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

VOLUME 2, PART 1 (A-B)

Building Data Sheets : Local Heritage Places

2004

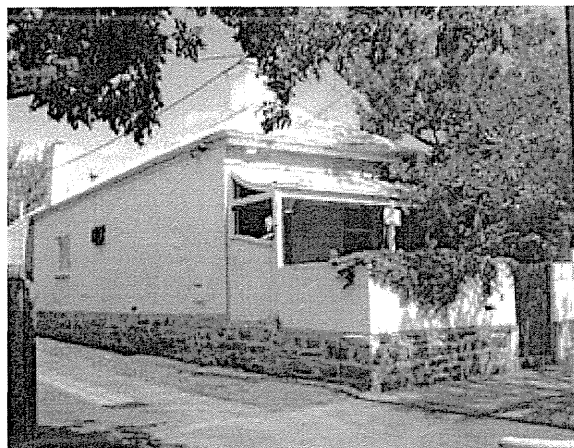
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HOUSE

Address:	21 Archer Street
Certificate of Title:	5483/638

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s single fronted brick and sandstone residence. It retains important stylistic elements including facings to windows and doors, and a verandah with cast iron decorative bracket and frieze elements. It also retains the masonry fence plinth characteristic of this house style.

This section of Town Acre 782 was vacant at the time of the 1880 Smith Survey, although there was dense residential development along Murray Street, which had occurred during the decade before. This house remains an important indication of the type of residences constructed in this part of North Adelaide between 1875 and 1885, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, incorporating the principal front rooms, the verandah and the predominant roof form associated with the house style.

REFERENCES

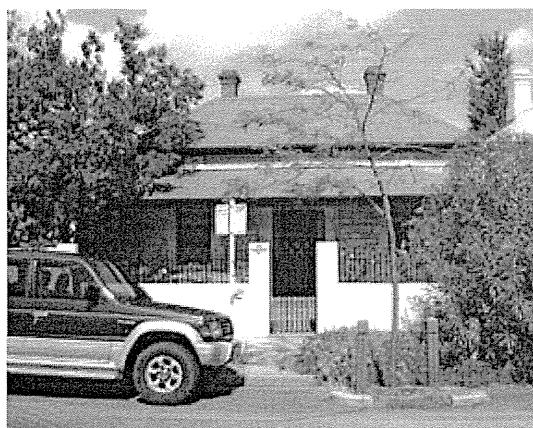
- Smith Survey 1880

HOUSE

Address: 23 Archer Street
Certificate of Title: 5620/755

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and a verandah with cast iron decorative bracket and frieze elements.

This section of Town Acre 782 was vacant at the time of the 1880 Smith Survey, although there was dense residential development along Murray Street, which had occurred during the decade before. This house remains an important indication of the type of residences constructed in this part of North Adelaide between 1875 and 1885, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

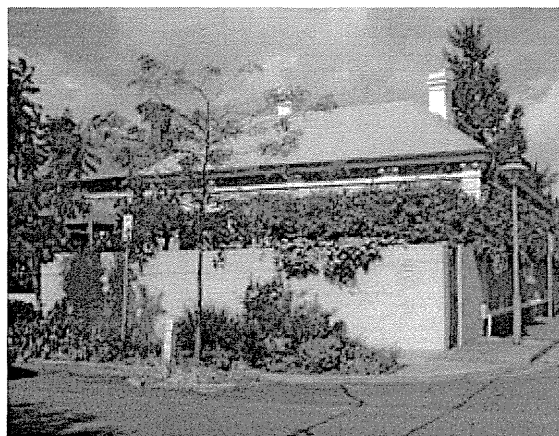
- Smith Survey 1880

HOUSE

Address: 27 Archer Street
Certificate of Title: 5792/820

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a c1880 symmetrically fronted sandstone residence of modest scale. It retains important stylistic elements including hipped roof and sandstone walls, rendered quoins and facings to windows and doors, eaves brackets, and tall chimneys. The front verandah characteristic of this house style has been removed.

This section of Town Acre 782 was vacant at the time of the 1880 Smith Survey, although there was dense residential development along Murray Street, which had occurred during the decade before. This house remains an important indication of the type of residences constructed in this part of North Adelaide between 1875 and 1885, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Upper North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time.

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

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

- (a) This house displays historical and social themes that are of importance to Upper North Adelaide as it represents the continued construction of residences on subdivided Town Acres, during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of typical materials such as sandstone masonry walls and detailed render and hipped roof with chimneys

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style.

REFERENCES

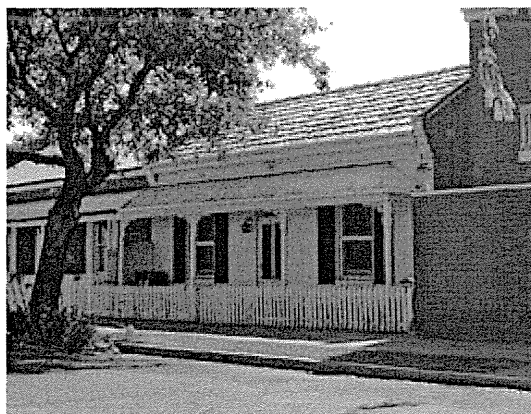
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 46 & 48 Archer Street
Certificate of Title: 5778/240; 5888/487

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

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



HISTORY AND DESCRIPTION:

These semi-detached houses are an excellent example of attached 1880s brick residences. They retain important stylistic elements including all brick construction, timber windows and doors, rendered quoins and verandahs.

This allotment in Town Acre 824 contained a row of single roomed cottages at the time of the Smith Survey in 1880. The site was subsequently developed during the decade following. These houses remain an important indication of the type of attached residences constructed at that time, and the use of locally-made bricks as a building material.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1870s-1890s, and reflect the design, details and building materials commonly in use at that time.

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

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

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1870s-1880s Victorian residences displaying consistent use of typical materials such as brick masonry walls, rendered detailing and verandahs.

EXTENT OF LISTING:

Original external form, materials and details of the Victorian pair of residences, incorporating the principal front rooms and the predominant roof form associated with the house style.

REFERENCES

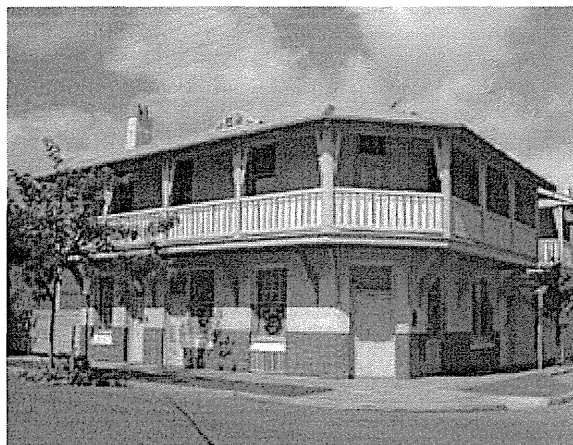
- Smith Survey 1880

DOVER CASTLE HOTEL

Address: 47-49 Archer Street
Certificate of Title: 5854/94

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

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

**HISTORY AND DESCRIPTION:**

The Dover Castle Hotel was first constructed in 1850 and has been continually upgraded. The extent of the present building is similar to the outline shown for the hotel on the 1880 Smith Survey of the city. The next major building program was in 1894, and then it was partly rebuilt in 1913. The current external detailing would date from then, as the extensive bracketed balcony arched roof vent and terra cotta chimney pots are typical of that date.

The hotel was converted to residential apartments in 2002-3 and the exterior was carefully upgraded and original finishes reinstated including the brick plinth, stained glass windows and timber balcony.

STATEMENT OF HERITAGE VALUE:

The Dover Castle Hotel has occupied this site in North Adelaide since 1850, and functioned continuously as a public house until 1993-4, undergoing successive upgrades.

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

- (a) This hotel displays historical and social themes that are of importance to North Adelaide as it was an important early element in the development of North Adelaide's commercial and social activities.
- (c) This hotel has played an important part in the lives of local residents as a focus for recreation and social activity
- (d) This hotel building displays aesthetic merit and design characteristics of significance to North Adelaide as it is a distinctive Edwardian frontage to a corner site with a striking notable verandah design.
- (f) The former hotel is a notable landmark in the area.

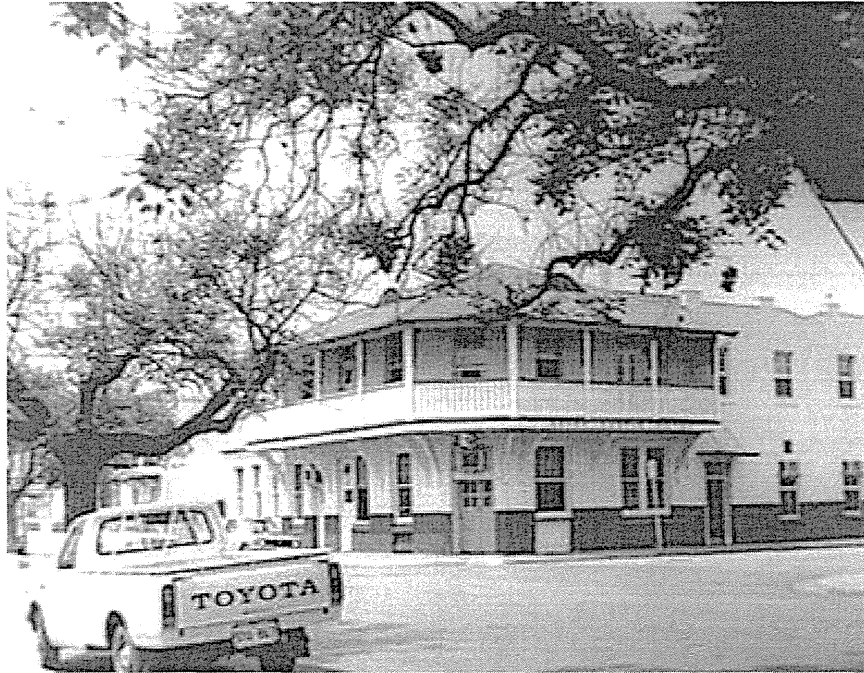
EXTENT OF LISTING:

External form, materials and details of the 1913 and earlier two storey former hotel building including brick and render walls, timber balcony/verandah and roof form.

REFERENCES

- City of Adelaide Heritage Survey File No 33/2301 1982
- Smith Survey 1880

DOVER CASTLE HOTEL, 47-49 Archer Street



SLSA - B32512 - 1976

HOUSE

Address: 56 Archer Street
Certificate of Title: 5798/188

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1850s-1860s workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display a simple hipped roof form behind a parapet and are one or two rooms in depth.

Town Acre 824 was almost fully developed by the time of the Smith Survey in 1880. The outline of this house, in almost its current plan, is visible on this allotment. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of the early Victorian residence, incorporating the principal front rooms and the predominant roof form associated with the house style

REFERENCES

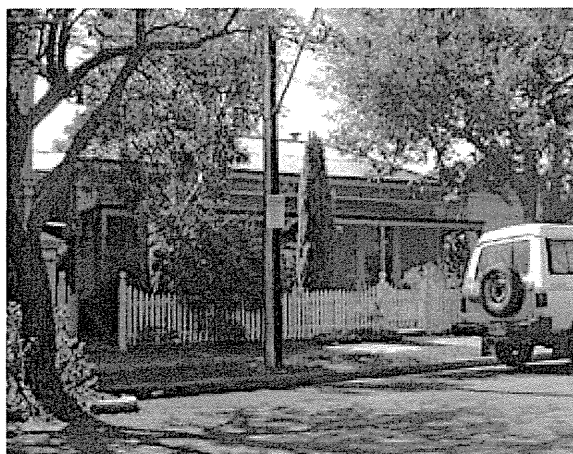
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 58 & 60 Archer Street
Certificate of Title: 5497/856; 5497/336

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Town Acre 824 was almost fully developed by the time of the Smith Survey in 1880. The outline of this house, as a single dwelling, is visible on this allotment. It would appear to have been divided into two residences some time after 1880. This house remains an important indication of the type of residences constructed at that time, and the use of sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this semi-detached Victorian symmetrically fronted residences, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

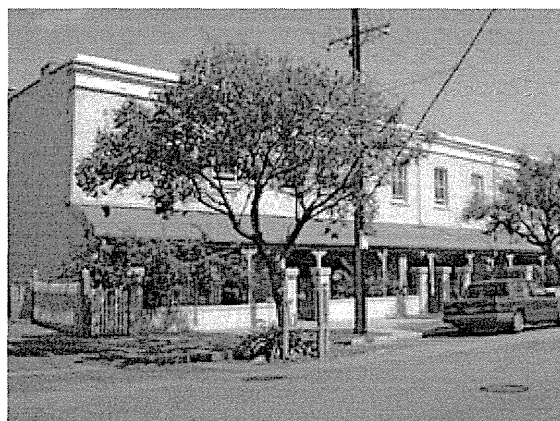
- Smith Survey 1880

ROW HOUSES

Address: 71-79 Archer Street
Certificate of Title: 5173/190; 5338/921;
 5454/860; 545//943;
 5869/13

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

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



HISTORY AND DESCRIPTION:

While Archer Street contains several two storey terraces, this row located between 71-79 Archer Street may be the oldest in the city as they were constructed in 1865-1866. The early date of the terrace is reflected in its simple form and detailing. This residential terrace can be compared to that at 146-158 Hutt Street, which was also built in 1866. The other terraces in Archer Street are of a later date, from the late 1870s and early 1880s.

Development in this locality took place prior to 1850 first along Margaret Street between Ward Street and Barton Terrace before spreading into the nearby wider streets. The Archer Street terrace was built for Jane White in a period when Archer Street was an attractive residential area due to the local facilities that were provided along it. By 1865, Archer Street was becoming much like a small village high street, as the Wesleyan Church of 1856 and the Police Station of 1864 were both relocated here from Kermode Street and there was already a public house, the Dover Castle Hotel, dating from 1850.

STATEMENT OF HERITAGE VALUE:

This two storey terrace is one of a small number of similar 1860s structures remaining in the city. It reflects the form and detailing of the housing of that early period in North Adelaide and the construction of speculative residential development in the area.

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

- (a) This terrace displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This terrace displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s two storey row displaying consistent use of materials such as rendered masonry walls and simple form and detailing.
- (f) The row houses are a notable landmark in the area.

EXTENT OF LISTING:

Original external form, materials and details of this two storey row of 1865 residences, including masonry walls, parapet, window and door configuration and veranda form.

REFERENCES

- ACC Rate Assessments 1860-1874
- Smith Survey 1880
- LTO Titles records

ROW HOUSES, 71-79 Archer Street (cont)



SLSA - B8512 - 1930



SLSA - B40184 - 1982

HOUSE

Address: 80 Archer Street
Certificate of Title: 5883/864

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

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



HISTORY AND DESCRIPTION:

This house is an example of an 1880s symmetrically fronted masonry residence. It retains its overall form and central chimney and roof profile, but has lost most of its original detailing.

Town Acre 823 is shown as essentially undeveloped on the Smith Survey of 1880 although the adjacent Acres are well built up by this time. This Town Acre was subsequently developed during the decade following. This house remains an indication of the type of masonry residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address:	82 Archer Street
Certificate of Title:	5772/436

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and eaves brackets. As it is built to street alignment it is unlikely to have had a characteristic verandah, but rather retains a recessed entrance porch.

Town Acre 823 is shown as essentially undeveloped on the Smith Survey of 1880 although the adjacent Acres are well built up by this time. This Town Acre was subsequently developed during the decade following. This house remains an indication of the type of masonry residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style.

REFERENCES

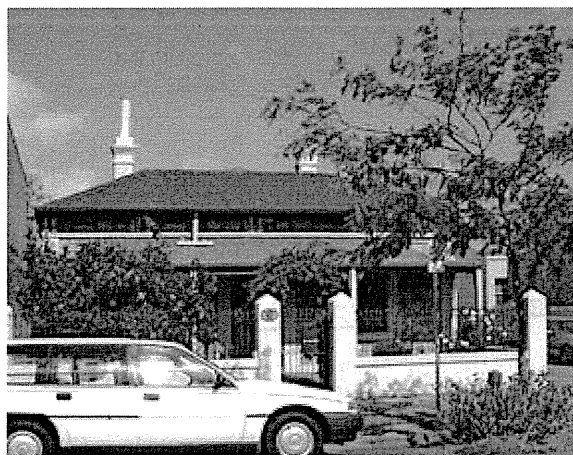
- Smith Survey 1880

HOUSE

Address: 87 Archer Street
Certificate of Title: 5258/918

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 785 was almost completely developed by the time of the Smith Survey in 1880 and the outline of this house is visible on the corner of Boulton Street. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES: Smith Survey 1880



SLSA - B4233 - 1927

ST ANDREW'S PRESBYTERIAN CHURCH

Address: 92-98 Archer Street
Certificate of Title: 5439/978

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

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

**HISTORY AND DESCRIPTION:**

This church was designed by architect Sir Eric von Schramek and constructed in 1964. It is stark and uncompromising in its geometric form and unadorned materials. The main section of the face red brick building is of a cubic form and the tall square bell tower is a dominant element in the Archer Street streetscape.

It was built on the site of the North Adelaide Wesleyan Church (see photograph below). The hall to the east of the church still remains and is included on the State Heritage Register.

STATEMENT OF HERITAGE VALUE:

This church is an example of mid twentieth century design of public and institutional buildings. It continues the use of the site as the location of a place of worship.

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

- (a) This Church displays historical and social themes that are of importance to North Adelaide as it illustrates the continuation of provision of religious facilities in the area in the 1960s, during a time when historic buildings were not highly valued by some groups in the community.
- (c) It has played an important part in the lives of local residents as a place of worship for Methodists and Presbyterians.
- (d) This Church displays aesthetic merit and design characteristics of significance to North Adelaide as it is an imposing modern building which provides a contrast with the adjacent 1870s Hall.
- (f) The Church is a notable landmark in the area.

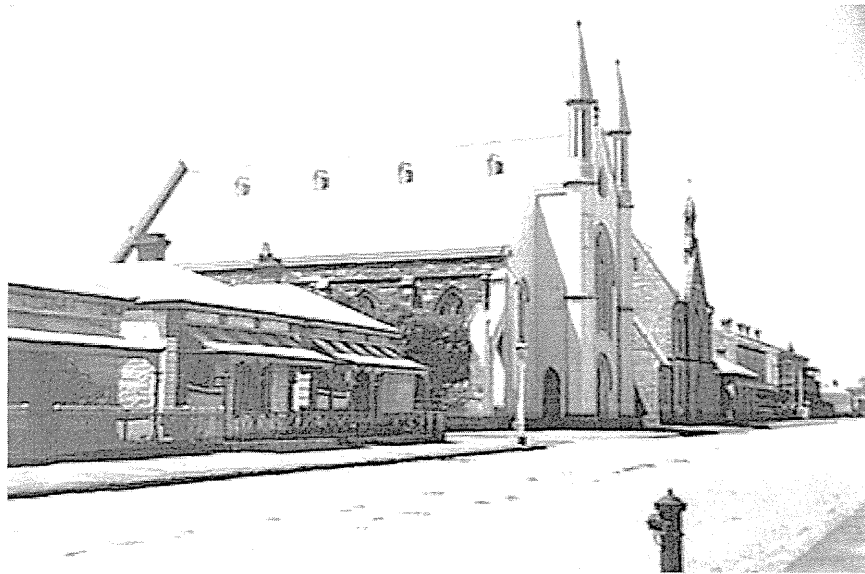
EXTENT OF LISTING:

External form, materials and detailing of 1964 brick and concrete church, including bell tower and cubic hall form

REFERENCES

- SLSA Town Acre photographic collection
- Smith Survey 1880

ST ANDREW'S PRESBYTERIAN CHURCH, 92-98 Archer Street (cont)



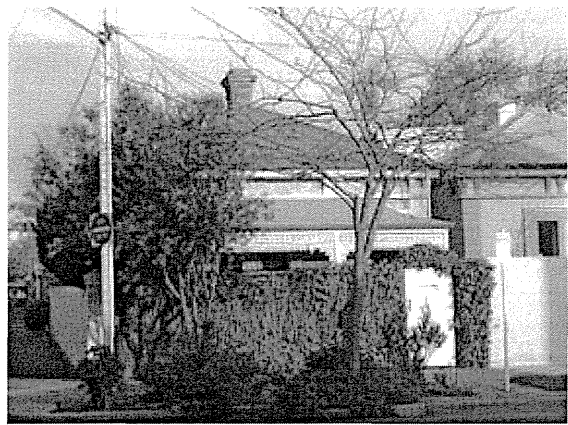
SLSA B10373 - Former church on site of St Andrews in 1910 - view east along Archer Street

HOUSE, WALL & PIER

Address:	93 Archer Street
Certificate of Title:	5233/3936

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets. It also retains the eastern boundary masonry wall and pier which is characteristic of this house style.

Town Acre 785 was almost completely developed by the time of the Smith Survey in 1880 but the allotments on this corner of Boulton Street were still vacant. This house and the adjacent one were built soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with highly decorative cast iron details.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted residence, incorporating the principal front rooms, the verandah form, the predominant roof form and the eastern boundary masonry wall and pier associated with the house style.

REFERENCES

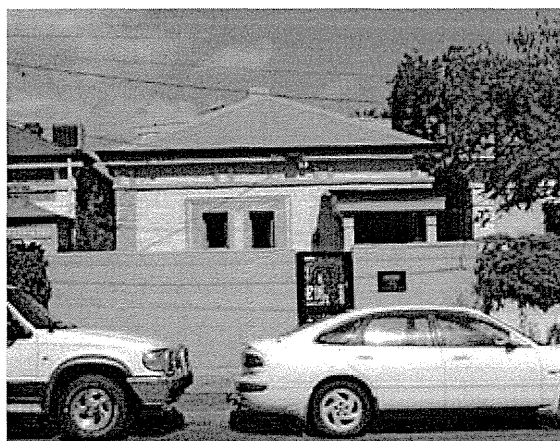
- Smith Survey 1880

HOUSE

Address: 95 Archer Street
Certificate of Title: 5275/672

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, bead edged fascia, eaves brackets and hipped roof. The characteristic verandah has been replaced with a porch over the front door.

This section of Town Acre 785, on the western corner of Boulton Street, was vacant at the time of the 1880 Smith Survey, although there was dense residential development along Archer Street and Boulton Street, which had occurred during the decade before. This house remains an important indication of the type of residences constructed in this part of North Adelaide between 1875 and 1885, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in Upper North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time.

The significant number of stone and brick residences, like this house, throughout this section of North Adelaide, create the distinctive historic residential character of the area.

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style. Excludes later porch.

REFERENCES

- 1880 Smith Survey

SEMI-DETACHED HOUSES

Address: 97 & 99 Archer Street
Certificate of Title: 5872/760; 5872/778

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 785, was essentially fully developed at the time of the 1880 Smith Survey, with dense residential development along Archer Street and Boulton Street, which had occurred during the decade before. The outline of this pair of houses is shown on the Smith Survey. This pair of houses remains an important indication of the type of residences constructed in this part of North Adelaide between 1875 and 1885, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of single fronted attached houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of single fronted attached houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian semi-detached residence displaying consistent use of characteristic materials such as masonry walls and moulded render.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian pair of single fronted residences, incorporating the principal front rooms and the predominant roof form associated with the house style. Later verandah not included.

REFERENCES

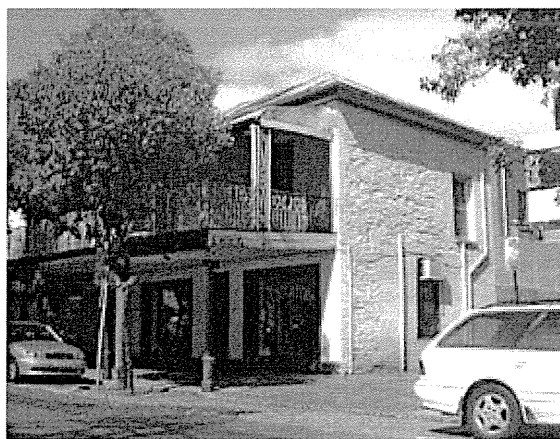
- 1880 Smith Survey

FORMER HOUSE

Address: 127 - 129 Archer Street
Certificate of Title: 5120/708

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

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

**HISTORY AND DESCRIPTION:**

This building is a two storeyed bluestone former house which has now been converted to commercial use due to its close proximity to O'Connell Street. This has meant the front wall has been opened up to create shop windows, but the original form of the house is discernible.

The Smith Survey of 1880 shows the outline of three small buildings on this site but this more substantial building was constructed soon after, replacing the earlier structures.

STATEMENT OF HERITAGE VALUE:

This shop/office building is an excellent example of an 1880s bluestone residence which has subsequently been converted to commercial use as part of the O'Connell Street retail area. It retains important stylistic elements including rendered masonry walls and corrugated iron hipped roof.

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

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

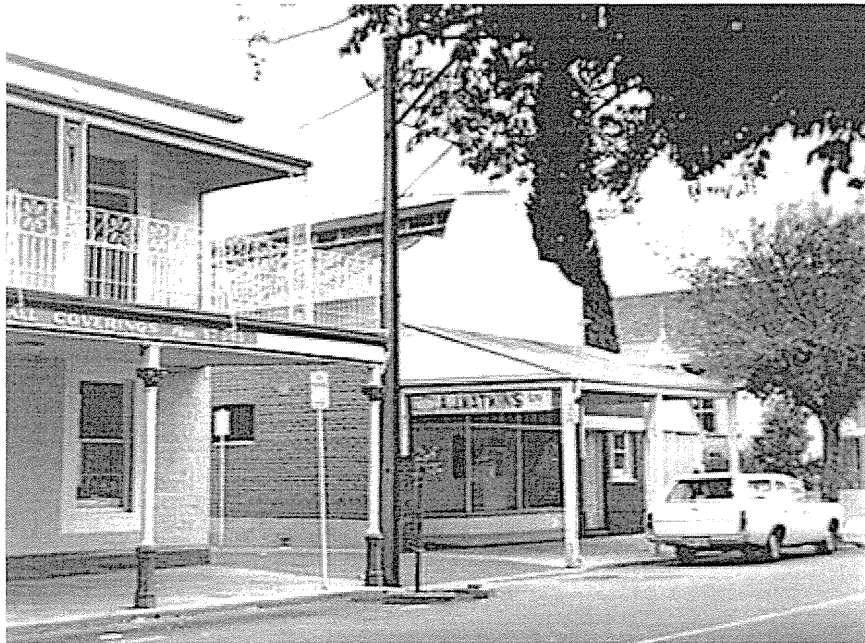
EXTENT OF LISTING:

External form, materials and details of this Victorian two storey former residence, including the walls and roof form associated with the house style. Later cantilevered balcony and shop fronts are not included.

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photographs B 28767 and B 38288

FORMER HOUSE, 127 - 129 Archer Street (cont)



SLSA - B28767 - 1974 View



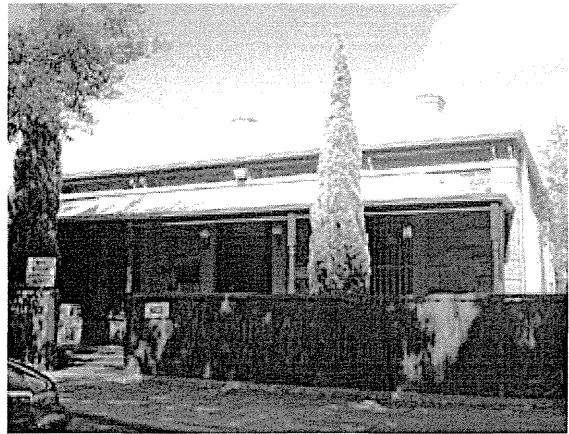
SLSA - B38288- 1980 View

HOUSE

Address:	163 Archer Street
Certificate of Title:	5758/411

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

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



HISTORY AND DESCRIPTION:

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

The eastern edge of Town Acre 789, along Walter Street to Archer Street was subdivided and developed by the time of the Smith Survey in 1880. The outline of this house is visible on the corner allotment. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

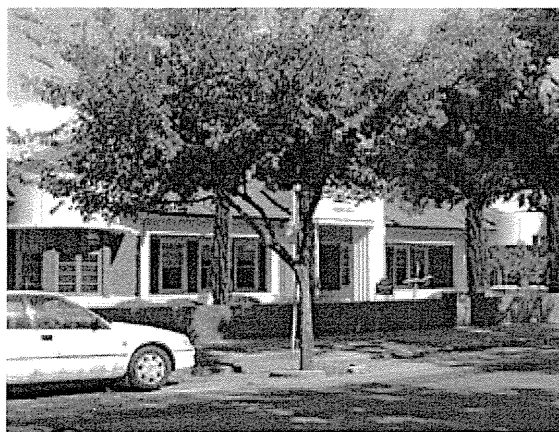
- Smith Survey 1880

LUTHERAN CHURCH OFFICE

Address: 197 Archer Street
Certificate of Title: 5316/510

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

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



HISTORY AND DESCRIPTION:

This building is currently used as the Lutheran Church Offices.

The single storey building is of a distinctive design. The long, essentially rectangular front block of the building has a central projecting portico and shallow stepped parapet of rendered masonry. At either end of the building semi-circular drum bays with horizontal bands of steel framed windows project forward of the front elevation. The wall surface is of face red brick and smooth render. A central fleche sits on the roof ridge.

Semidetached houses appear on this site in the 1880 Smith Survey and these were enlarged over time. This current building was constructed from 1939 and may have incorporated the earlier structures.

STATEMENT OF HERITAGE VALUE:

This building is an important institutional building within the residential area.

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

- (a) This office displays historical and social themes that are of importance to North Adelaide as it is an institutional building reflecting the continued growth of services in the area.
- (c) It has played an important part in the lives of local residents.
- (d) This office displays aesthetic merit and design characteristics of significance to North Adelaide, as it is a notable interwar institutional building of some architectural interest and merit.
- (e) It is associated with a notable event.

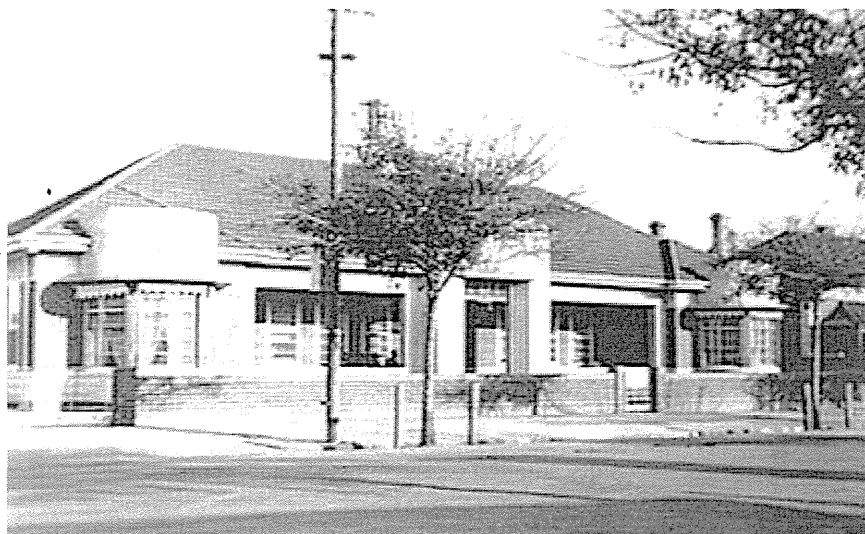
EXTENT OF LISTING:

The external form materials and details of the single storey institutional building including roof form and detail, brick and render walls and projecting bays, window and door configuration and joinery and roof fleche.

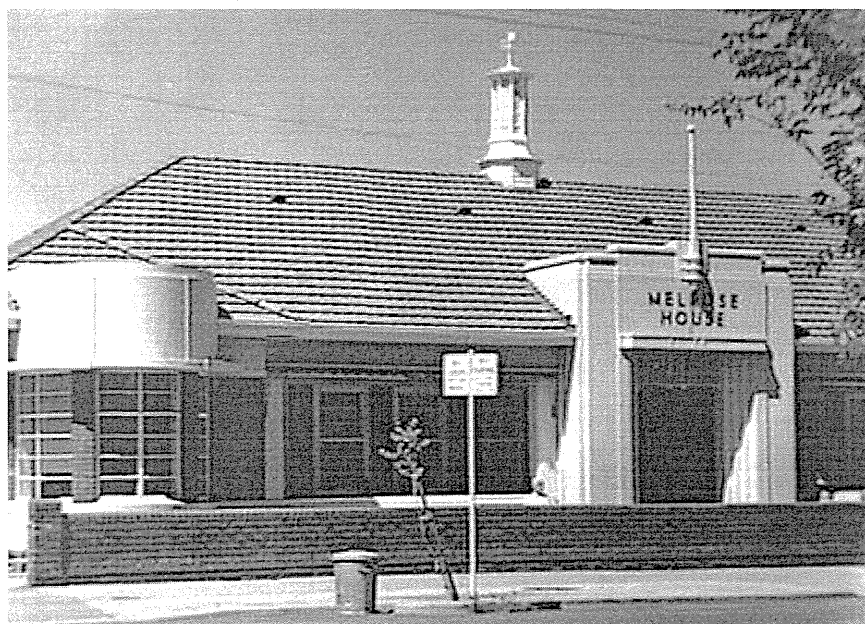
REFERENCES

- ACC Rate Assessments 1861-1939
- Smith Survey 1880
- LTO title records

LUTHERAN CHURCH OFFICE, 197 Archer Street (cont)



SLSA - B10496 - Photograph dated 1941



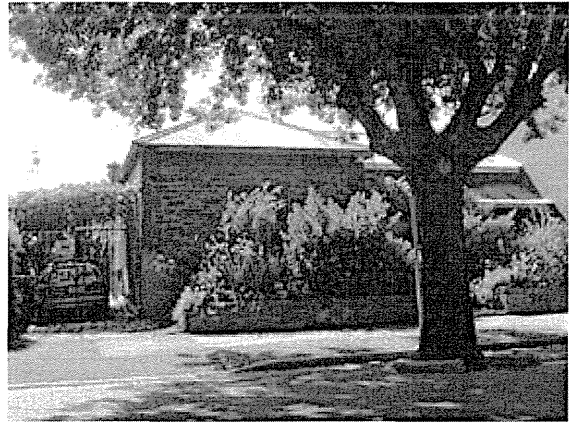
SLSA - B35017 - Photograph dated 1977

HOUSE

Address:	200 Archer Street
Certificate of Title:	5820/191

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s asymmetrical-fronted bluestone residence. It retains important stylistic elements including projecting front wing, brick quoins and facings to windows and doors and concave verandah.

The outline of this house is visible on Town Acre 817 in the Smith Survey. It was originally a semi-detached residence, but the other half of this pair has been demolished and new residences constructed. However its early date of construction and building style and materials make it an important place. This area of North Adelaide was closely developed by 1880 and subsequently developed further during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
- (d) This asymmetrical-fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of typical materials such as bluestone masonry walls, brick window and door dressings and concave verandah.

EXTENT OF LISTING:

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

REFERENCES

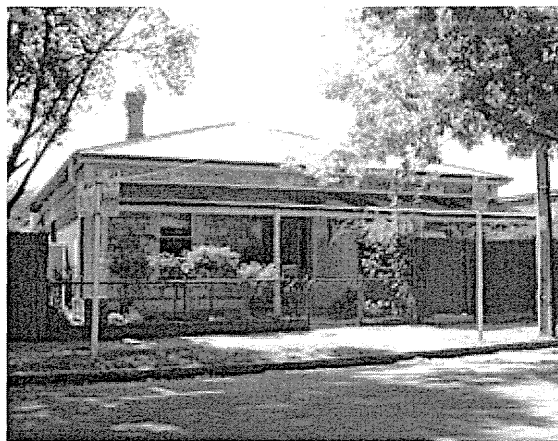
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 202 & 204 Archer Street
Certificate of Title: 5262/745; 5540/883

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

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this pair of Edwardian masonry residences, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

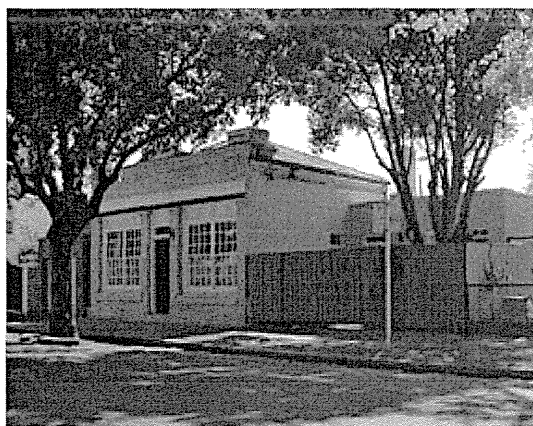
- Smith Survey 1880

FORMER SHOP

Address:	210 Archer Street
Certificate of Title:	5818/921

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

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

**HISTORY AND DESCRIPTION:**

In 1854 a four room cottage was built for William Hall on this site. By 1865 the cottage had been converted to a shop with the addition of large shop windows in the front elevation. In the 1850s and 1860s the surrounding small community comprised the nearby Wellington Hotel and about twelve tiny cottages which were mainly two or three room cottages constructed of brick or stone.

In the early 1870s the shop was owned by William Peacock who leased it out to various tenants for more than forty years. When the early shop was owned by A M Harvey, it underwent major additions in 1917 when the annual rateable value increased from £20 to £50.

The updating of the shop in 1917 and the building of the semi-detached dwellings at 202-204 in the same year, reaffirm the local community's prosperity.

STATEMENT OF HERITAGE VALUE:

This former shop is representative of the development of commercial facilities and services during the early Victorian period in North Adelaide. It contributes to the historic streetscape of Archer Street and reflects the creation of small local community centres within residential sections of North Adelaide.

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

- (a) This former shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (b) This former shop is representative of a way of life involving local shopping prior to the consolidation of retail facilities in shopping strips.
- (c) This former shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This former shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is a good example of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

External form, materials and details of this former shop, including the shop front configuration with pediment and roof form. Excludes later multi-paned shop windows.

REFERENCES

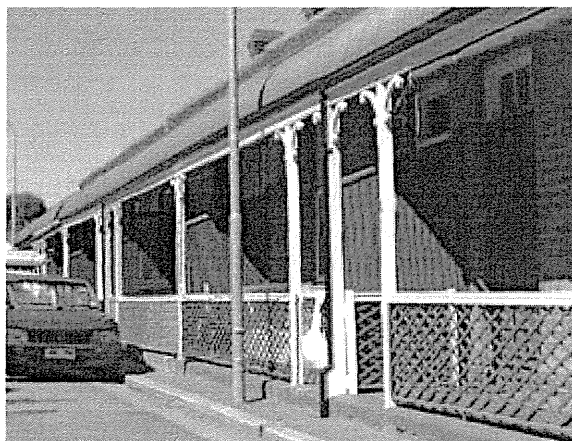
- ACC Rate Assessments 1851-1920
- Smith Survey 1880
- LTO Title records

ROW HOUSES

Address: 11-19 Arthur Street
Certificate of Title: 5319/978; 5361/789;
 5384/453; 5614/845;
 5712/585; 5883/442

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

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



HISTORY AND DESCRIPTION:

This house is part of an excellent example of attached row houses constructed as speculative property investment during the 1890s-1920s. It retains important stylistic elements including brick quoins to windows and doors, with cast iron decorative verandah frieze elements.

The park land edge of Town Acre 979 along Mann Terrace was subdivided and developed by the time of the Smith Survey of 1880. Arthur Street was subdivided and subsequently developed during the decades following. This row of houses remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences primarily for rental on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical example of a federation period row house displaying consistent use of typical materials such as masonry walls and simple roof form.

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian row of residences, incorporating the principal front rooms, the predominant roof form and the verandahs associated with the house style.

REFERENCES

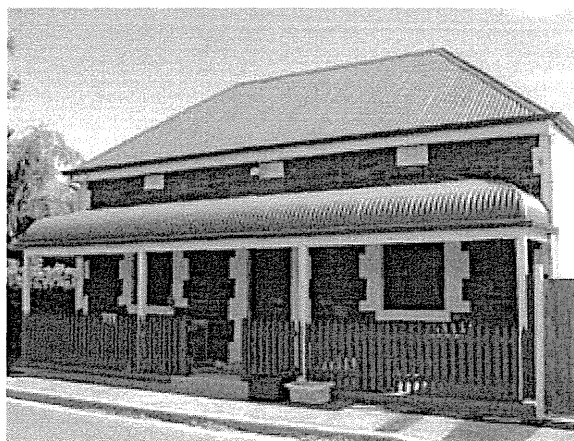
- Smith Survey 1880.

HOUSE

Address:	11 Ashley Street
Certificate of Title:	5362/761

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 912 was partially subdivided and developed by the time of the Smith Survey in 1880. Ashley Street had been created, although un-named, and this house had been constructed by that time. The rest of the Town Acre was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style. Excludes later verandah.

REFERENCES

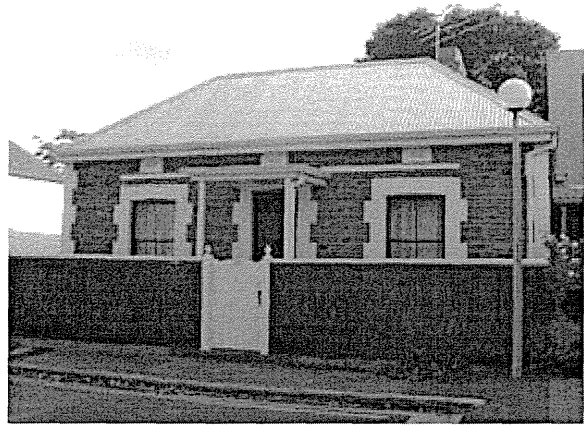
- Smith Survey 1880

HOUSE

Address: 15 Ashley Street
Certificate of Title: 5747/290

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 912 was partially subdivided and developed by the time of the Smith Survey in 1880. Ashley Street had been created, although un-named, and this house had been constructed by that time. The rest of the Town Acre was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms, and the predominant roof form associated with the house style. Excludes porch.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 7 Barnard Street
Certificate of Title: 5082/22

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 794 was subdivided into four long blocks and the outline of this house without its front projecting wing is visible on this allotment by the time of the Smith Survey in 1880. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, incorporating the principal front rooms, and the predominant roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 11 Barnard Street
Certificate of Title: 5086/944

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a c1890s residence of a transitional design between the Victorian and Edwardian periods. It retains important stylistic elements including stone masonry wall construction, combined with roof form incorporating the verandah, corrugated iron roof, brick quoins and facings to windows and doors, with decorative timber verandah elements to the projecting central gable.

Town Acre 794 was subdivided into four long blocks by the time of the Smith Survey in 1880, and this allotment was not developed until the decade following. This house remains an important indication of the type of residences constructed during the 1890s-1900s, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

The original external form, materials and details of the two storey residence including roof and verandah form, materials and detail, masonry walls and chimneys, window and door configuration and joinery.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 17 & 19 Barnard Street
Certificate of Title: 5463/138; 5119/595

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

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



HISTORY AND DESCRIPTION:

This dwelling dates to 1854 when Adelaide City Rate Assessments for December 1854 referred to '2 houses commenced'. Given an annual rateable value of £50 when they were being built, they were assessed separately as semi-detached houses, and remained on one title until into the twentieth century. The form of the property has not changed from the 1880 Smith Survey and building maps of 1984. The early date of construction is reflected in the simple form and details of the dwellings. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth.

A significant number of 1850s and 1860s residences, like this pair, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres during the 1850s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s residence displaying consistent use of materials such as rendered masonry walls, and simple form and detailing.

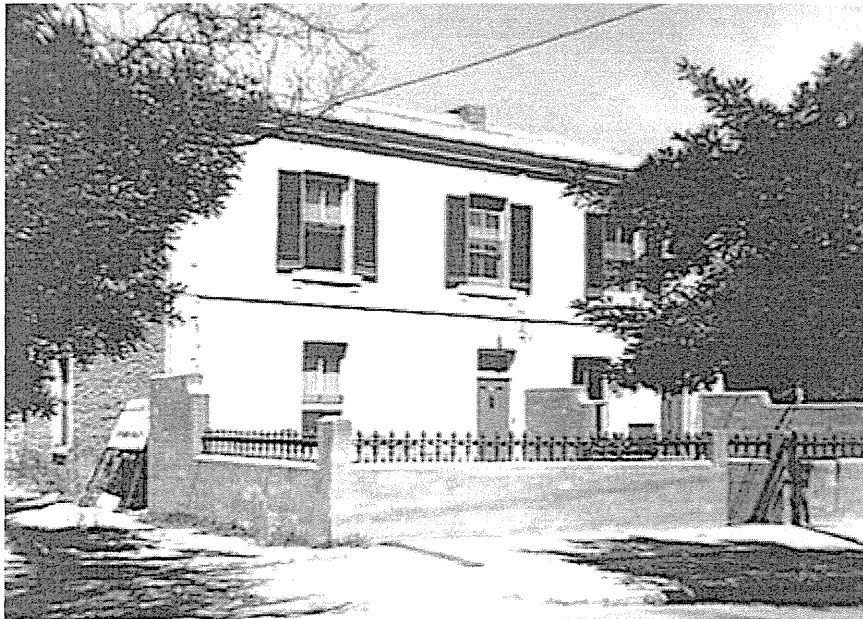
EXTENT OF LISTING:

The external form, materials and detailing of the two storey attached early Victorian residences including roof form, masonry walls and front parapet, window and door configuration and detail. Later verandah not included.

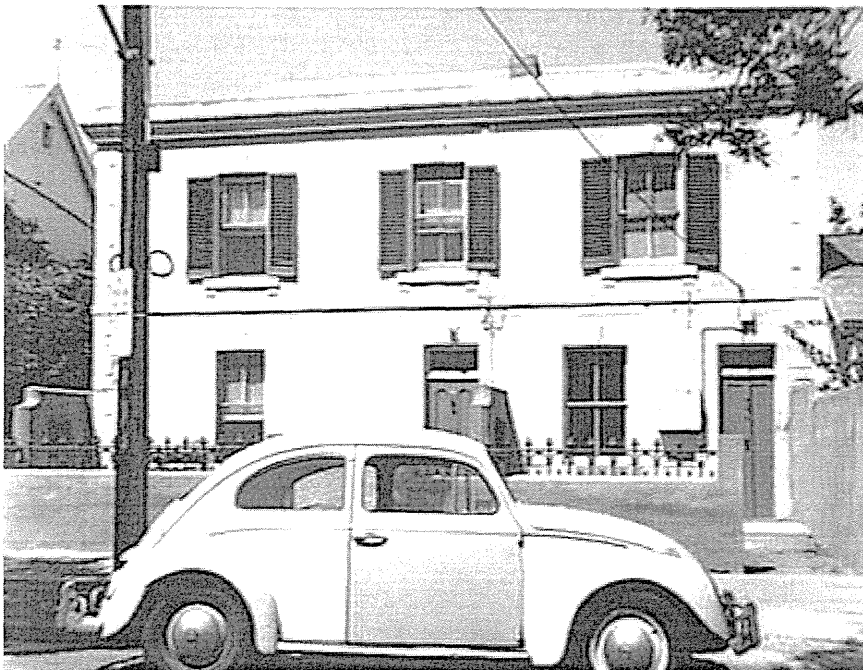
REFERENCES

- ACC Rate Assessments 1854-1871
- Smith Survey 1880
- LTO Title records

SEMI-DETACHED HOUSES, 17 & 19 Barnard Street (cont)



SLSA - B38095 - 1980



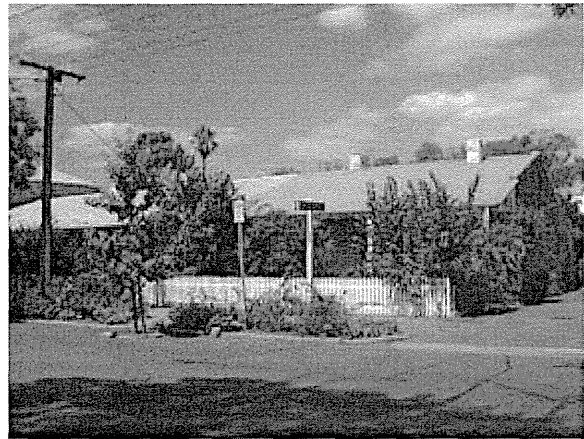
SLSA - B38094 - 1980

ROW HOUSES

Address: 21, 25, 29 Barnard Street
Certificate of Title: 5328/234; 5303/939;
 5123/897

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

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



HISTORY AND DESCRIPTION:

This row of three single storey houses, which were recorded in December 1866 as unfinished houses, were completed in 1867. They were built for Thomas Hobson who rented them out. Row houses were once a common form of speculative housing in North Adelaide, intended for tenants of limited means. This row is an excellent example of 1860s simple workers cottages and its outline is visible on Town Acre 795 in the Smith Survey of 1880. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are typically one or two rooms in depth.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

The external form, materials and details of the early Victorian single storey row of attached residences, including roof form, masonry walls, window and door configuration and detail.

REFERENCES

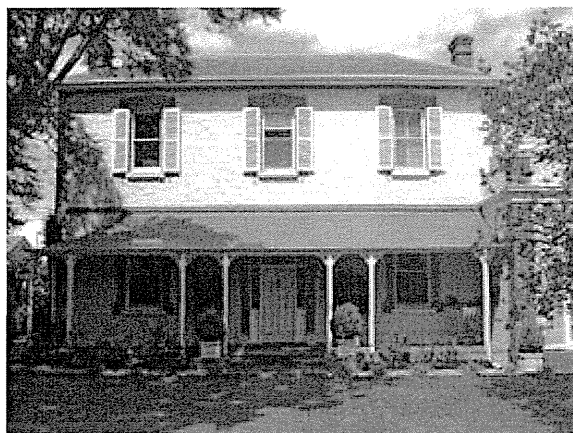
- ACC Smith Survey 1880
- LTO Title records

HOUSE

Address: 35 Barnard Street
Certificate of Title: 5774/428

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

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



HISTORY AND DESCRIPTION:

This residence was the first structure to be built on Town Acre 795, when the first part of it was built in 1864 for George Howell. It has not yet been determined as to whether it was initially a single storey structure. However, when George Howell sold the property to James Porter the rate assessments for October 1867 had more than doubled, suggesting the original dwelling may have been made into two storeys at this time.

While the plan of the dwelling has been extended to the west since it was delineated on the 1880 Smith Survey, its set back on the property remains the same and it retains its pre 1880 character. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth.

A significant number of small residences, like this two storey residence, remain from the early period of housing development in North Adelaide during the 1860s.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

The external form, materials and details of the two storey early Victorian residence including roof and verandah form, masonry walls and chimneys, window and door configuration and joinery. Also includes interior. Later additions to western side not included.

REFERENCES

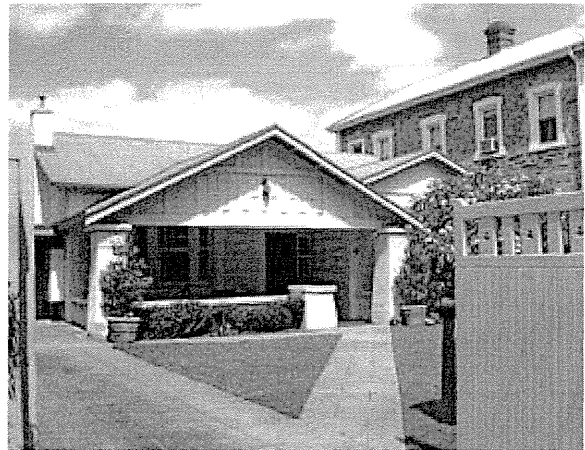
- ACC Rate Assessments 1857-1870
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 43 (41-45) Barnard Street
Certificate of Title: 5585/400

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

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



HISTORY AND DESCRIPTION:

This house is a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends, pebble dash and brick chimneys, masonry verandah pillars, masonry walls.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, verandahs with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

Original external form, materials and details of the Inter-War Bungalow style residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

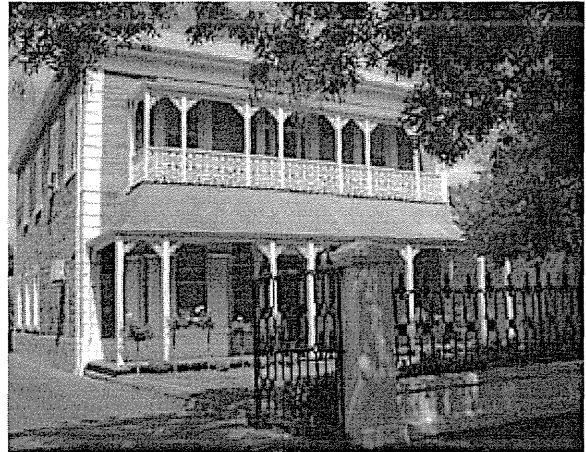
REFERENCES

HOUSE & FENCE

Address: 47 Barnard Street
Certificate of Title: 5112/791

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

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



HISTORY AND DESCRIPTION:

Constructed in 1887-8 as a 12-15 roomed dwelling for M Odum, this house is an excellent example of an 1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

There were two houses built on TA496 by 1880 but the site of this house was vacant. This area of North Adelaide developed during the decade following the extension of the tramway up O'Connell Street in 1878. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian two storey residence displaying consistent use of typical materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

The original external form, materials and details of the two storey residence including roof and verandah form, materials and detail, masonry walls and chimneys, window and door configuration and joinery and masonry and iron front fence.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 55 Barnard Street
Certificate of Title: 5187/590, 5482/397

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

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



HISTORY AND DESCRIPTION:

This house is good example of Victorian asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors. The later verandah is not included.

There were two houses built on TA496 by 1880 but the site of this house was vacant. This area of North Adelaide developed during the decade following the extension of the tramway up O'Connell Street in 1878. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, including walls and roof form associated with the house style. The later verandah is not included.

REFERENCES

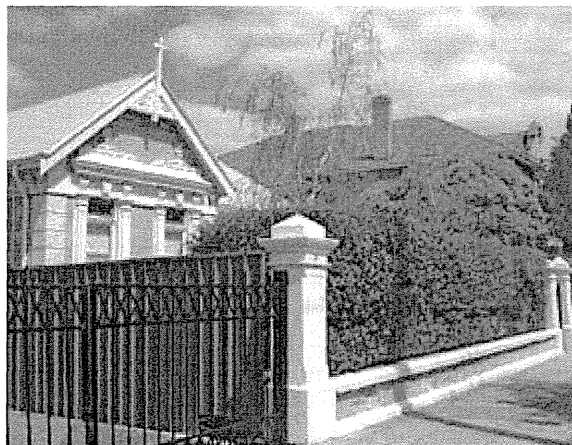
- Smith Survey 1880

HOUSE & FENCE (MOTHER MARY POTTER HOME)

Address: 63 Barnard Street
Certificate of Title: 5888/266

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a late Victorian asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This house is constructed on Town Acre 497 which was completely undeveloped at the time of the Smith Survey in 1880. This area of North Adelaide developed during the decades following the extension of the tramway up O'Connell Street in 1878. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this late Victorian asymmetrically fronted residence, including walls and roof form, ornate render front window dressings and the masonry and iron front fence associated with the house style

REFERENCES

- Smith Survey 1880

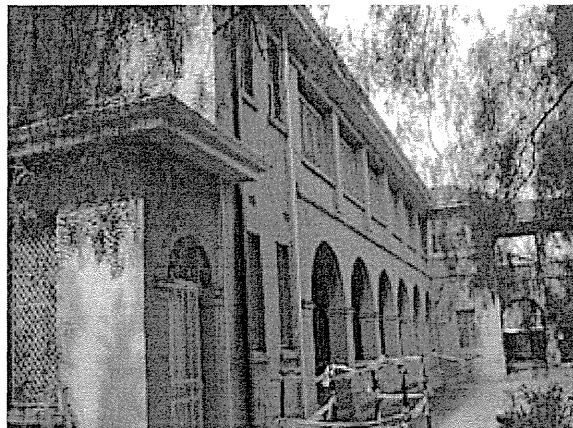
CONVENT OF THE MATERNAL HEART

Address: 69 Barnard Street
Certificate of Title: 5888/266

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

Heritage Status: Nil
Other Assessments: Townscape 1993
Heritage of the City of Adelaide, ACC, 1990

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The convent of the Little Company of Mary was constructed during 1929-30. It forms an important part of the Calvary Hospital complex along with the chapel and other buildings and sections of the hospital. The convent and the chapel were designed by the architectural firm of Woods Bagot Laybourne Smith.

The convent has characteristic form and detailing of the Mediterranean idiom which was a hallmark particularly at that time of the architectural designs of Walter Hervey Bagot. It is finished in natural unpainted render and incorporates arched front recessed balcony and entrance and arcaded side loggias.

STATEMENT OF HERITAGE VALUE:

The convent building is an important element in the Calvary Hospital complex and reflects the involvement in the hospital of the religious order of nuns, the Little Company of Mary.

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

- (a) The convent building displays historical and social themes that are of importance to North Adelaide as it represents the growth of health care in the area associated with Calvary Hospital, and directly reflects the management of the hospital by the Little Company of Mary and the philanthropic work of the Catholic Church.
- (b) It represents customs or ways of life that are characteristic of the local area as the hospital has functioned in this section of North Adelaide since its inception before 1900.
- (c) It has played an important part in the lives of local residents as focus of health and hospital care in north Adelaide and the wider community
- (d) The convent building displays aesthetic merit and design characteristics of significance to North Adelaide as it is an important institutional building in the area designed by the firm of Woods Bagot Laybourne Smith.

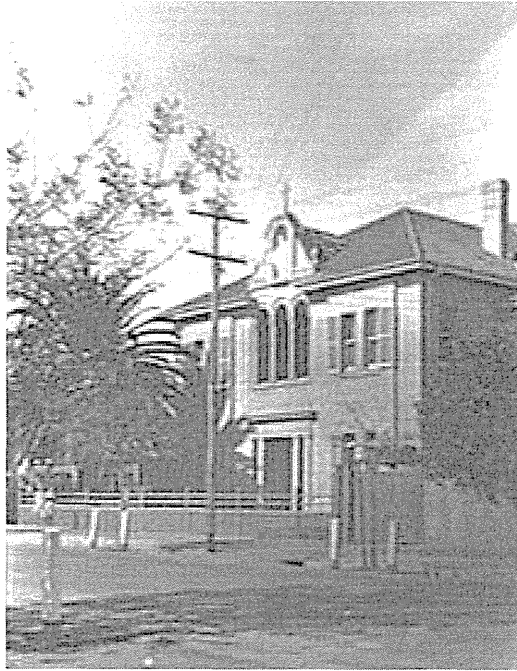
EXTENT OF LISTING:

The external form, materials and details of the two storey 1930 convent building including roof form, unpainted rendered masonry walls, chimneys and arcaded sections, window and door configuration and joinery.

REFERENCES

- Town Acre 798 - early photo collection
- City of Adelaide Heritage Survey 1981 - File 28/0209.2

CONVENT OF THE MATERNAL HEART, 69 Barnard Street (cont)



SLSA - B5933 - Convent soon after completion in 1931

HOUSE (GLENDALOUGH) & FENCE

Address:	98 Barnard Street
Certificate of Title:	5300/840
Use:	Residence
Current Precinct:	R1
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (City Significance)
Other Assessments:	Nil
Conservation Reports:	Nil

**HISTORY AND DESCRIPTION:**

This is an excellent example of an Edwardian period residence which displays a full range of typical design elements including a complex roof form clad in Marseilles tiles, timber roof gable end details, rock faced freestone walls with face red brick panels and window and door dressings, gable ended projecting verandah porch with timber posts and bracketing, window hoods and tall brick chimneys capped with terra cotta chimney pots. It is stylistically a variation of the Queen Anne style characteristic of the Federation period.

The allotment on which this house is located was subdivided from a property owned by Bayfield Moulden which occupied the full Town Acre 809 in 1880. TC Craven bought half an acre on the western part of the town acre and built two houses. This property was built in 1913 by contractor GW Walsh for £1500. Craven's other house at 52 Hill Street was built in 1917.

This house remains an important indication of the type of residences constructed after that time, and the use of design sources from Europe and Britain including Queen Anne, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

The external form, materials and details of this Edwardian/Federation period residence including roof and verandah form, masonry walls and chimneys, window and door configuration and joinery and masonry and iron front fence. Also includes interior of residence and masonry and iron fence.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans
- ACC Building Surveyors Dept - Return of Surveyor's Notices
- ACC Rate Assessments
- ACC Smith Survey 1880
- LTO CTs 3259/200, 5300/840

HOUSE & FENCE PLINTH

Address: 112 Barnard Street
Certificate of Title: 5254/793

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

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



HISTORY AND DESCRIPTION:

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

Town Acres 808 and 809 were subdivided into long narrow blocks and this house and three others the same were constructed by the time of the Smith Survey in 1880. This house remains an important indication of the type of residences constructed during the 1870s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the walls, verandah form, roof form and the front fence associated with the house style, excluding the metal railing.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 113 Barnard Street (cnr
37 Hill Street)
Certificate of Title: 5744/220

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

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



HISTORY AND DESCRIPTION:

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

Town acre 799 was undeveloped at the time of the Smith Survey in 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

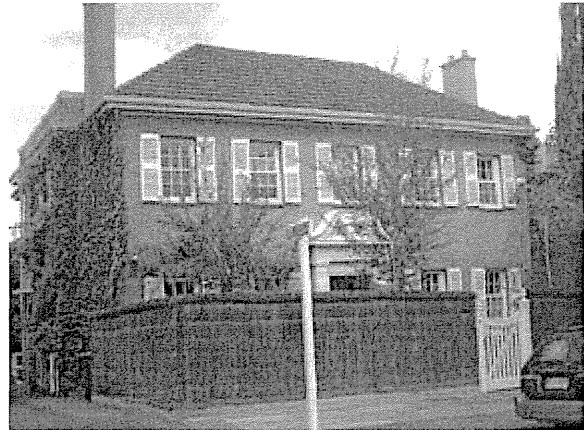
- Smith Survey 1880

HOUSE

Address: 117 Barnard Street
Certificate of Title: 5846/893

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

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



HISTORY AND DESCRIPTION:

According to the *Register of Twentieth Century Architecture*, Guy Makin is the architect of this dwelling. The register described the rendered masonry house as 'a pretty house in the Georgian style, not as interesting as the architect's earlier work, provides a foil for emerging modern domestic architecture'. Much of Makin's work is associated with large villas for the well-to-do before the 1950s, of which there are several examples in upper North Adelaide. His work can be compared to FK Milne who, in this period, was also building Georgian styled residences and commercial properties within and outside Adelaide.

This house was built for Darian Smith who was a highly acclaimed South Australian photographer of the period. Application to build the residence was made in June 1939. It cost £3800 to build and the contractor was F Fricker.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian revival architecture of the time.

The significant number of stone and brick residences, like this house, constructed in the Post War period after 1950 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence during the Inter War period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the Inter War period displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing. It was designed by architect Guy Makin.

EXTENT OF LISTING:

External form, materials and details of this Inter War Georgian revival style residence, incorporating the walls, the details of the front elevation and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans June 1939
- LTO Title records
- RAI, *Register of Twentieth Century Architecture in SA*, 1986.

HOUSE, 117 Barnard Street (cont)



SLSA - B9539 - 1940

HOUSE & FENCE

Address: 118 Barnard Street
Certificate of Title: 5846/893

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

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



HISTORY AND DESCRIPTION:

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

Town Acres 808 and 809 were subdivided into long narrow blocks and this house and three others the same were constructed by the time of the Smith Survey in 1880. This house remains an important indication of the type of residences constructed during the 1870s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms, the verandah form, the predominant roof form and the front fence associated with the house style.

REFERENCES

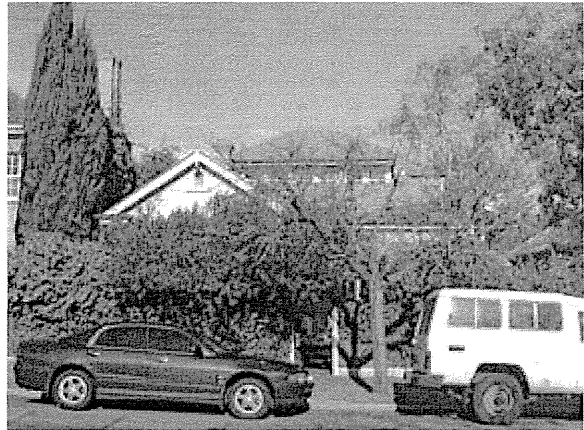
- Smith Survey 1880

HOUSE

Address: 123 Barnard Street
Certificate of Title: 5523/335

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

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



HISTORY AND DESCRIPTION:

This house is good example of an 1880s-1890s asymmetrically fronted painted sandstone residence. It retains important stylistic elements including projecting front wing with bay window, brick chimneys and concave verandah. The house has recently been extended with a two storey section to the rear.

Town Acre 803 on which this house is constructed was undeveloped in 1880 at the time of the Smith Survey. This area of North Adelaide developed during the decades following the extension of the tramway up O'Connell Street in 1878. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is a good example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials commonly in use at that time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of typical materials such as sandstone walls, brick chimneys, front verandah and other elements.

EXTENT OF LISTING:

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

REFERENCES

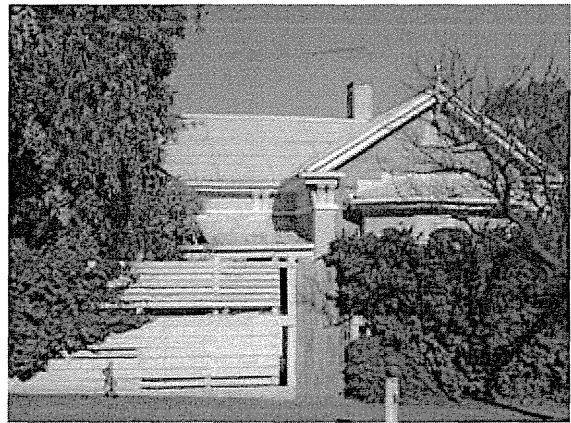
- Smith Survey 1880

HOUSE

Address: 125 Barnard Street
Certificate of Title: 5727/109

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

Town Acre 803 on which this house is constructed was undeveloped in 1880 at the time of the Smith Survey. This area of North Adelaide developed during the decades following the extension of the tramway up O'Connell Street in 1878. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

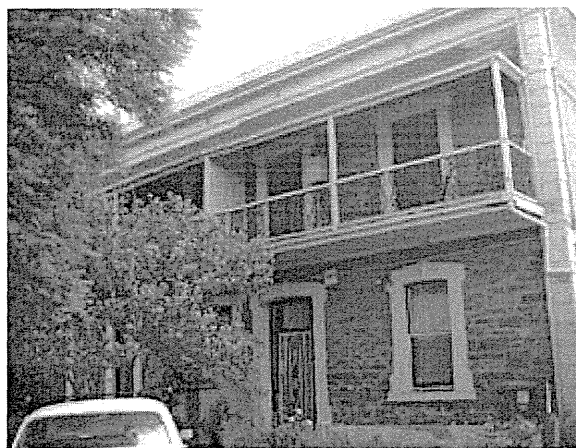
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 150 & 152 Barnard Street
Certificate of Title: 5129/747; 5143/5957

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

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



HISTORY AND DESCRIPTION:

This pair of semi-detached terrace houses, constructed of bluestone with a rendered parapet, was built for J E Scott between 1871 and 1877. While the adjacent property at 156-58 was built in 1871 as a two storey structure, this pair at 150-52 Barnard Street appears to have been built in three stages.

Using information from the Adelaide City Council annual rate assessments, it appears that the first part of the terrace at 152 was built as a one storey structure in 1874 when it was given a rateable value of £25. In 1876 a two storey house was built alongside at 150 Barnard Street and was rated at £70. In 1877 the annual rateable value for one storey terrace was more than doubled when it was assessed at £60, suggesting it had been added to, to become the two storey structure which is there now.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this pair of two storey Victorian single fronted residences, incorporating the walls, parapet and roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1864-1880
- Smith Survey 1880
- LTO Title records

SEMI-DETACHED HOUSES

Address: 156 & 158 Barnard Street
Certificate of Title: 5875/793; 5875/784

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

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



HISTORY AND DESCRIPTION:

This pair of two storey semi-detached houses was built for JE Scott between 1871 and 1877. This property was built in 1871 and given an annual rateable value of £80 which is high for a pair of terrace houses in this period. While no 158 retains its face bluestone and render detail, no 156 has been rendered although the form of the structure has not been altered.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this pair of two storey Victorian symmetrically fronted residences, incorporating the walls, roof and verandah form associated with the house style.

REFERENCES

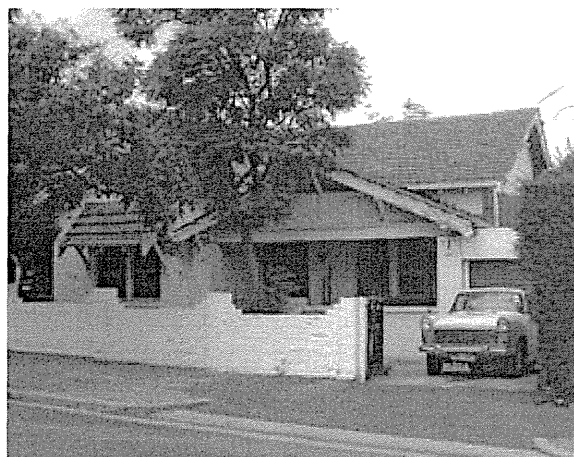
- ACC Rate Assessments 1864-1880
- Smith Survey 1880
- LTO Titles records

HOUSE

Address: 161 Barnard Street
Certificate of Title: 5423/430

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends, pebble dash and brick chimneys, masonry verandah pillars, brick walls.

This style of house was constructed as infill (or replacement) development as Town Acres in Upper North Adelaide were further subdivided between the wars. This house remains an important indication of the type of residences constructed at that time, and evidence of the use of new styles of domestic architecture during this period.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick walls, strapped gable ends, verandahs with masonry pillars.

EXTENT OF LISTING:

Original external form, materials and details of the Inter-War Bungalow style residence, incorporating the walls and roof form, the gabled verandah form and window hoods associated with the house style.

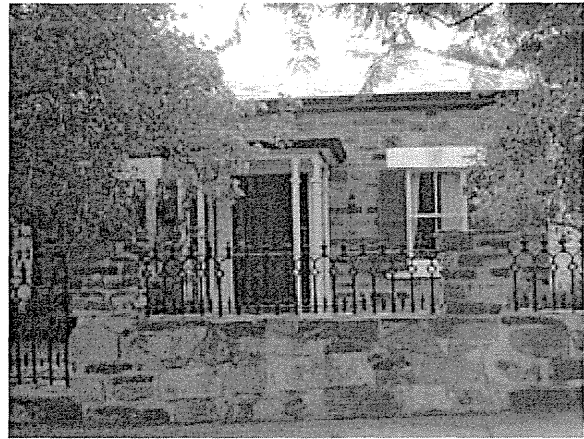
REFERENCES

HOUSE

Address: 164 Barnard Street
Certificate of Title: 5295/759

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 805 was subdivided and developed by the time of the Smith Survey of 1880 and the outline of this house is visible. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, incorporating the walls and roof form associated with the house style. The front porch is excluded from the listing.

REFERENCES

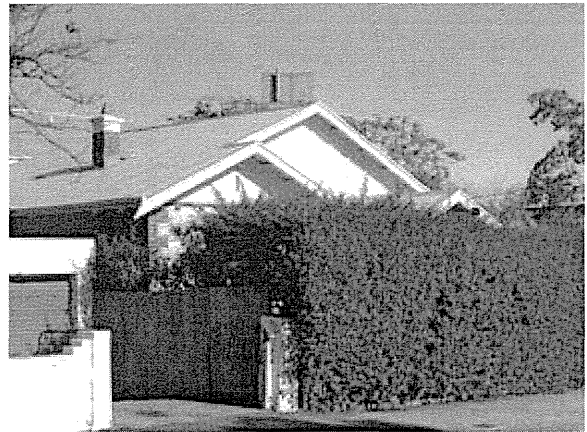
- Smith Survey 1880

HOUSE

Address: 165 Barnard Street
Certificate of Title: 5405/330

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

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



HISTORY AND DESCRIPTION:

This house is a good example of a modest 1920s-1930s Inter-War Bungalow style residence. It is simple in form with a single main roof ridge which is divided into gable ends and a lower verandah ridge to the front elevation.

STATEMENT OF HERITAGE VALUE:

This house is a good example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends, render and brick chimneys and stone walls with brick quoining.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
 - (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War residence displaying consistent use of typical materials such as brick and freestone walls, strapped gable ends, and a gable ended verandah.
-

EXTENT OF LISTING:

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

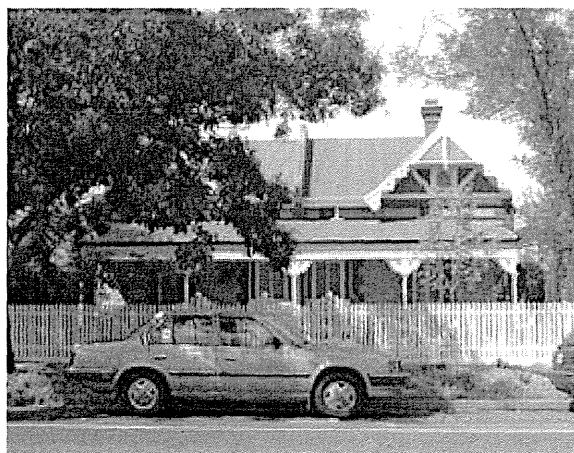
REFERENCES

SEMI-DETACHED HOUSES

Address: 11&12 Barton Terrace East
Certificate of Title: 5609/584; 5854/892

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements and bullnose verandah roof profile.

This area of North Adelaide was subdivided before the 1880s and subsequently developed during the decades following. This pair of houses remains an important indication of the type of residences constructed during the Edwardian period, and the use of design sources from Europe and Britain including Queen Anne, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this pair of Edwardian masonry semi-detached residences, including the walls, roof and verandah form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 14 Barton Terrace East
Certificate of Title: 5192/913

Use: Nil
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 17 Barton Terrace East
Certificate of Title: 5733/541

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The outline of this house and the adjacent house is visible in Town Acre 914 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 19 Barton Terrace East
Certificate of Title: 5412/361

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. Its original verandah has been replaced by a small central porch.

The outline of this house and the adjacent house is visible in Town Acre 914 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted residence, incorporating the principal front rooms and the predominant roof form associated with the house style. Excludes entrance porch.

REFERENCES

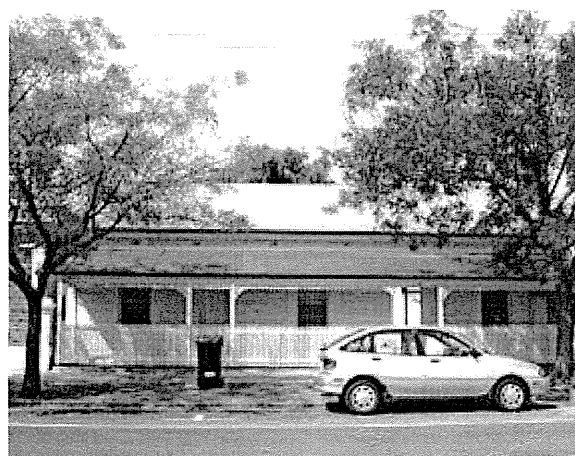
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 21 Barton Terrace East
Certificate of Title: 5523/333

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1870s-1880s single and double fronted semi-detached cottage. It retains important stylistic elements including rendered quoins and facings to windows and doors and a verandah with cast iron decorative bracket and frieze elements. The random stonework of the walls is now painted.

The outline of this pair of houses is visible on Town Acre 915 in the Smith Survey of 1880. This pair of cottages remains an important indication of the type of semi-detached residences constructed during the 1870s, and the use of random stonework as a walling material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of single and double fronted cottages displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of single and double fronted cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as random stone masonry walls, moulded render and verandah with decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

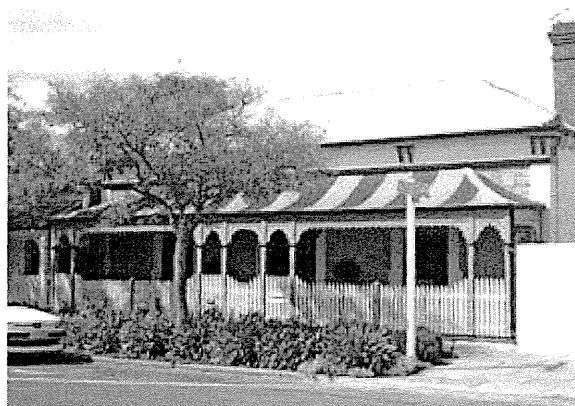
- Smith Survey 1880

HOUSE

Address: 23 Barton Terrace East
Certificate of Title: 5814/861

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements and eaves brackets.

The Smith Survey of 1880 shows Town Acre 915 closely developed except for the allotment on which this house was constructed during the 1880s. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

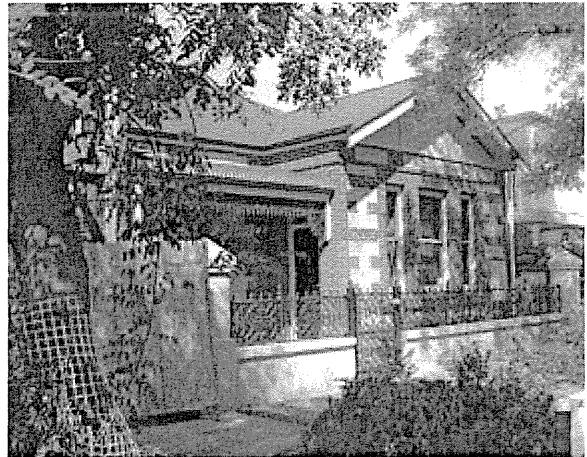
- Smith Survey 1880

HOUSE

Address: 29 Barton Terrace East
Certificate of Title: 5266/543

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone and brick wall construction, combined with complex roof form, corrugated iron roof, decorative brick details, timber battened and roughcast render gable end and a verandah with cast iron decorative bracket and frieze elements.

Town Acre 915 is bisected by Margaret Street and the allotments in this area were smaller than the subdivision pattern of the Town Acres to the west along Barton Terrace. This house was constructed on a small allotment which was vacant apart from a small structure in 1880. This house remains an important indication of the type of residences constructed during the 1890s, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE & WALL

Address: 32 Barton Terrace East
Certificate of Title: 5216/267

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 916 and 917 subdivided into four large allotments each the full depth of the acre, and a substantial house with front verandah erected on each, with a boundary fence and wall around each property. This house is one of those, of which four are left. It remains an important indication of the type of residences constructed at that time during the 1870s and 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

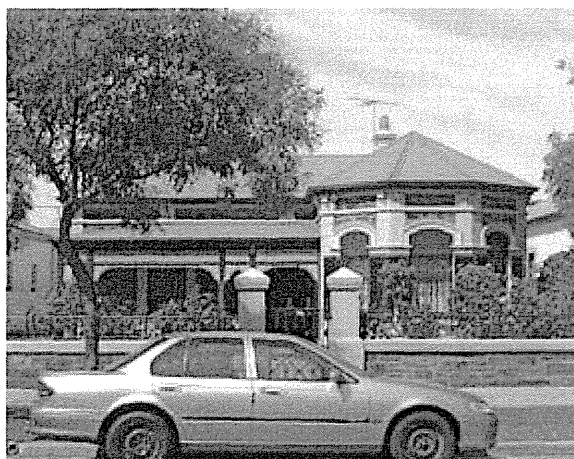
- Smith Survey 1880

HOUSE & FENCE & WALL

Address: 34 Barton Terrace East
Certificate of Title: 5268/49

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 916 and 917 subdivided into four large allotments each the full depth of the acre, and a substantial house with front verandah erected on each, with a boundary fence and wall around each property. This house is one of those, of which four are left. It remains an important indication of the type of residences constructed at that time during the 1870s and 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of typical materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

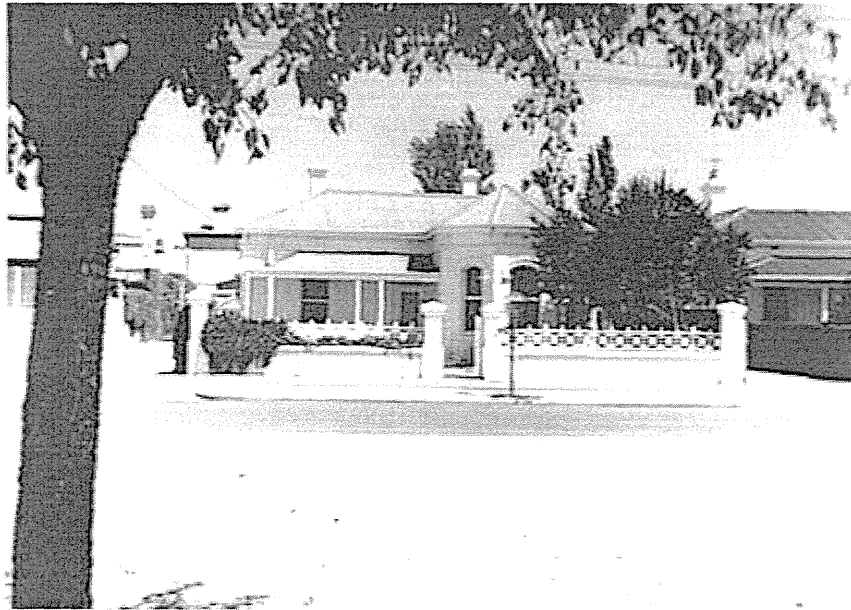
EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE & WALL, 34 Barton Terrace East



SLSA - B28740 - 1974

HOUSE & FENCE

Address: 37 Barton Terrace East
Certificate of Title: 5333/698

Use: Office
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 916 and 917 subdivided into four large allotments each the full depth of the acre, and a substantial house with front verandah erected on each, with a boundary fence and wall around each property. This house is one of those, of which four are left. It remains an important indication of the type of residences constructed at that time during the 1870s and 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of typical materials such as bluestone masonry walls, detailed render and highly decorative cast iron (to fence).

EXTENT OF LISTING:

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

REFERENCES

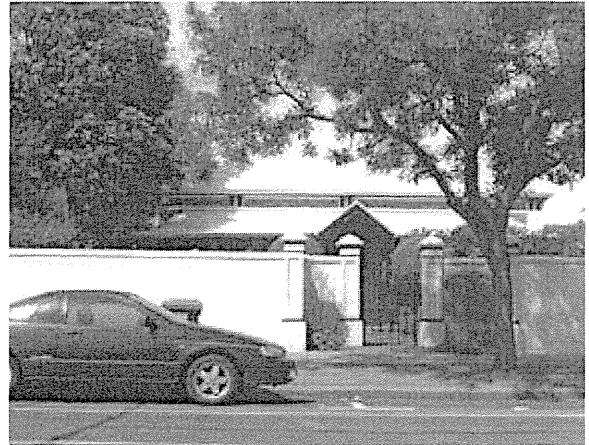
- Smith Survey 1880

HOUSE

Address: 42 Barton Terrace East
Certificate of Title: 5187/255

Use: Residence
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 916 and 917 subdivided into eight large allotments each the full depth of the acre, and a substantial house with front verandah erected on each, with a boundary fence and wall around each property. This house is one of those, of which four are left. It remains an important indication of the type of residences constructed at that time during the 1870s and 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

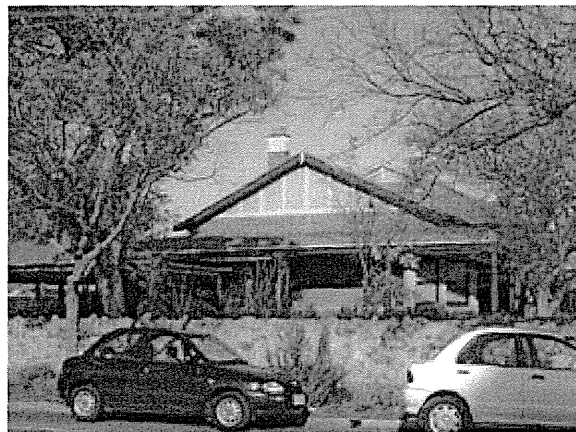
- Smith Survey 1880

HOUSE

Address: 54 Barton Terrace East
Certificate of Title: 5472/255

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a late Edwardian red face brick residence. It retains important stylistic elements including face brick walls, tall brick and stucco chimneys, stucco and timber battened gable, vented roof and bullnose verandah roof profile.

The Smith Survey of 1880 shows Town Acre undeveloped along Barton Terrace. This house remains an important indication of the type of residences constructed during the turn of the century, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

The significant number of brick residences, like this house, constructed at the end of the Edwardian period, throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

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

EXTENT OF LISTING:

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

REFERENCES

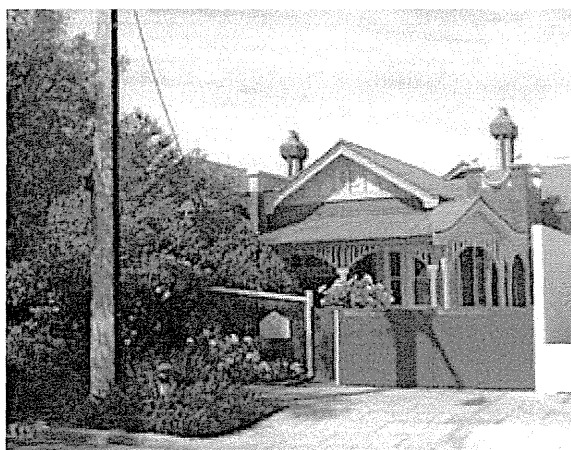
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 55 & 57 Barton Terrace East
Certificate of Title: 5728/739-740

Use: Residential
Current Precinct: R7
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1890s-1920s semi-detached Edwardian residence constructed during the Federation period. It retains important stylistic elements including face brick walls, tall brick chimneys, stucco and timber gables, complex roof forms, elaborate gable ends, decorative timber verandah elements, and verandah roof profile.

The Smith Survey of 1880 shows Town Acre undeveloped along Barton Terrace. This pair of house remains an important indication of the type of residences constructed during the turn of the century, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES, 55 & 57 Barton Terrace East (cont)



SLSA - B13833 - 1957

3 PAIRS OF SEMI-DETACHED HOUSES

Address: 101-109 Barton Terrace East
Certificate of Title: 5544/971

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

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

Conservation Reports: Nil



101-103 Barton Terrace East

HISTORY AND DESCRIPTION:

Ru Rua Mansions consists of three pairs of semi-detached two storey residences. They were constructed in 1902 to the design of architect F W Dancker for jeweller W H Stevenson. The group of buildings was sold to a syndicate of Adelaide medical practitioners in 1920, to be used as Ru Rua hospital. The hospital closed in 1980, and the houses were converted back to residential use. The design of the houses reflects Queen Anne style, massing and detailing and each combines two dwellings within the appearance of one house.

STATEMENT OF HERITAGE VALUE:

Ru Rua Mansions are one of the predominant groups of substantial houses from the Edwardian period in North Adelaide. They are an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflect the design, details and building materials commonly in use at that time.

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

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

- (a) These houses display historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres facing the park lands, particularly during the 1890s-1920s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical Edwardian residences displaying consistent use of typical materials such as sandstone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.
- (e) Ru Rua Mansions are associated with notable medical practitioners of the early twentieth century in Adelaide during the time they were used as a hospital.

EXTENT OF LISTING:

External form materials and detail of the 1902 attached residences, including roof and verandah form and detail, masonry walls and chimneys, window and door configuration. Also includes interiors.

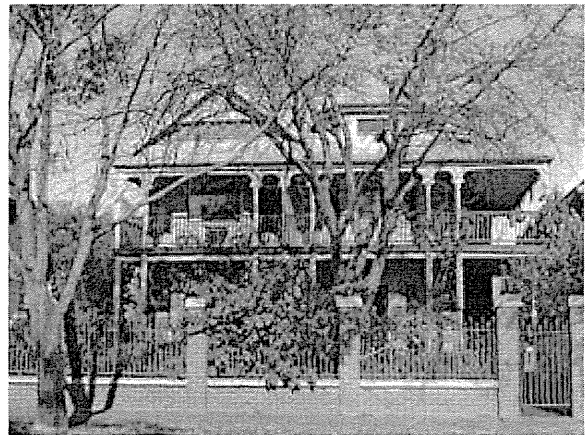
REFERENCES

- Marsden et al. *Heritage of the City of Adelaide* 1990 p288-9

3 PAIRS OF SEMI-DETACHED HOUSES, 101-109 Barton Terrace East (cont)



107 Barton Terrace East



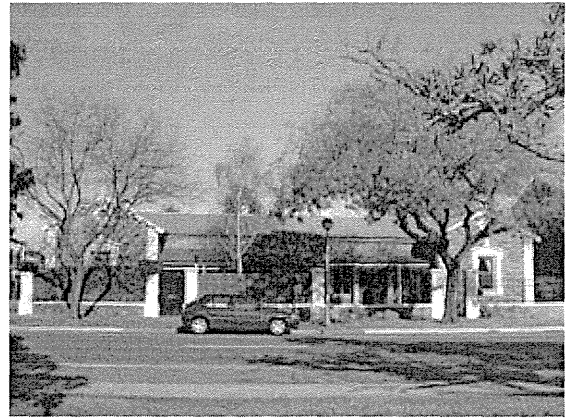
109 Barton Terrace East

SEMI-DETACHED HOUSES & FENCE

Address: 117 & 119 Barton Terrace East
Certificate of Title: 5215/397; 5514/53

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1870s-1880s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and verandah. It also retains a masonry fence plinth and pillars characteristic of this house style.

The outline of this pair of houses is shown in Town Acre 948 on the 1880 Smith Survey of the city. They sit on the corner of Queen Elizabeth Street, now known as Travers Place, which was surveyed to allow development in the centre of the Town Acre. This pair of houses remains an important indication of the type of semi-detached residences constructed during the 1870s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian semi-detached residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted pair of semi-detached residences, including the walls, verandah and roof form and the masonry pillars and base of the front fences associated with the house style.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 133 & 134 Barton Terrace East
Certificate of Title: 5868/732; 5736/966

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

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



HISTORY AND DESCRIPTION:

This pair of houses is a good example of a semi-detached 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including quoins and facings to windows and doors, and verandah.

The outline of this pair of houses is shown in Town Acre 950 on the Smith Survey of 1880. The whole of the Town Acre was closely developed by this time. This pair of houses remains an important indication of the type of semi-detached residences constructed during the 1870s.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

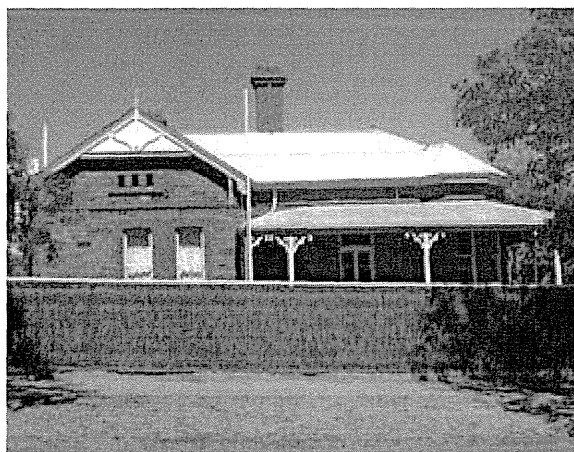
- Smith Survey 1880

HOUSE

Address: 187 Barton Terrace West
Certificate of Title: 5192/336

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 995 is shown as undeveloped and vacant in the Smith Survey of 1880 but was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed during the 1890s, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

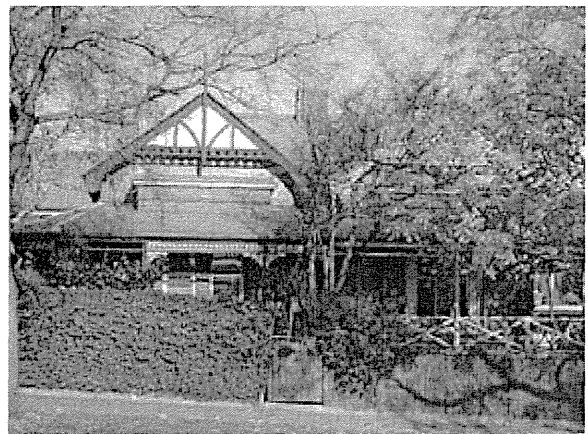
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 188 & 190 Barton Tce West
Certificate of Title: 5432/250; 5220/182

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including face red brick walls, stucco and timber gables, decorative timber verandah elements, bullnose verandah roof profile.

Town Acre 995 is shown as undeveloped and vacant in the Smith Survey of 1880 but was subsequently developed during the decades following. This pair of houses remains an important indication of the type of semi-detached residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

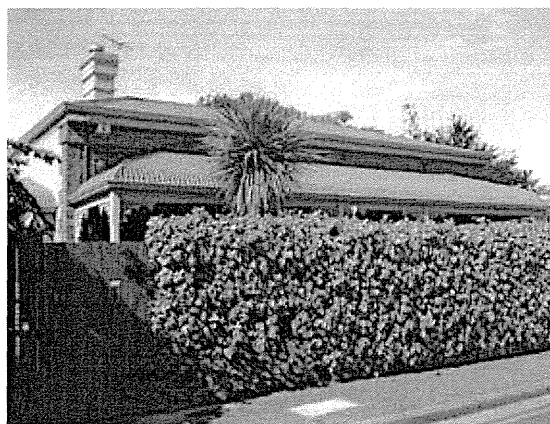
- Smith Survey 1880

HOUSE

Address: 14 Bevis Street
Certificate of Title: 5563/642

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

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



HISTORY AND DESCRIPTION:

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

Although the Town Acres surrounding it were fully developed by the time of the Smith Survey in 1880, Town Acre 869 is shown as vacant at that time. It was subsequently developed during the decade following when Bevis Street was continued through to Tynte Street. This house remains an important indication of the type of residences constructed during the 1880s in this area.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 15 Bevis Street
Certificate of Title: 5881/246

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s residence of a Victorian transitional design. It retains important stylistic elements including sandstone walls, asymmetrical front, face brick quoining, window and door trim,

Although the Town Acres surrounding it were fully developed by the time of the Smith Survey in 1880, Town Acre 869 is shown as vacant at that time. It was subsequently developed during the decade following when Bevis Street was continued through to Tynte Street. This house remains an important indication of the type of residences constructed during the 1880s in this area.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian asymmetrically fronted residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

REFERENCES

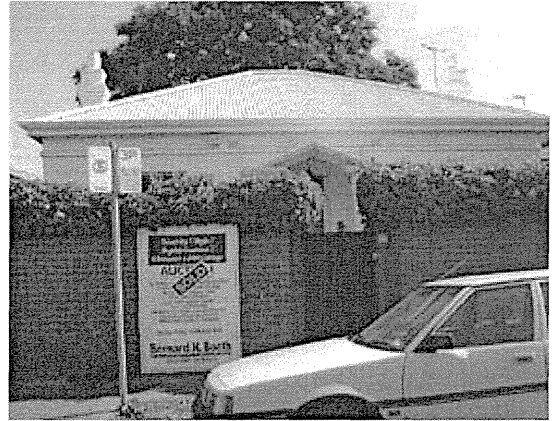
- Smith Survey 1880

HOUSE

Address: 17 Beviss Street
Certificate of Title: 5407/960

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

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



HISTORY AND DESCRIPTION:

This house is an good example of an 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including now painted masonry walls, hipped roof, tall chimneys, timber framed windows and boxed eaves.

Although the Town Acres surrounding it were fully developed by the time of the Smith Survey in 1880, Town Acre 869 is shown as vacant at that time. It was subsequently developed during the decade following when Beviss Street was continued through to Tynte Street. This house remains an important indication of the type of residences constructed during the 1880s in this area.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

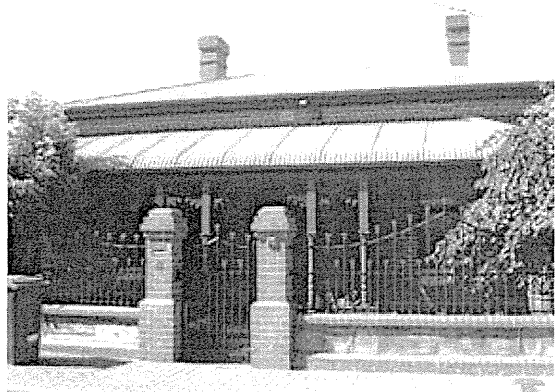
- Smith Survey 1880

HOUSE

Address: 18 Bevis Street
Certificate of Title: 5610/22

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 869 was subdivided after 1880 and the Smith Survey shows it as completely undeveloped. The acre was subsequently developed during the decades following and Bevis Street was continued through to Tynte Street. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 21 & 23 Bevis Street
Certificate of Title: 5183/832; 5231/579

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

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



HISTORY AND DESCRIPTION:

This pair of attached houses is an excellent example of 1870s symmetrically fronted Victorian residences. It is one of a set of four sandstone pairs constructed in Bevis Street and the walls of this pair are now painted.

The outline of the four pairs of houses is visible on the Smith Survey of 1880, when Bevis Street only cut through the centre of Town Acre 872. The street was subsequently extended through to Tynte Street during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

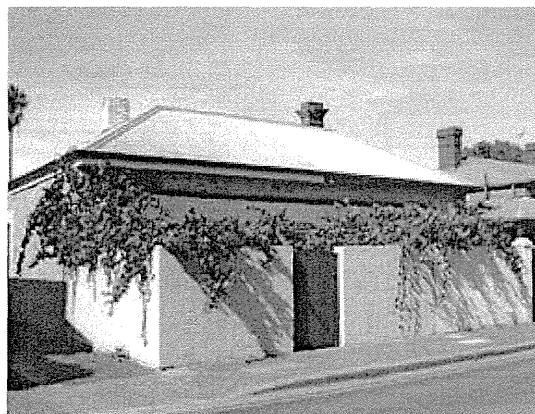
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 22 & 24 Bevis Street
Certificate of Title: 5559/273; 5201/696

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

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



HISTORY AND DESCRIPTION:

This pair of attached houses is an excellent example of 1870s symmetrically fronted Victorian residences. It is one of a set of four sandstone pairs constructed in Bevis Street and it retains its face sandstone walls.

The outline of the four pairs of houses is visible on the Smith Survey of 1880, when Bevis Street only cut through the centre of Town Acre 872. The street was subsequently extended through to Tynte Street during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 25 & 27 Bevis Street
Certificate of Title: 5872/356; 5703/51

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including face stone walls, rendered quoins and facings to windows and doors. It is one of a set of four sandstone pairs constructed in Bevis Street.

The outline of the four pairs of houses is visible on the Smith Survey of 1880, when Bevis Street only cut through the centre of Town Acre 872. The street was subsequently extended through to Tynte Street during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 26 & 28 Beviss Street
Certificate of Title: 5442/271; 5863/301

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

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. It is one of a set of four sandstone pairs constructed in Beviss Street.

The outline of the four pairs of houses is visible on the Smith Survey of 1880, when Beviss Street only cut through the centre of Town Acre 872. The street was subsequently extended through to Tynte Street during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

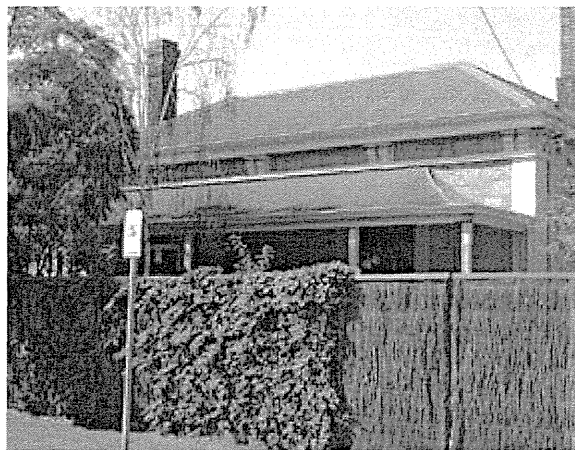
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 26 & 28 Boulton Street
Certificate of Title: 5180/350; 5128/167

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

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



HISTORY AND DESCRIPTION:

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

The outline of this pair of houses in Town Acre 785 is shown on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence which has been divided into two dwellings, including the walls, verandah and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address:	1 Bower Street
Certificate of Title:	5546/9

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth. This house has been extended to the north but the earliest section can be seen on the 1880 Smith Survey, fronting Provost Street.

This area of North Adelaide was subdivided during the 1860s and 1870s and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of rubble masonry with brick details as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s residence displaying consistent use of materials such as masonry walls, low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of this early Victorian semi-detached residence, including the wall to Provost Street and roof form of the earliest section. Later additions and front porch not included.

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments

HOUSE

Address: 13 Brougham Court
Certificate of Title: 5415/954

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This house is one of a set of four at the lower end of Brougham Court. Nos 13, 14, 17 and 18 were built for Joshua Gurr in 1901, shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Joshua Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence. He lived on a twenty acre property in Beulah Park and a road off Magill Road is named after him.

Brougham Court appears to be the third name given to this lane, as it is has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This house, with the others in the group of four similar houses, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

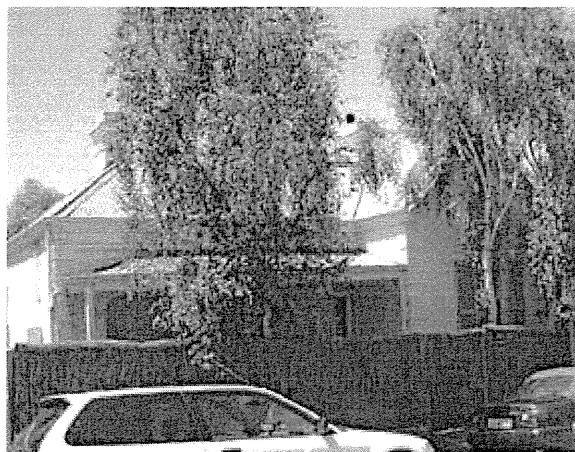
- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 14 Brougham Court
Certificate of Title: 5125/83

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This house is one of a set of four at the lower end of Brougham Court. Nos 13, 14, 17 and 18 were built for Joshua Gurr in 1901, shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Joshua Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence. He lived on a twenty acre property in Beulah Park and a road off Magill Road is named after him.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This house, with the others in the group of four similar houses, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

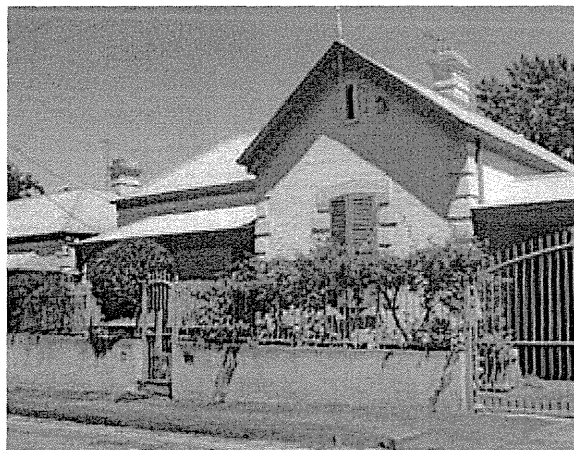
- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 17 Brougham Court
Certificate of Title: 5125/81

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This house is one of a set of four at the lower end of Brougham Court. Nos 13, 14, 17 and 18 were built for Joshua Gurr in 1901, shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Joshua Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence. He lived on a twenty acre property in Beulah Park and a road off Magill Road is named after him.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This house, with the others in the group of four similar houses, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

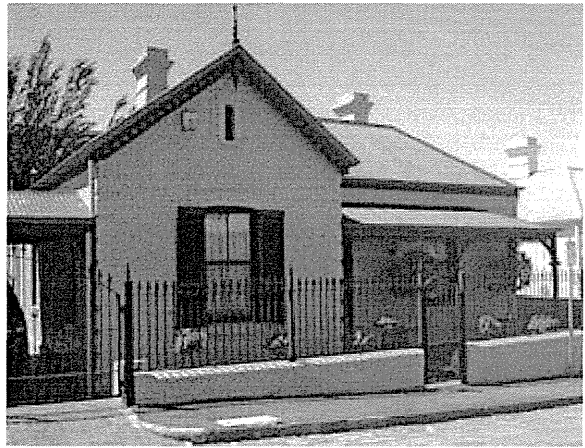
- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 18 Brougham Court
Certificate of Title: 5111/60

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This house is one of a set of four at the lower end of Brougham Court. Nos 13, 14, 17 and 18 were built for Joshua Gurr in 1901, shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Joshua Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence. He lived on a twenty acre property in Beulah Park and a road off Magill Road is named after him.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This house, with the others in the group of four similar houses, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

SEMI-DETACHED HOUSES

Address: 22 & 24 Brougham Court
Certificate of Title: 5278/548; 5214/947

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

These two pairs of semi-detached cottages at 22-24 and 26-28 Brougham Court were built for Charles and Cordelia Morgan in 1897 to the design of architect J Quinton Bruce. (The builders were Bayer & Son who estimated the four cottages would cost £1200.) Charles Morgan held the title to the pair of cottages at 22 and 24 until his death in Melbourne 1948. His wife Cordelia, held the title for the pair at 26 and 28 Brougham Court until her death in 1938. The cottages were given separate titles during the mid-1950s.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This pair of houses, with the other pair of similar cottages, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical pair of late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron. It was designed by notable Adelaide architect J Quentin Bruce

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

SEMI-DETACHED HOUSES

Address: 26 & 28 Brougham Court
Certificate of Title: 5234/90; 5206/747

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

These two pairs of semi-detached cottages at 22-24 and 26-28 Brougham Court were built for Charles and Cordelia Morgan in 1897 to the design of architect J Quinton Bruce. (The builders were Bayer & Son who estimated the four cottages would cost £1200.) Charles Morgan held the title to the pair of cottages at 22 and 24 until his death in Melbourne 1948. His wife Cordelia, held the title for the pair at 26 and 28 Brougham Court until her death in 1938. The cottages were given separate titles during the mid-1950s.

Brougham Court appears to be the third name given to this lane, as it has also been known as Bower Street and Chapel Court. However, the lane did not extend beyond the cottage at number 22, on Town Acre 726, until the detached houses at 13 to 18 Brougham Court on Town Acre 723 were built in 1901. Short narrow cul-de-sacs such as this one, containing small size quality houses, are not common in Adelaide. More significant is the intact nature of the streetscape of eight properties within the lane, which was only made a public road in 1986.

STATEMENT OF HERITAGE VALUE:

This pair of houses, with the other pair of similar cottages, is an important example of the type of residences constructed in North Adelaide during the 1890s, and reflects the design, details and building materials characteristic of that time. They contribute to an unusually intact late nineteenth century streetscape in Brougham Court.

The significant number of stone and brick residences, like this house, constructed between 1880 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s and 1900s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical pair of late Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and highly decorative cast iron. It was designed by notable Adelaide architect J Quentin Bruce

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Plans Register April 1897
- ACC Building Surveyors Department & Local Board of Health Register, April 1897
- ACC Rate Assessments 1880-1905
- Smith Survey 1880
- LTO Title records

HOUSE, FENCE & WALL

Address: 58 Brougham Place
Certificate of Title: 5168/208; 5181/32

Use: LHP (City Significance)
Current Precinct: MS1
Proposed MS Precinct: O'Connell Street

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



HISTORY AND DESCRIPTION:

This is an architect designed example of a two storey asymmetrically fronted Victorian residence with a bay window to the projecting wing. It was designed by James Cumming for property speculator, politician and brewer, W H Beaglehole and was built in 1877-78. It is constructed of Tea Tree Gully freestone and has elegant rendered detail to the window and quoining. The two level verandah retains cast iron balustrade and frieze sections. The front fence has a bluestone plinth with cast iron railing and tall masonry piers.

The house is located in a prominent position in Brougham Place, close to O'Connell Street and, despite the multi-storey apartment block adjacent, still makes a notable contribution to the Brougham Place streetscape.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it is a major residence constructed on a park frontage for a notable South Australian early settler and is indicative of the growth of residential development in North Adelaide during the boom period of the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a substantial residence designed by architect James Cumming and incorporating the form and detailing of asymmetrical Victorian residences of the 1870s.
- (f) The house is a notable landmark in the area.

EXTENT OF LISTING:

External form materials and details of this 1878 two storey bluestone residence including walls, roof and verandah form. Also includes interior and masonry and iron front fence.

REFERENCES

- Marsden et al, *Heritage of the City of Adelaide*, ACC, 1990

HOUSE & FENCE

Address: 84 Broughan Place
Certificate of Title: 5884/12

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

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

The outline of this house is visible on the Smith Survey of 1880. Town Acre 725 on the corner of Palmer Place and Brougham Place had been subdivided into six large allotments facing the street frontages, with houses of similar scale on each. This area of was subsequently further developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, incorporating the walls, verandah and roof form associated with the house style. The masonry and iron fence is also included in the listing.

REFERENCES

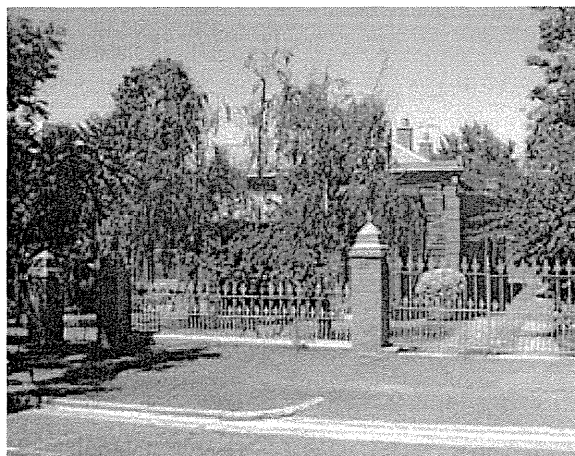
- Smith Survey 1880

HOUSE & FENCE

Address: 87 Brougham Place
Certificate of Title: 5718/973

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

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

The outline of this house is visible on the Smith Survey of 1880. Town Acre 725 on the corner of Palmer Place and Brougham Place had been subdivided into six large allotments facing the street frontages, with houses of similar scale on each. This area of was subsequently further developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

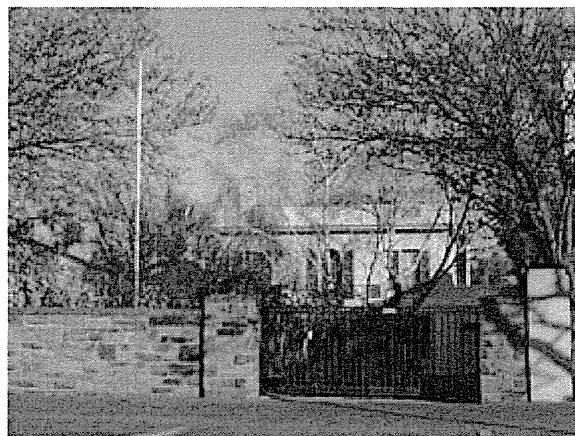
- Smith Survey 1880

HOUSE

Address: 92 Brougham Place
Certificate of Title: 5329/182; 5329/211

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This section of Town Acre contained the 1863 Baptist Chapel (by 1880 known as the Bible Christian Church) close to the Brougham Place frontage. Adjacent was the smaller Ebenezer Chapel in Brougham Court. These buildings were used as the Industrial School for the Blind from the 1890s until the 1930s, and were referred to as both a workshop and a factory. A building on the site was converted into a residence in 1938 for Sir Thomas and Lady Francis Coombe. The work 'converting old building' was undertaken by Evans, Breuer & Hall (refer 1939 photograph following). Following the sale of the property in 1939, it was converted into flats in 1942. Additional flats were added in 1946 and in 1964 an application was sought to use the premises as professional offices. The building has since been converted back to one residence.

This house was constructed behind the church building in the post war period, and is an example of the Georgian Revival style popular at that time. The earlier building at the front of the allotment was demolished.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of the time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence during the Inter War period
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the late 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

External form, materials and details of this Post-War Georgian revival style residence, incorporating the walls, details of the front elevation and the roof form associated with the house style.

REFERENCES

- ACC Plan 5106, 1938
- ACC Rate Assessments 1863-1940
- Smith Survey 1880
- LTO Title records

HOUSE, 92 Brougham Place (cont)



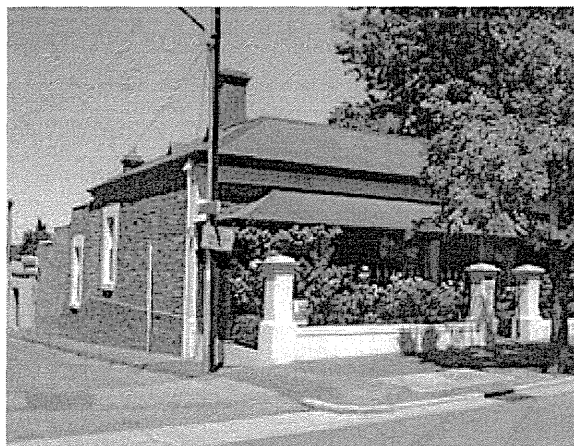
SLSA - B8215 - 1939

HOUSE

Address: 94 Brougham Place
Certificate of Title: 5830/425

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

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

This allotment on the corner of Brougham Court is shown as vacant on the Smith Survey of 1880. It was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 97 Brougham Place
Certificate of Title: 5456/921

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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

**HISTORY AND DESCRIPTION:**

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

This allotment on the corner of Brougham Court is shown as vacant on the Smith Survey of 1880. It was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

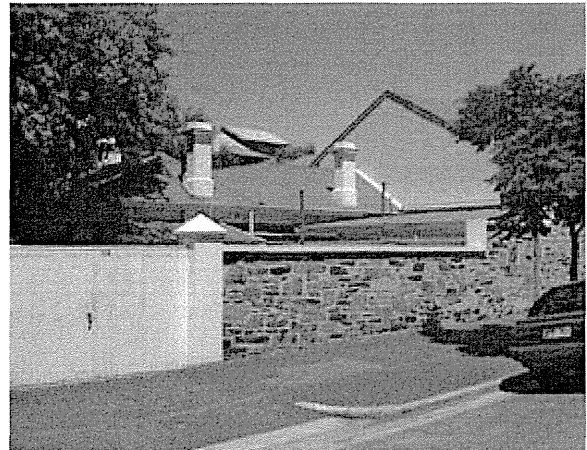
- Smith Survey 1880

HOUSE & WALL

Address: 112 Brougham Place
Certificate of Title: 5790/36

Use: Residence
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

The house and wall on this allotment belonged to Mrs W Good who owned all of Town Acre 728, with her own substantial house sited in the centre of the acre. That house is now demolished but its plan is visible on the Smith Survey of 1880. The earliest section of this house and the wall along the Brougham Place boundary are also outlined on the 1880 Survey, to the west of the other residence and these buildings possibly served as outbuildings or staff accommodation. In the late 1880s Mrs Good subdivided the acre into three lots, a lot either side of her own home, and made an application in May 1889 for new dwellings to the east, with Williams & Good (a family member) as the architects. Consequently, this house is the oldest building on this Town Acre, constructed well before 1880. It is constructed of bluestone with rendered detailing and a square masonry entrance portico. The early section of the boundary wall is built of random bluestone with brick quoining.

STATEMENT OF HERITAGE VALUE:

This house and wall are an important example of 1870s building constructed in North Adelaide, and reflects the design, details and building materials commonly in use at that time. This dwelling on Town Acre 728 was originally associated with a now demolished large residence to the east.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the growth of residential development and continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house with its pre-1880 core displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of typical materials such as masonry walls, detailed render and masonry boundary walling.

EXTENT OF LISTING:

Original external form, materials and details of this 1870s residence including roof and verandah form and detail, masonry and render walls and portico, and early sections of masonry wall to Brougham Place.

REFERENCES

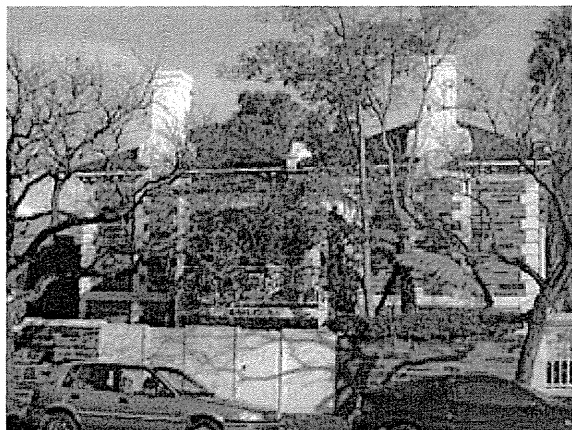
- ACC Building Surveyors Dept Return of Surveyor of Notices 22/5/1889.
- ACC Building Surveyors Dept Return of Plans submitted, May 1889 by Williams & Good.
- ACC Rate Assessments 1883-1897
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an Illustrated Guide*, 1990, pp 61, 113, 154.

SEMI-DETACHED HOUSES & FENCE

Address: 118 & 120 Brougham Place
Certificate of Title: 5063/174

Use: Residential
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

These two semi-detached houses were built on Town Acre 728 for Mrs Samuel Good in 1889. Until this date she owned all of TA 728 with her own substantial house on site. She subdivided the acre into three lots, a lot either side of her own home, and made an application in May 1889 for the new dwellings, Williams & Good (a family member) as the architects.

Architects Williams & Good were a notable practice in SA during the late Victorian/Edwardian periods and designed Her Majesty's Theatre in Grote Street, part of the Queen Adelaide Club on North Terrace and St Stephen's Lutheran Church in Wakefield Street.

Following the transfer of the property to S E W Bonython in 1980, the dwellings were converted into nine units and resold.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1880s, and reflects the design, details and building materials commonly in use at that time. They were built for Mrs Samuel Good in 1889 and designed by architects Williams & Good.

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

Substantial whole of this pair of two storey mid 1880s residences including walls, roof form and masonry and iron fence. Later front balcony excluded

REFERENCES

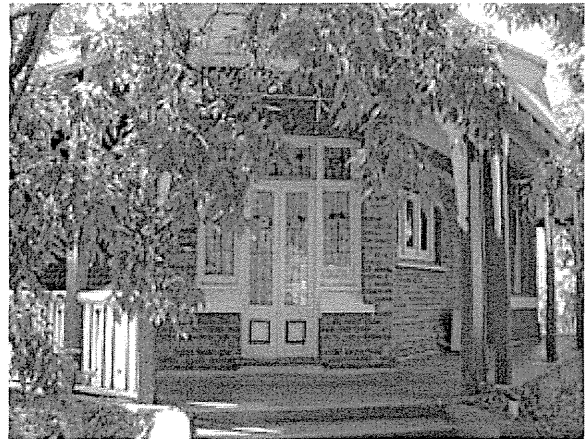
- ACC Building Surveyors Dept Return of Surveyor of Notices 22/5/1889.
- ACC Building Surveyors Dept Return of Plans submitted, May 1889 by Williams & Good.
- ACC Rate Assessments 1883-1897
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an Illustrated Guide*, 1990, pp 61, 113, 154.

HOUSE

Address: 175 Bougham Place
(313 Melbourne Street)
Certificate of Title: 5135/604

Use: Residence
Current Precinct: R12
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This property was built as a seven room residence in 1913 for Otto Sobels, a North Adelaide timber yard manager. The residence estimated to cost £900, was designed by architects Cowell & Cowell and built by GA Rule. This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including face red brick walls and window and door surrounds, tall brick chimneys, elaborate gable ends and decorative timber verandah elements.

The two Town Acres 963 and 994, comprising an earlier residence fronting Brougham Place between MacKinnon Parade and Melbourne Street, were under one title until 1912 when Henry Simpson Newland subdivided them into several lots. It was at this time that the corner lot was sold to the Municipal Tramways Trust to allow a curved road alignment for the electric tram access into Melbourne Street. As well as the construction of this property, two substantial residences were also built on the subdivision in 1913 and 1914.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 31/5/13
- ACC Building Surveyors Dept - Return of Surveyors Notices 31/5/1913
- ACC Rate Assessments 1886-1914
- Smith Survey 1880
- LTO Title records

ST ANN'S COLLEGE BUILDINGS

Address: 190-195 Brougham Place
Certificate of Title: 5772/994; 5787/644;

Use: Residential
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

St Ann's is a residential college, initially affiliated with the University of Adelaide. The earliest college buildings, which front Brougham Place were formerly two large houses. The residential college was established in the late 1940s in the substantial home that was built on a half acre block (Town Acre 1026) for James Harrington in 1863. Adjoining the Congregational Church, the large two storey bluestone dwelling with sub-basement was sometimes a rental home for the clergy of that church. During this early period it was known as *Lordello*. Several well-to-do families lived here but when Edwyn Walton Hayward bought the property in 1921, he made substantial additions between 1919 and 1921. In this time the annual rateable value rose from £150 to £200.

Shortly after Sir Frank and Deborah Moulden bought the property in 1929, further additions were undertaken and they named their residence *Moulden Court*. The building work undertaken by CH Martin Ltd was estimated to cost £4575. The additions and remodelling of the dwelling suggest a classical style which was popular in this period. After completion, the annual rateable value was more than doubled when it rose to £450, However, this was reduced to £374 by November 1930.

After Sir Frank's death in 1932 Deborah Moulden married Sir Basil R Bullen Murphy in June 1936 and moved to Melbourne. She retained the property until February 1947, when it was sold to St Ann's College for £8000 to create further accommodation for women university students. The residence was given the new name of *Plummer Hall* which was named after Violet Plummer, who was the first woman doctor to practise in Adelaide.

The original 1927 Spanish Mission style building that comprises part of St Ann's College, was a substantial two storey residence built for successful Adelaide merchant and pastoralist, Sidney Wilcox. The application for its construction was made by prominent builders Emmett & Sons who estimated that it would cost £14,500 to build.

The construction of this dwelling, believed to be designed by McMichael and Harris, was in the context of a massive interwar building boom when many prominent financial institutions were built in the main thoroughfares of Adelaide. Reflecting this affluent period, several large homes were built in North Adelaide for the well-to do, while few if any were built in the main part of the city or North Adelaide for workers. This property was part of a bequest by Sidney Wilcox who left it in his will after his death in 1942 with the proviso that the women's university college, first proposed in the late 1930s, should be named in honour of his mother Ann Wilcox.

St Ann's College which first opened 16 March 1947 to its first sixteen students in residence, was incorporated 'to establish and maintain a residential college where members...may obtain educational cultural social and recreational advantages and facilities and opportunities for research'. Its first principal was New Zealander, Dr Mary Harding between 1947 and 1952.

Between the 1960s and 1970s, substantial additions and alterations to the college buildings were undertaken by prominent architects McMichael & Harris.

ST ANN'S COLLEGE BUILDINGS, 190-195 Brougham Place (cont)**STATEMENT OF HERITAGE VALUE:**

This complex of mid 1920s and 1960s buildings represents the establishment and historical development of a university residential college, evolving from substantial former dwellings constructed during boom periods of housing development in North Adelaide.

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

- (a) These houses displays historical and social themes that are of importance to North Adelaide as it reflects the conversion of large mansions to other uses, in this case the establishment in the 1940s of a residential college for women students at Adelaide University.
- (b) These houses represent customs or ways of life that are characteristic of the local area as student residential colleges have been located in this section of North Adelaide from the early years of the University's development.
- (c) These houses have played an important part in the lives of local residents as the term time home of a substantial number of students.
- (d) The houses display aesthetic merit and design characteristics of significance to North Adelaide as they represent two periods of boom periods of housing development in North Adelaide.

EXTENT OF LISTING:

Original external form, materials and details of the two houses which form the front section of St Ann's College. Later extensions and additions do not form part of the listing.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans August 1929.
- ACC Building Plans 1967-1977.
- ACC Rate Assessments 1861-1935
- Smith Survey 1880
- *Advertiser*, 2/2/1942, p8
- LTO CTs 905/13, 1253/40, 5772/994, 158/207, 1606/86, 4067/255, 4080/156, 5787/644.
- Pauline Payne, *St Ann's College, The First Fifty Years 1947-1997*, 1998, pp 5-16, 17-43.

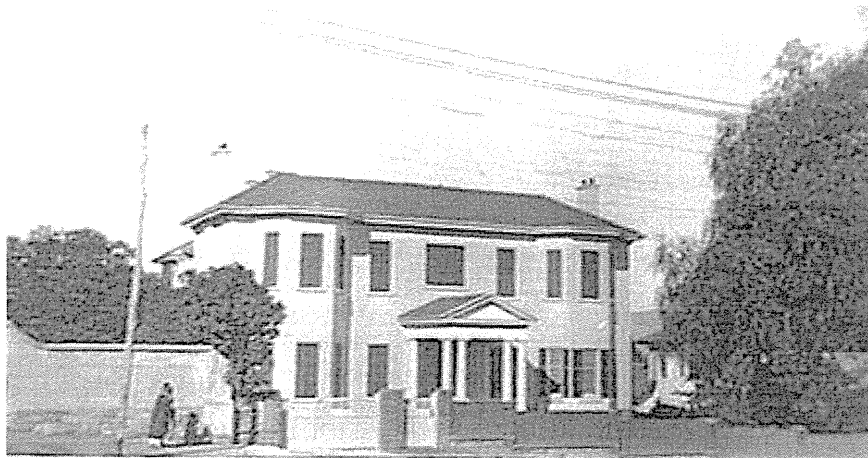


The 1927 residence

ST ANN'S COLLEGE BUILDINGS, 190-195 Brougham Place (cont)



SLSA - B10678 - 1872



SLSA - B5719 - 1930



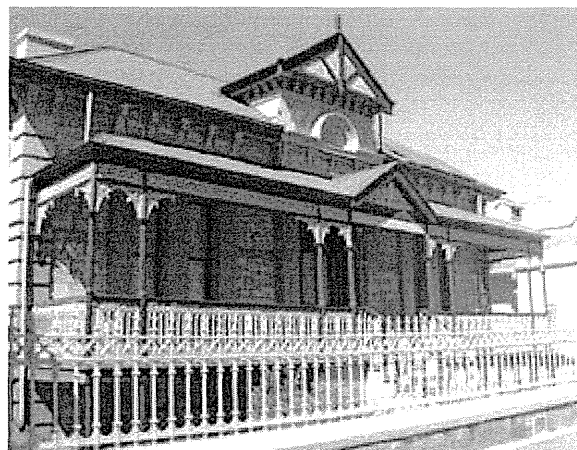
SLSA - B5797 - 1930

HOUSE & FENCE

Address: 215 Brougham Place
Certificate of Title: 5485/788

Use: Residential
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

An application to build this property was made for Robert Cooper in June 1896. Estimated to cost £1500 by the builders, the dwelling was designed by architects Williams & Good. Other buildings of this period by Williams and Good include 111-113 Brougham Place, Her Majesty's Theatre in Grote Street, the Queen Adelaide Club on North Terrace and St Stephen's Lutheran Church in Wakefield Street.

Prior to the villa's construction there was an earlier house on TA 1026 which is shown on the Smith Survey of 1880. Following the speculative building boom at this time and the easy access to North Adelaide made possible by the establishment of the horse tram in 1878, many vacant and Town Acres with only one or two properties on them, were further subdivided, sold and built upon.

The property had major additions in 1927, 1933 and 1975. Woods Bagot architects were involved in the 1933 additions. The frontage to Brougham Place retains its decorative masonry and render elements and elaborate cast iron verandah. Its front masonry and iron railing fencing is also intact.

Only four families have owned the property since it was first constructed. One of these was Doctor Alex M Morgan, a bacteriologist and ophthalmologist attending both the Royal Adelaide and Women and Children's hospitals.

STATEMENT OF HERITAGE VALUE:

This house is an important architect designed example of the type of residences constructed in North Adelaide during the 1870s-1890s, and reflects the design, details and building materials commonly in use at that time. It is one of a group of residences built along the Torrens Valley scarp embankment and the two storey form is more easily viewed from the rear.

The significant number of stone and brick residences, like this house, constructed between 1870 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a late Victorian residence displaying consistent use of typical materials such as brick masonry walls, detailed render and highly decorative cast iron. It was designed by notable architects of the period, Williams and Good.

EXTENT OF LISTING:

External form, materials and details of the late Victorian residence, including the walls, verandah and roof form and masonry and iron front fence associated with the house style..

HOUSE & FENCE, 215 Brougham Place (cont)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/6/1896
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1896
- ACC Rate Assessments 1886-1905
- Smith Survey 1880-1905
- M Barbalet, *The Adelaide Children's Hospital*, 1975, pp 67, 103.
- LTO Title records

HOUSE & FENCE

Address:	217-218 (217-220) Brougham Place
Certificate of Title:	984/123

Use:	Residential
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This is a substantial two storey asymmetrically fronted sandstone residence which, in the same way as the other houses along this section of Brougham Place/Stanley Street appears at the front to be single storey. This is due to their construction along the Torrens Valley scarp embankment. This house displays important stylistic elements including a projecting front wing with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a distinctive slate stepped bridge to the upper level entrance door, and a masonry and iron fence characteristic of this house style.

Prior to the house's construction there was an earlier house on TA 1026 which is shown on the Smith Survey of 1880. Following the speculative building boom at this time and the easy access to North Adelaide made possible by the establishment of the horse tram in 1878, many vacant and Town Acres with only one or two properties on them, were further subdivided, sold and built upon.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Substantial whole of this asymmetrically fronted two storey Victorian residence, including roof and verandah form and detail, masonry and render walls, window and door joinery and configuration and masonry and iron front fence.

REFERENCES

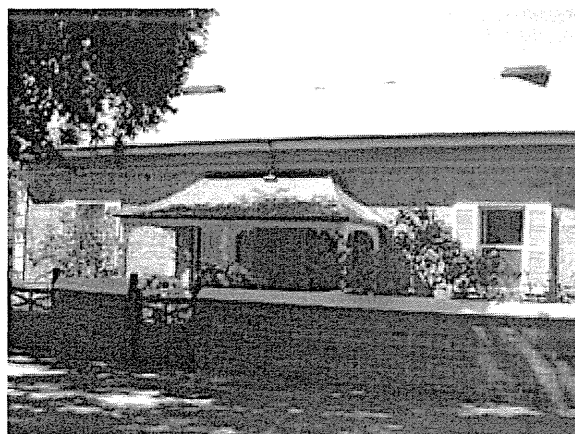
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 227 & 228 (227-229)
Brougham Place
Certificate of Title: 5419/107; 5419/62

Use: Residential
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This pair of attached two storey residences is an excellent example of 1870s symmetrically fronted sandstone residences designed with the external appearance of one dwelling. It retains important stylistic elements including face stone walls and rendered quoins and facings to windows and doors. The outline of this pair in Town Acre 1024 is shown on the Smith Survey of 1880. The Town Acre had been subdivided into long narrow allotments which had rear access from Old Street.

This pair and the other houses along this section of Brougham Place/Stanley Street appears at the front to be single storey. This is due to their construction along the Torrens Valley scarp embankment.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 10 Buxton Street
Certificate of Title: 5445/412

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted (now painted) masonry residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

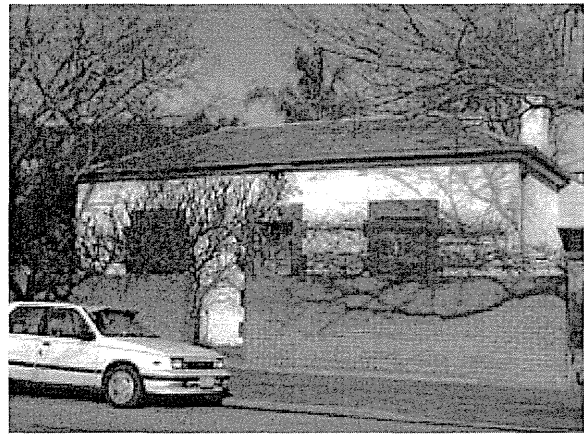
- Smith Survey 1880

HOUSE & WALL

Address:	11 Buxton Street
Certificate of Title:	5412/538

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including quoins and facings to windows and doors. It also retains a masonry fence on the western boundary which is characteristic of this house style.

The outline of this house, with a front verandah, is visible in Town Acre 883 in the Smith Survey of 1880. Town Acre 883 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an indication of the type of residences constructed during the 1870s in this section of North Adelaide.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

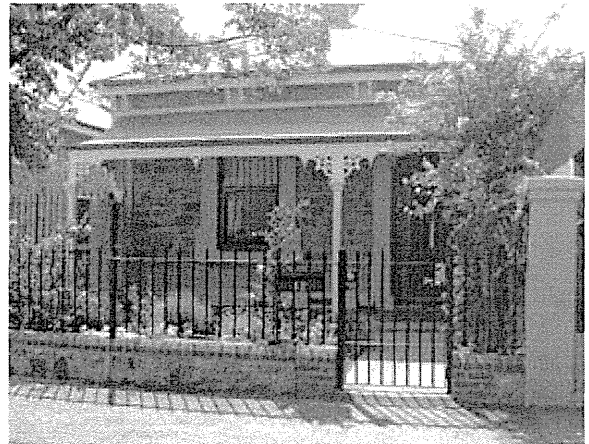
- Smith Survey 1880

HOUSE

Address: 12 Buxton Street
Certificate of Title: 5523/500

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative elements and eaves brackets.

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative details.

EXTENT OF LISTING:

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

REFERENCES

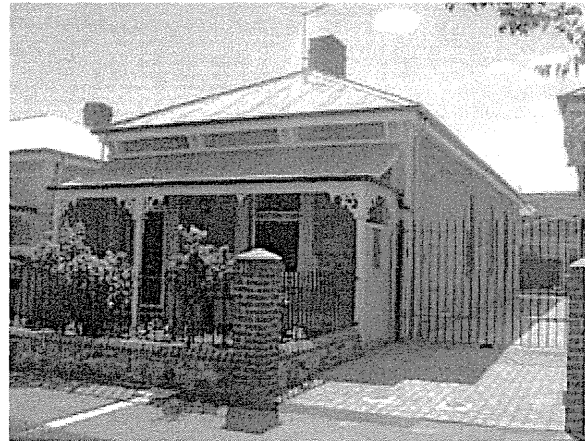
- Smith Survey 1880

HOUSE

Address:	16 Buxton Street
Certificate of Title:	5881/746

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative details.

EXTENT OF LISTING:

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

REFERENCES

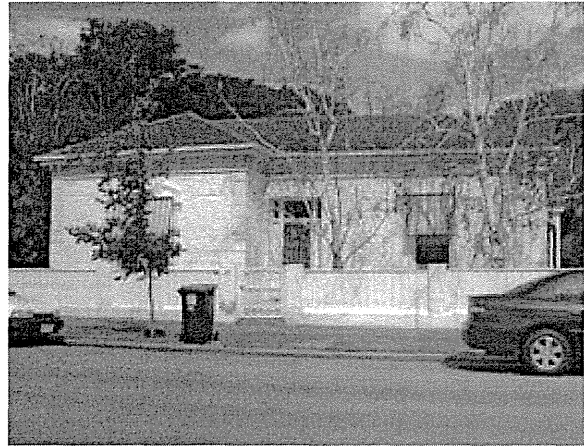
- Smith Survey 1880

HOUSE

Address:	17 Buxton Street
Certificate of Title:	5666/711

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s-1880s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets. The stone walls have now been painted.

The outline of this house is visible in Town Acre 883 in the Smith Survey of 1880. Town Acre 883 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an indication of the type of residences constructed during the 1870s in this section of North Adelaide.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

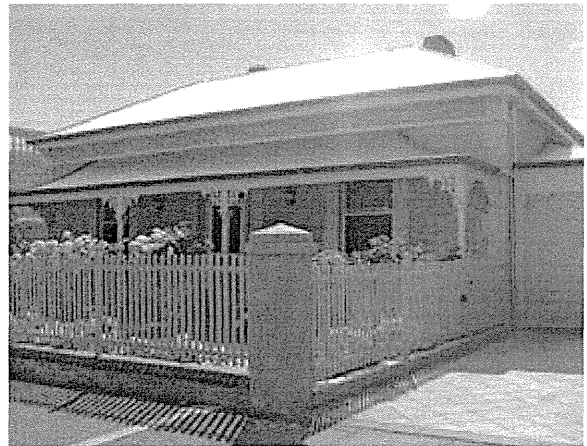
- Smith Survey 1880

HOUSE

Address: 18 Buxton Street
Certificate of Title: 5206/597

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is visible on the Smith Survey of 1880. Town Acre 900 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s symmetrically fronted Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and a verandah with decorative elements.

EXTENT OF LISTING:

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

REFERENCES

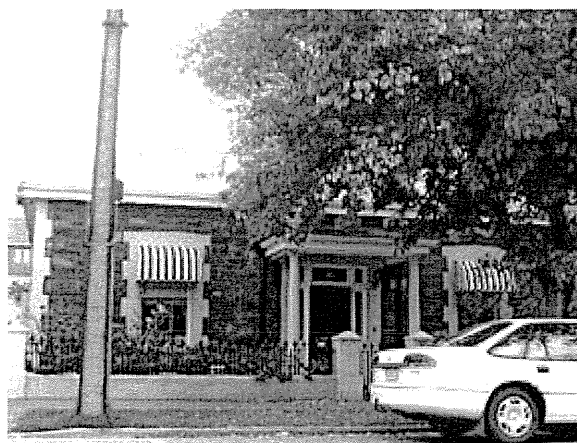
- Smith Survey 1880

HOUSE & FENCE

Address: 27 Buxton Street
Certificate of Title: 5285/222

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. Its original verandah has been replaced with a small porch/portico. It retains a low masonry and iron fence.

The outline of this house and its front fence is visible on the Smith Survey of 1880. Town Acre 884 and the surrounding acres were all subdivided and built on by this date, with most houses being similar in scale to this. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

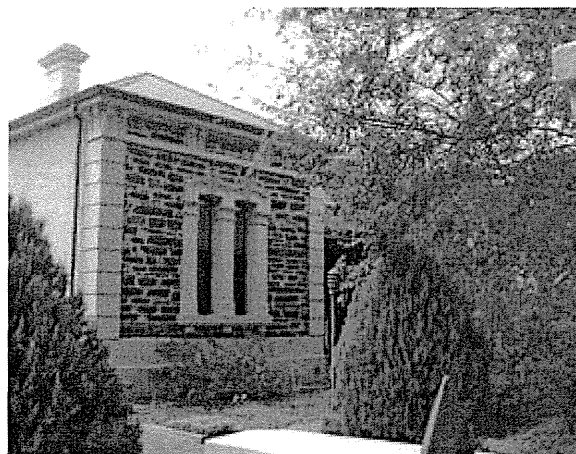
- Smith Survey 1880

HOUSE & FENCE & WALL

Address:	28 Buxton Street
Certificate of Title:	5787/122

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron front fence and the masonry wall on the eastern boundary which are characteristic of this house style.

The outline of this house is visible in Town Acre 899 on the Smith Survey of 1880. The adjacent house to the east, now demolished, was the same design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address:	34 Buxton Street
Certificate of Title:	5844/841

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

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



HISTORY AND DESCRIPTION:

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

The allotment in Town Acre 899 is shown as vacant in the Smith Survey of 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

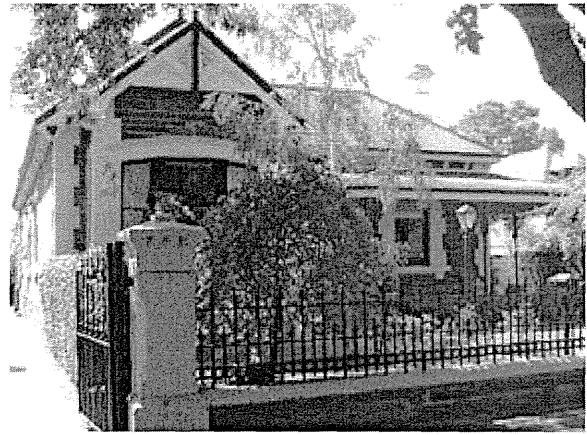
- Smith Survey 1880

HOUSE & FENCE

Address:	84 Buxton Street
Certificate of Title:	5426/452

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, asymmetrical roof form, rendered quoins to windows and doors, verandah with cast iron decorative frieze and brackets and a roughcast render and timber gable. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 896 was not yet subdivided in 1880 at the time of the Smith Survey, and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

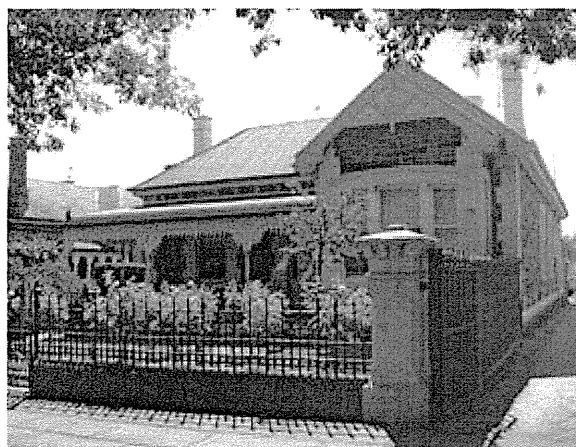
- Smith Survey 1880

HOUSE & FENCE

Address:	88 Buxton Street
Certificate of Title:	5846/232

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, asymmetrical roof form, rendered quoins to windows and doors, verandah with cast iron decorative frieze and brackets and a roughcast render and timber battened gable. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 896 was not yet subdivided in 1880 at the time of the Smith Survey, and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional masonry residence, incorporating the principal front rooms, the verandah form, the predominant roof form and the front fence associated with the house style.

REFERENCES

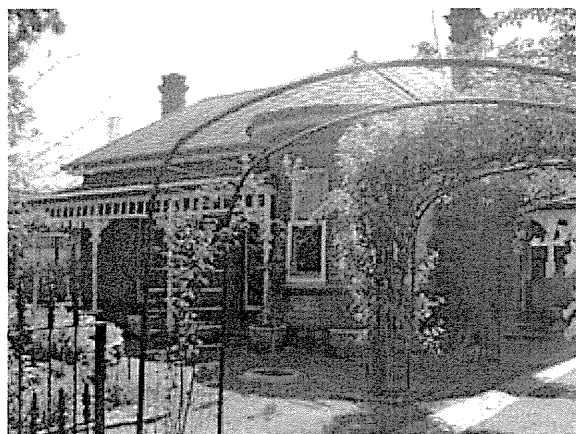
- Smith Survey 1880

HOUSE & FENCE

Address:	92 Buxton Street
Certificate of Title:	5539/427

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining, semi-circular bay, window and door surrounds, tall brick chimneys, complex roof form, and decorative timber verandah elements

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

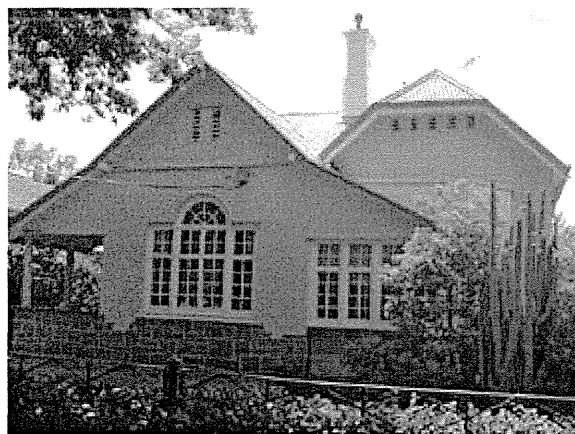
- Smith Survey
- Research continuing

HOUSE

Address: 100 Buxton Street
Certificate of Title: 5297/216

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a c1940s-50s Old English revival style residence. It retains important stylistic elements including rendered walls, steeply pitched roof form, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

These houses were constructed after the Second World War and were either infill or replaced earlier houses. This house remains an important indication of the type of residences constructed at that time, and the use of revivalist styles of domestic design.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed after the War as infill or replacement in North Adelaide, and reflects the fashion for Old English revival architecture at the time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence once restrictions on building materials were lifted after the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Post-War Old English revival residence displaying consistent use of typical materials such as smooth rendered walls, high pitched roof form, and tall chimneys.

EXTENT OF LISTING:

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

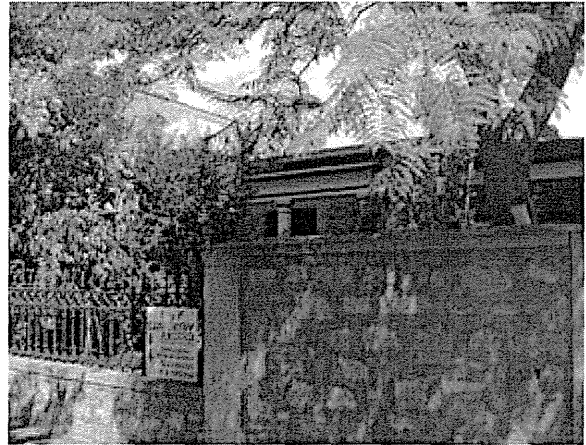
REFERENCES

HOUSE & FENCE

Address:	103 Buxton Street
Certificate of Title:	5125/624

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

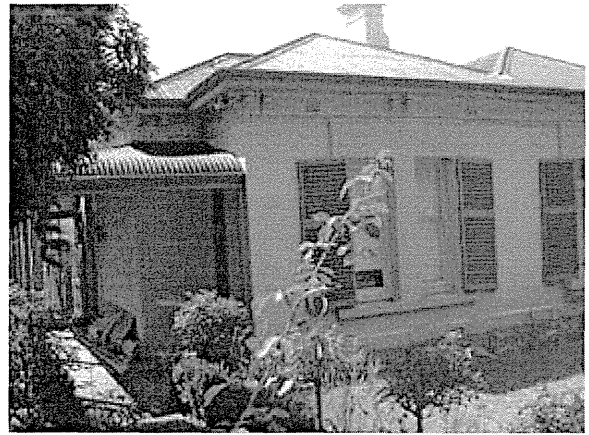
External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof form and the front fence associated with the house style. Excludes verandah and vehicle gates.

REFERENCES

- Smith Survey 1880

HOUSE

Address:	104 Buxton Street
Certificate of Title:	5126/592
Use:	Residential
Current Precinct:	R1
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is a good example of an 1880s masonry residence with a double hipped roof along the front elevation. It retains important stylistic elements including rendered facings to windows and doors, verandah and eaves brackets.

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880



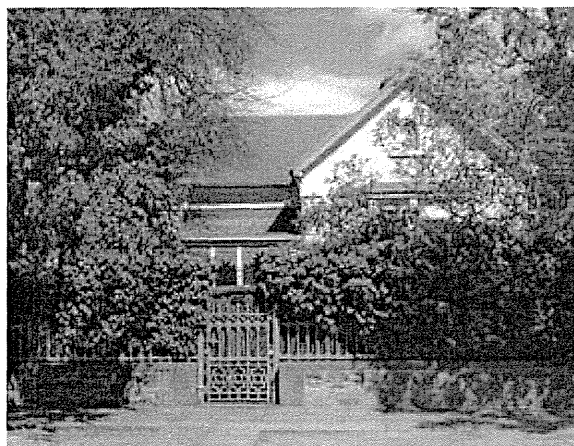
SLSA - B14295 - 1960

HOUSE

Address: 107 Buxton Street
Certificate of Title: 5670/947

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrically fronted sandstone masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. The masonry and iron fence are appropriate for this house style.

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

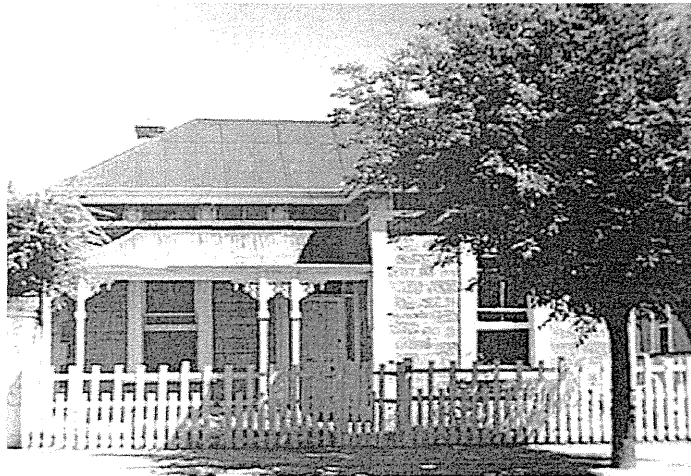
EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE, 107 Buxton Street (cont)



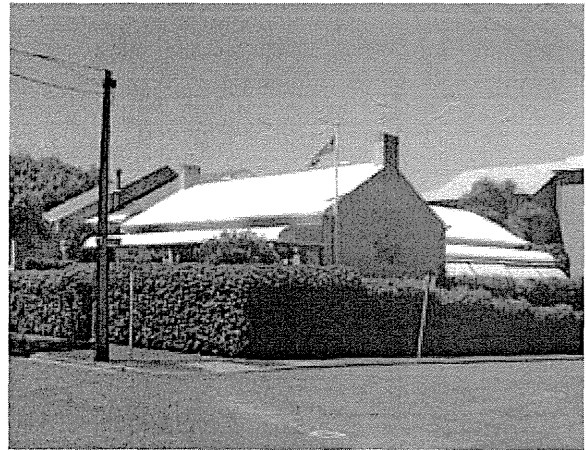
SLSA - B21119 - 1970

HOUSE

Address:	108 Buxton Street
Certificate of Title:	5377/497

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, rendered quoins to windows and doors, elaborate gable ends, decorative timber verandah elements and a stucco and timber gable.

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 111 Buxton Street
Certificate of Title: 5445/143

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

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



HISTORY AND DESCRIPTION:

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

Town Acre 888 was not subdivided at the time of the Smith Survey in 1880 but was subsequently developed during the decade following with seven houses of similar scale and design. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address:	112 Buxton Street
Certificate of Title:	5364/597

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, flying gable, decorative timber verandah and gable elements, timber windows

Town Acre 895 was not subdivided at the time of the Smith Survey in 1880 and was subsequently developed during the decades following. . While three of the houses on the four allotments were built between 1895 and 1898, 112-114 was not built until 1902. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address:	118 Buxton Street
Certificate of Title:	5462/701

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a late Victorian residence of a transitional design. Though constructed in 1898 it retains traditional elements of earlier house design including face sandstone walls, detailed render dressings to windows and doors and cast iron verandah trim.

Town Acre 895 remained vacant until 1896 when it was subdivided into four quarter-acre blocks. This dwelling which was built for Mrs Ann Torr in 1898 was referred to as an unfinished house as at December 1897 with an annual rateable value of £50. The application to builder residence was submitted by W Anderson with CH Martin building it for £1100.

STATEMENT OF HERITAGE VALUE:

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

The significant number of stone and brick residences, like this house, constructed between 1870 and 1900 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.

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

- (a) This late Victorian house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This late Victorian house displays aesthetic merit and design characteristics of significance to North Adelaide as it demonstrates continuing use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this late Victorian residence, incorporating the walls, verandah and roof form and the masonry and iron front fence associated with the house style.

REFERENCES

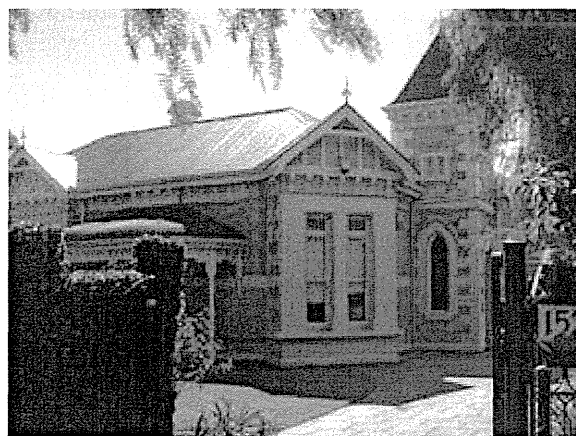
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/9/1897
- ACC Rate Assessments 1884-1905
- Smith Survey 1880
- LTO titles records

HOUSE & FENCE

Address:	152 Buxton Street
Certificate of Title:	5531/475

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

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



HISTORY AND DESCRIPTION:

This single storey stone sandstone house with square tower was built in 1898 for C G Good, by builders Trenwick Brothers for £840. The architects were Williams & Good who also designed other houses in North Adelaide and Her Majesty's Theatre and St Stephen's Lutheran Church in Wakefield Street. This house is an excellent example of an early Edwardian residence of a transitional design. It retains stylistic elements from Victorian design including dressed sandstone wall construction and detailed render dressings to windows and doors, combined with complex plan and roof form, and decorative timber verandah elements more typical of Edwardian design.

Town Acre 893 was undeveloped at the time of the Smith Survey in 1880 and was subsequently subdivided in the following decade.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Edwardian residence of a transitional design, combining the use of typical materials such as masonry walls, detailed render and highly decorative timber elements. It was designed by Williams and Good, a notable architectural firm of the period

EXTENT OF LISTING:

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

REFERENCES

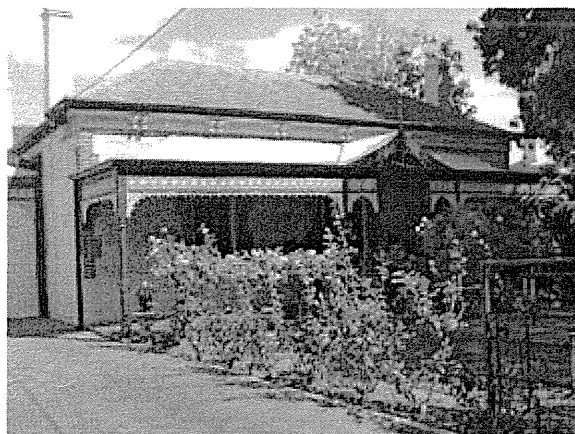
- ACC Building Surveyors Dept - Return of Plans 31/3/1898
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/3/1898
- ACC Rate Assessments 1893-1900
- Smith Survey 1880
- LTO Title records

HOUSE

Address:	157 Buxton Street
Certificate of Title:	5272/299

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house and three others the same are visible in Town Acre 890 on the Smith Survey of 1880. This house is the only one which remains and is an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880