly residential, buildings with new development, generally of similar scale.

- The importance of corner buildings and verandahs, particularly at the corners of Jerningham Street, Bower Street and Dunn Street.

- The adaptation of formerly residential buildings to accommodate other uses such as medical rooms, professional offices and restaurants.

- The diversity of architectural expression with cottages, larger houses, hotels, banks and apartment buildings. This diversity creates a vibrant and distinctive townscape.
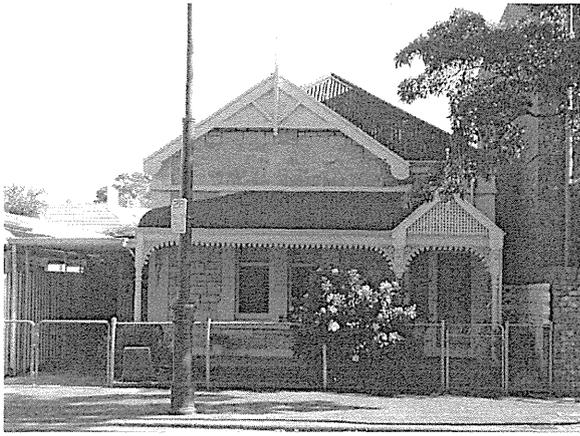
30 Melbourne Street

119 Melbourne Street
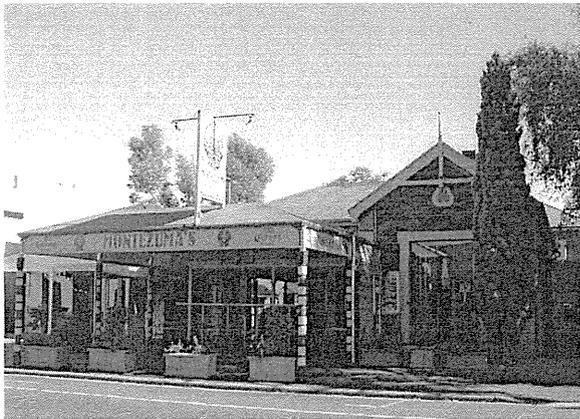
134 Melbourne Street
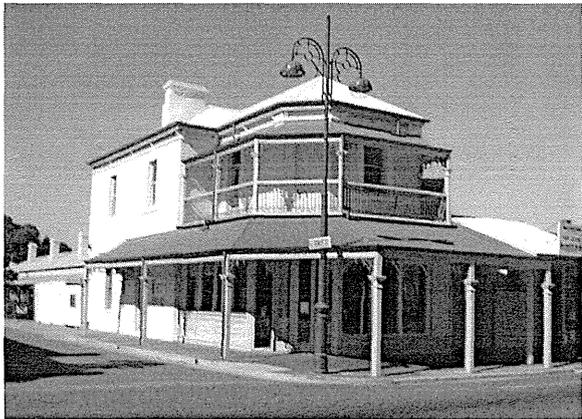
141 Melbourne Street
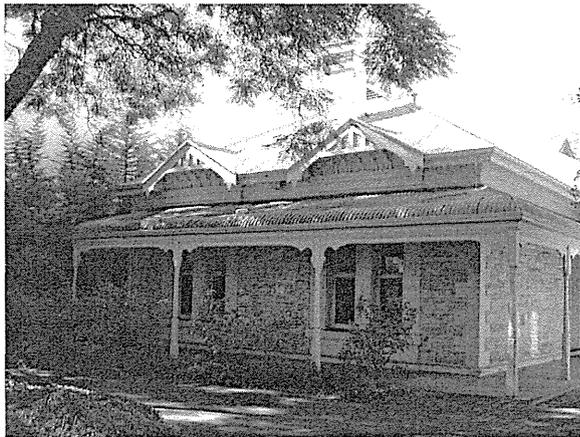
185 Melbourne Street

196 Melbourne Street

231 Melbourne Street
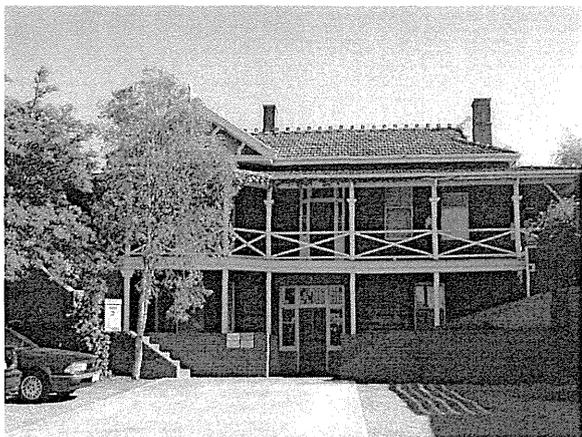
238 Melbourne Street

LOCAL HERITAGE PLACES WITHIN THE MELBOURNE STREET MAINSTREET PRECINCT

5.1.3   Recommendations for the Mainstreet Precinct

It is recommended that:

• All Local Heritage Places within the Mainstreet Precinct which contribute to the historic character of the Precinct be retained and conserved.

• The historic qualities of the Mainstreet Precinct should be further reinforced through appropriate urban design approaches and infill development.

5.1.4   Schedule of Contributory Places

KEY: *   Recommended additional places

*Note:* *properties have been identified by their current street number as it appears on the property. In some cases this differs from previous listings of these properties. Previously listed numbers are indicated in brackets after current street number.*

Street	Building Type	State	LHPs general	LHPs resid'l
Frederick Street				
13, 15, 17 & 19	Row houses			●
18 (20)	House			●
Jerningham Street				
58	Shop		●	
59	Shop		●	
Melbourne Street				
13	House			●*
14	House & shop			●*
17	House		●*	
18	House			●*
20	House			●*
30	House			●
32-38	Former row houses			●
70-72	St Cyprian's Anglican Church	●		
70-72 (rear)	St Cyprian's Anglican Church	●		
79	Shop		●	
82-84	Two storey shop & house		●*	
108	House		●*	
110	Former chapel		●	
111 & 113, 117 & 119	Shops & houses		●	
121, 123 & 125	Shops		●*	
134	Shop			●*
138	Shop			●*
141	Two storey shop & house		●	
146	Shop			●*
157-159	ANZ Bank and Shop	●		
161-175	Old Lion Hotel and Brewery	●		
177-183 (rear)	former Malting House	●		
182	Semi-detached shops			●*
185	House			●
186	House			●*
196	House			●*
201	House			●*
202	House			●
204 & 206	Semi-detached houses			●*
208 & 210	Semi-detached houses			●*
209	House			●*

Street	Building Type	State	LHPs general	LHPs resid'l
214	House & fence plinth			●*
215	House			●*
220	House & fence plinth			●*
226	House, wall & gates		●*	
231 & 237	Semi-detached houses		●	
238 (cnr new Street)	Nyroca House, outbuildings & boundary wall		●	
241	House			●
244-250	Early stone wall to Violet Bank		●*	
257	House			●*
266	House			●*
280	House			●*
281	House			●*
283-291	Apartment Building (Deep Acres)	●		
288	House			●*
303	House			●*

New Street

Street	Building Type	State	LHPs general	LHPs resid'l
13-19	Offices (former house Violet Bank)		●	

5.2 O'Connell Street Mainstreet Precinct

5.2.1 Mainstreet Precinct Boundary

O'Connell Street as outlined on the map below. This corresponds to the MS01 O'Connell Precinct in the current Development Plan.
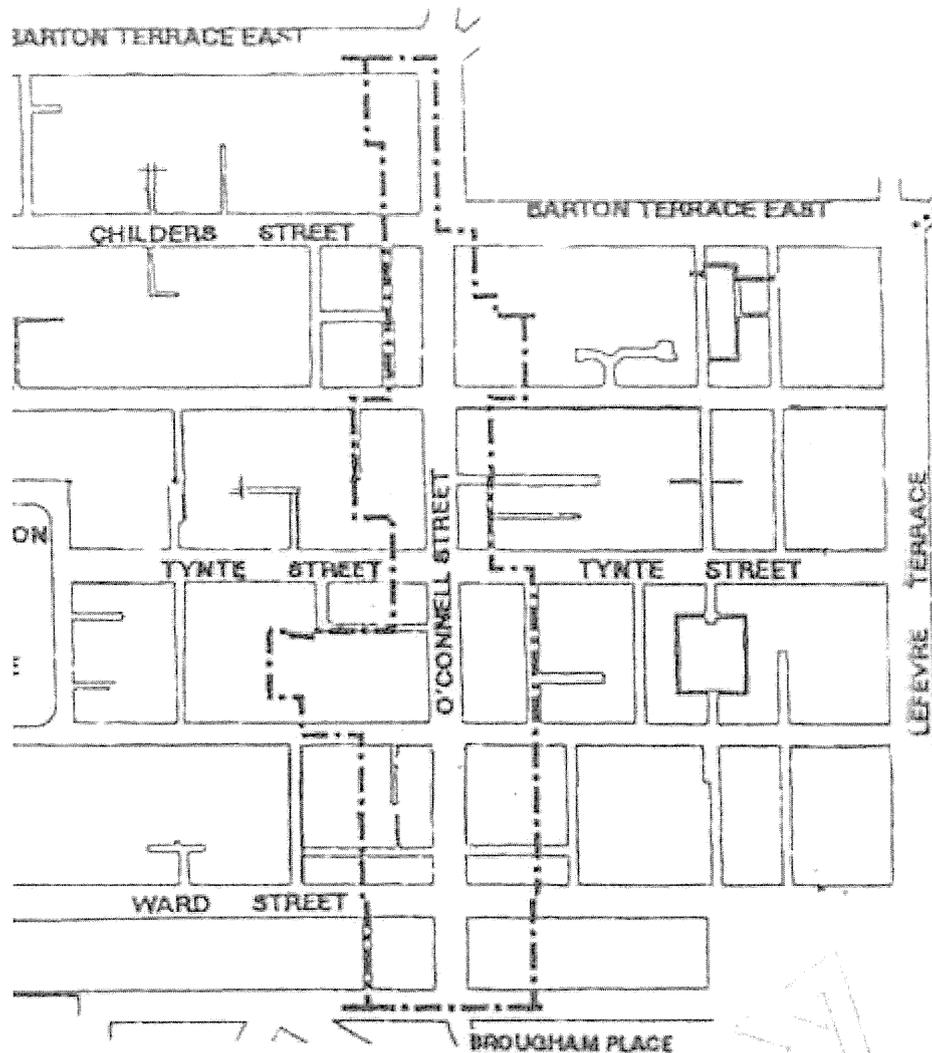
BOUNDARY OF O'CONNELL STREET MAINSTREET PRECINCT

5.2.2 History and Character of the Mainstreet Precinct

O'Connell Street was the north-south route for the horse drawn tram, commenced in 1878 and the location of the electric tramways system introduced in 1909. The advent of public transport established this street as the main link to the northern suburbs and a major hub of activity, providing a commercial and services focus for residential development which followed the tramways introduction.

The character of the Mainstreet Precinct derives from:

- The traditional commercial architecture with terraces of early commercial buildings unified by single storey verandahs. These include hotels, banks, cinemas and early commercial terraces containing shops at the lower level and former residences above.

- The importance of early buildings located on street corners, some of which incorporate verandahs.

- The predominant use of sandstone as the main building material for major buildings along the street, including the hotels and two storey shops.

- The dominant element of the Piccadilly Theatre at the northern end of the street, of a later architectural style than the earlier commercial building, but a strong visual element within the streetscape.

1-19 O'Connell Street

52 O'Connell Street

89-91 O'Connell Street

124 O'Connell Street
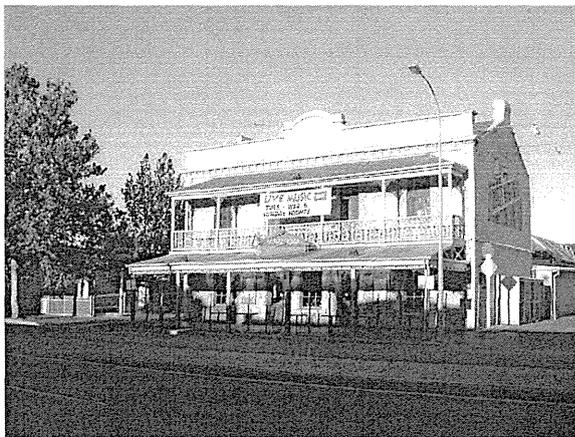
121-129 O'Connell Street

207 O'Connell Street

LOCAL HERITAGE PLACES IN THE O'CONNELL STREET MAINSTREET PRECINCT

5.2.3 Recommendations for the Mainstreet Precinct

It is recommended that:

- All Local Heritage Places within the Mainstreet Precinct which contribute to the historic character of the Precinct be retained and conserved.

- The historic qualities of the Mainstreet Precinct should be further reinforced through appropriate urban design approaches and infill development.

5.2.4 Schedule of Contributory Places

KEY: *   Recommended additional places

Note: *properties have been identified by their current street number as it appears on the property. In some cases this differs from previous listings of these properties. Previously listed numbers are indicated in brackets after current street number.*

Street	Building Type	State	LHPs general	LHPs resid'l
Archer Street				
127-129	Shop (former house		●	
Brougham Place				
58	House & fence		●	
Chapel Street				
22	House			●*
Childers Street				
7	House		●*	
O'Connell Street				
1-19	Hotel Adelaide Complex		●*	
21 (includes 122-123 Ward Street)	Shop		●	
24	Shop		●	
25,25a & 27	Row shops		●*	
26	Shop		●	
45, 47, 49, 49a & 51	Row shops		●	
52-54	Shop		●	
53-53b	Shops		●	
56-60	Archer Hotel (former Huntsman Hotel);	●		
59	Shops		●*	
71-79	Row shops		●*	
89 & 91	Semi-detached shops		●*	
95a	Shop		●*	
97	Shop		●*	
98 & 100	Semi-detached shops		●*	
101-105	Oxford Hotel	●		
107-109	National Bank	●		
114-118	Shops		●*	
121-129	Royal Oak Hotel		●	
124	Shop		●*	
177	Shop		●*	
181-193	Piccadilly Cinema	●		
201	Shop		●	
207-209	Shops		●*	
211-219	Caledonian Inn		●*	
Ward Street				
102 & 104	Semi-detached offices		●*	
106 & 108	Semi-detached offices		●*	

6.0 ASSESSMENT SHEETS: LOCAL HERITAGE PLACES

SEE VOLUME 2 OF THIS REPORT

APPENDIX ONE - SOURCES OF INFORMATION

Adelaide City Council Archives Records:
- Heritage Files
- Building Surveyors Plan Books
- Building Surveyors Dept Return of Surveyor of Notices
- Building Surveyors Department & Local Board of Health Register
- *Digest of Proceedings*, various
- Kingston Map 1842
- Rate Assessments
- Review of Register of City of Adelaide, Heritage Items 1986-1991, Vols 1 & 2
- Smith Survey 1880

Primary Sources:
- GRO RPA Applications
- SA Genealogy & Heraldry Society Inc, SA Deaths
- Heritage SA Files
- Lands Titles Office Certificate of Title references
- *SA Directories*

Published Sources:
- M Barbalet, *The Adelaide Children's Hospital*, 1975
- Stella Bowen, *Drawn from Life: a memoir*, 1941
- Keith M Deutsher, *The Breweries of Australia: a history*, 1999
- AC Hill, *Still Thy Church Extend*, 1963.
- David Hilliard, 'Baptist Church' in *Wakefield Companion to South Australian History*, 2001
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- H Estcourt Hughes, *The Story of our First Hundred Years*, 1937
- MA Frogley, *AE & FTolley, The first hundred years*, 1974
- RM Gibbs, *Bulls Bears and Wildcats: A Centenary History of the Stock Exchange of Adelaide*, 1988
- John Healey (ed) *SA's Greats: the men and women of the North Terrace plaques*, 2001
- HL Hoad, *Hotels and Publicans in South Australia, 1836-1993*, Second Edition, 1999
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, 1990
- Jim Moss, *Sounds of Trumpets: History of the Labour Movement in South Australia*, 1986
- Michael Page, *Sculptors in Space,* 1986
- Bernard O'Neil et al, *Playford's South Australia: Essays on the history of South Australia 1933-1968*, 1996
- Pauline Payne, *St Ann's College, The First Fifty Years 1947-1997*, 1998
- Joe Peoples, 'Adelaide Theatre Group' in Philip Parsons, *Companion to theatre in Australia,* 1995
- RAIA*, Register of Significant Twentieth Century Architecture in South Australia*, 1986
- J Statton (ed) *Biographical Index of South Australians* :1836-1885
- S Twining, *Mildren Family History*, 1991
- Swanbury Penglaise, *Gawler Chambers Conservation Study*, 1995
- University of Adelaide Finance Committee Minutes Vol XVIII, Jan 1957
- E Warburton, *The Paddocks Beneath, a history of Burnside from the beginning*, 1981
- E J Woods, Ledger of principal works

Newspapers:
- *The Advertiser*
- *Northern Argus*
- *Observer*
- *Prospector*

APPENDIX TWO - LIST OF EARLY PHOTOGRAPHS

KEY: SLSA - State Library of South Australia

Address	Source	Date
Views of houses within North Adelaide		
46 Archer Street	SLSA - B 15727	1965
47-49 Archer Street	SLSA - B 32512	1976
71-79 Archer Street	SLSA - B 8512	1930
71-79 Archer Street	SLSA - B 40184	1982
87 Archer Street	SLSA - B 4233	1927
92-98 Archer Street	SLSA B 10373	1910
127-129 Archer Street	SLSA - B 28767	1974
127-129 Archer Street	SLSA - B 38288	1980
197 Archer Street	SLSA - B 10496	1941
197 Archer Street	SLSA - B 35017	1977
17-19 Barnard Street	SLSA - B 38095	1980
17-19 Barnard Street	SLSA - B 38094	1980
69 Barnard Street	SLSA - B 5933	1931
117 Barnard Street	SLSA - B 9539	1940
34 Barton Terrace	SLSA - B 28740	1974
55-57 Barton Terrace	SLSA - B 13833	1957
Barton Terrace West	SLSA - B 6916	1936
Barton Terrace West	SASA - B 7409	1938
92 Brougham Place	SLSA - B 8215	1939
190 Brougham Place	SLSA - B 10678	1872
190 Brougham Place	SLSA - B 5235	1929
190 Brougham Place	SLSA - B 5719	1930
190 Brougham Place	SLSA - B 5797	1930
104 Buxton Street	SLSA - B 14295	1960
107 Buxton Street	SLSA - B 21119	1970
7 Childers Street	SLSA - B 8245	1916
58-60 Childers Street	SLSA - B 27405	1973
156 Childers Street	SLSA - B 5068	1929
198 Childers Street	SLSA - B 14632	1963
198 Childers Street	SLSA - B 14633	1963
30-32 Finniss Street	SLSA - B 39139	1981
52 Finniss Street	SLSA - B 17045	1967
55 Finniss Street	SLSA - B 315586	1964
Finniss Street	SLSA - B 14339	1960
Finniss Street	SLSA - B 16136	1965
83 Gover Street	SLSA - B 3169	1925
83 Gover Street	SLSA - B 3734	1926
98-100 Gover Street	SLSA - B 10462	1910
98-100 Gover Street	SLSA - B 19794	1970
179 Gover Street	SLSA - B 18770	1930
206 Gover Street	SLSA - B 5432	1929
212-214 Gover Street	SLSA - B 5917	1931
52 Hill Street	SLSA - B 4881	1928
96 Hill Street	SLSA - B 6809	1936
44 Jeffcott Street	SLSA - B 5866	1930
125 Jeffcott Street	SLSA - B 10418	1941
136 Jeffcott Street	SLSA - B 700	c 1890
189 Jeffcott Street	SLSA - B 9425	1940

Address	Source	Date
200 Jeffcott Street	SLSA - B 1784	1923
59 Jerningham Street	SLSA - B 5724	1930
61 Kermode Street	SLSA - B 10550	1941
61 Kermode Street	SLSA - B 12258	1943
72-74 Kermode Street	SLSA - B 13192	1954
72-74 Kermode Street	SLSA - B 13193	1954
St Marks, 73-95 Kermode Street -	SLSA - B 3397	1926
St Marks, 73-95 Kermode Street -	SLSA - B 4794	1928
St Marks, 73-95 Kermode Street -	SLSA - B 10298	1940
139 Kermode Street	SLSA - B 4883	1928
140 Kermode Street	SLSA - B 6954	1937
145 and 147 Kermode Street	SLSA - B 6908	1936
152 Kermode Street	SLSA - B 4216	1927
152 Kermode Street	SLSA - B 45911	1931
80 King William Road	SLSA - B 12324	1952
39-40 Kingston Terrace	SLSA - B 40194	1982
96 Kingston Terrace	SLSA - B 6895	1936
100 Kingston Terrace	SLSA - B 6802	1935
106 Kingston Terrace	SLSA - B 5916	1931
24 Lakeman Street	SLSA - B 6804	1936
24 Lakeman Street	SLSA - B 12831	1953
38 LeFevre Terrace	SLSA - B 6871	1936
38 LeFevre Terrace	SLSA - B 7512	1938
38 LeFevre Terrace	SLSA - B 7411	1938
41-43 LeFevre Terrace	SLSA - B 3180	1925
41-43 LeFevre Terrace	SLSA - B 4110	1927
81-83 LeFevre Terrace	SLSA - B 6198	1932
84 LeFevre Terrace	SLSA - B 7412	1932
23 MacKinnon Parade	SLSA - B 15703	1964
Sheridan Institute, 50 MacKinnon Parade	SLSA - B 5317	January 1901
Sheridan Institute, 50 MacKinnon Parade	SLSA - B 2392	1920
Sheridan Institute, 50 MacKinnon Parade	SLSA - B 2443	1925
Sheridan Institute, 50 MacKinnon Parade	SLSA - B 6872	1926
Sheridan Institute, 50 MacKinnon Parade	SLSA - B 6873	1926
165 MacKinnon Parade	SLSA - B19979	1970
15 Mann Terrace	SLSA - B15306	1963
21-25 Mansfield Street	SLSA - B52972	1984
111-113 Margaret Street	SLSA - B 7036	1937
121-129 Margaret Street	SLSA - B 32659	1976
13 Melbourne Street	SLSA - B19788	1970
14 Melbourne Street	SLSA - B13890	1957
17 Melbourne Street	SLSA - B19789	1970
32-38 Melbourne Street	SLSA - B 5794	1930
32-38 Melbourne Street	SLSA - B 5913	1931
73-79 Melbourne Street	SLSA - B 33306	1977
73-79 Melbourne Street	SLSA - B 34400	1977
82-84 Melbourne Street	SLSA - B4059	1927
110 Melbourne Street	SLSA - B 10926	1942
134 Melbourne Street	SLSA - B 39759	1981
138 Melbourne Street	SLSA - B 36393	1978
141 Melbourne Street	SLSA - B 25460	1972
209 Melbourne Street	SLSA - B 15916	1965
226 Melbourne Street	SLSA - B13885	1957

Address	Source	Date
226 Melbourne Street	SLSA - B39477	1981
231-237 Melbourne Street	SLSA - B 14317	1960
288 Melbourne Street	SLSA - B 14852	1963
Melbourne Street (unknown)	SLSA - B 6955	1937
Melbourne Street general view	SLSA - B 10426	1910
Melbourne Street general view	SLSA - B 1313	1923
Melbourne Street panorama	SLSA - B 3468	1910
52 Mills Terrace	SLSA - B 6140	1932
65 Mills Terrace	SLSA - B 5748	1930
96 Mills Terrace	SLSA - B 13206	1955
120 Mills Terrace	SLSA - B6201	1932
152 Mills Terrace	SLSA - B 14891	1961
9 Molesworth Street	SLSA - B 4112	1927
10-12 Molesworth Street	SLSA - B 13830	1956
19 O'Connell Street	SLSA - B14427	1960
19 O'Connell Street	SLSA - B19598	1969
19 O'Connell Street	SLSA - B123316	1971
21 O'Connell Street	SLSA - B 5437	1929
25-27 O'Connell Street	SLSA - B 5437	1929
25-27 O'Connell Street	SLSA - B 20642	1970
49 O'Connell Street	SLSA - B 38112	1980
53-53b O'Connell Street	SLSA - B 38113	1980
59 O'Connell Street	SLSA - B 40187	1982
71-79 O'Connell Street	SLSA - B 39371	1893
71-79 O'Connell Street	SLSA - B 10463	1901
98-100 O'Connell Street	SLSA - B 39378	1900
98-100 O'Connell Street	SLSA - B 10459	1916
98-100 O'Connell Street	SLSA - B 16798	1966
114 O'Connell Street	SLSA - B 37969	1980
124 O'Connell Street	SLSA - B 13927	1957
177 O'Connell Street	SLSA - B 13927	1916
Caledonian Inn, 211-219 O'Connell Street	SLSA - B 10294	1911
O'Connell Street general view	SLSA - B 5602	1909
O'Connell Street general view	SLSA - B 5603	1909
O'Connell Street general view	SLSA - B 10429	1910
O'Connell Street general view	SLSA - B 6677	1935
19 Palmer Place	SLSA - B 5137	1929
21-25 Palmer Place	SLSA - B 12830	1953
29 Palmer Place	SLSA - B 4207	1927
29 Palmer Place	SLSA - B 4884	1928
64 Palmer Place	SLSA - B4212	1927
7 Provost Street	SLSA - B 38737	1980
68 Stanley Street	SLSA - B 1852	1916
223 Stanley Street	SLSA - B 6824	1936
223 Stanley Street	SLSA - B 6922	1937
245 Stanley Street	SLSA - B 6816	1936
245 Stanley Street	SLSA - B 6921	1937
260 Stanley Street	SLSA - B 14224	1959
Stanley Street general view	SLSA - B 1005	1875
31 Strangways Terrace	SLSA - B 5718	1930
68 Strangways Terrace	SLSA - B 4882	1928
80-100 Strangways Terrace	SLSA - B10548	1941
110 Strangways Terrace	SLSA - B7410	1938

Address	Source	Date
114 Strangways Terrace	SLSA - B 4177	1927
26 Sussex Street	SLSA - B 13928	1957
66-68 Sussex Street	SLSA - B 4784	1928
99-101 Sussex Street	SLSA - B 6924	1937
93 Tynte Street	SLSA - B 3129	1906
110 Tynte Street	SLSA - B 18621	1969
145 & 147 Tynte Street	photo held by owner	c1919
165-169 Tynte Street	SLSA - B 4818	1928
165-169 Tynte Street	SLSA - B 22068	1971
178 Tynte Street	SLSA - B 10425	1911
190 Tynte Street	SLSA - B 28388	1956
190 Tynte Street	SLSA - B 28387	1973
Tynte Street general view	SLSA - B 5409	1896
30 Walter Street	SLSA - B 5249	1929
28 Ward Street	SLSA - B 17042	1967
102-104 Ward Street	SLSA - B18623	1968
303 Ward Street	SLSA - B 6475	1934
1-5 Wellington Square	SLSA - B 2330	1924
1-5 Wellington Square	SLSA - B 3244	1926
21-29 Wellington Square	SLSA - B 8747	1939
21-29 Wellington Square	SLSA - B 6919	1942
41 Wellington Square	SLSA - B 4115	1927
55-57 Wellington Square	SLSA - B 4116	1927
61 Wellington Square	SLSA - B 4886	1928
31 West Pallant Street	SLSA - B 39405	1981

General views of North Adelaide

Panorama	B 4489	
Panorama	B 8849	

APPENDIX THREE - CRITERIA FOR ASSESSMENT OF PLACES WITH LOCAL HERITAGE VALUE

The criteria for assessment noted on each assessment sheet are those included the *Development Act 1993* for places of local heritage value.

The criteria for places of local heritage are as follows:

a)   it displays historical, economic or social themes that are of importance to the local area; or

b)   it represents customs or ways of life that are characteristic of the local area; or

c)   it has played an important part in the lives of local residents; or

d)   it displays aesthetic merit design characteristics or construction techniques of significance to the local area; or

e)   it is associated with a notable personality or event; or

f)   it is a notable landmark in the area.

g)   in the case of a tree – it is of special historical or social significance or importance within the local area.

Places identified as having **local heritage value** fulfil one or more of these criteria.