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

VOLUME 2, PART 5 (O-S)

Building Data Sheets : Local Heritage Places

2004

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HOTEL ADELAIDE COMPLEX

Address: 1-19 O'Connell Street
Certificate of Title: 5118/156

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

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



HISTORY AND DESCRIPTION:

The day before Hotel Australia was opened on 12 August 1960, it was described as 'so spacious and airy that it gives the impression of a floating glass palace, [it is] nevertheless the result of careful, down-to-earth planning'. The construction of the hotel took less than eleven months from September 1959 until its opening, which must rate as a record for so large a property. The short building period was achieved through new techniques in concrete by the first use of the lift-slab method of construction in South Australia by which whole floors weighing hundreds of tons were raised into position by hydraulic jacks. The other innovation was the new use of a structural steel fabrication. At the time of the hotel's completion, the tallest lift-slab building in the world was the Royal Exchange Assurance building in Sydney.

The Advertiser for the 11 August 1960 described the process of construction in detail. 'In building the Hotel Australia, the lower section of the steel columns was erected on the foundations and about 150 cubic yards of concrete for the first slab was poured. This was sprayed with liquid plastic, to prevent the next slab, from adhering to it. A total of seven floors, each 9 in. thick and each weighing about 250 tons, were poured, one above the other. Lifting began when the concrete had hardened and gained strength...In the next stage the seven floors weighing a total of about 1750 tons, were lifted in pairs or threes by hydraulic jacks and threaded lifting rods mounted at the top of the steel columns. The slabs were lifted about 7 ft. an hour until they reached the top of the 25 ft columns. The second and third column-sections were then added and the slabs jacked to the required floor levels. As each floor reached its designated level, steel collars cast into concrete were welded to the columns to hold the slab in position.'

The architects were Lucas Parker & Partners and the builders were SJ Weir Pty Ltd. The building cost £650,000 to construct. It could accommodate 134 guests and there were several shops on the ground floor. The decor of the hotel was undertaken by Lithuanian migrant, Miss Renata Rejsonas, an architectural student working with Lucas Parker & Partners.

In order to build the hotel, businessman Herbert Harry Handby bought the licence and freehold of the Huntsman Hotel at 54-60 O'Connell Street. Handby then offered the Huntsman Hotel building to the Lutheran Church in exchange for one they owned on the site of where the hotel was to be built. He also bought three separately owned properties on the proposed hotel site. Handby, a Magarey Medalist, established three other hotels before this one, including the modern Challa Gardens in 1955 and the Hotel Seaton in 1956. Curiously enough, his first hotel which was also named the Hotel Australia in 1935, is now better known as the Seacliff Hotel. The Hotel Adelaide has also been known as the Hotel Oberoi International.

STATEMENT OF HERITAGE VALUE:

This hotel which has been known by several names, began as the Hotel Australia on 12 August 1960 when opened by Premier Tom Playford. It was the first international hotel to be built in Adelaide after the Second World War. Use of new construction techniques, enabled it to be built within eleven months. It is a major landmark on the North Adelaide rise.

HOTEL ADELAIDE COMPLEX, 1-19 O'Connell Street (cont)**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 reflects the development of a local North Adelaide economy and the provision of international hotel services for Adelaide after World War 2.
- (d) This hotel displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a post war International style building.
- (e) It is associated with a notable personality publican Harry Handby.
- (f) The hotel complex is a notable landmark in the area.

EXTENT OF LISTING:

The substantial whole of the eight storey 1960 hotel including over all form, materials and detail, projecting two storey front entrance and window and door configuration and framing.

REFERENCES

- *Advertiser*, 11, 12, 13 August 1960.
- LTO CT's 203/243, 418/38, 1223/136, 4056/554, 4292/393, 5118/156



SLSA - B14427- 1960 view



SLSA - B123316- 1971 view



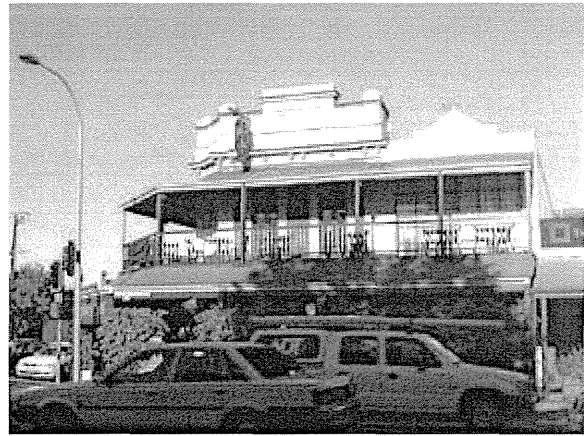
SLSA - B19598- 1969 view

SHOP

Address: 21 O'Connell Street
(includes 122-123 Ward Street)
Certificate of Title: 5451/152

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

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

**HISTORY AND DESCRIPTION:**

This is a prominent two storey corner shop and residence, with a substantial parapet above the upper level verandah. It was constructed in 1878 for A A Huddleston, a grocer. Describing the building improvements for 1877, the *South Australian Register* for 23 March 1878 wrote, 'Mr A A Huddleston has had a good shop with dwelling house attached erected in O'Connell Street for £900.' The Huddleston family occupied or owned this property until 1918. The Huddleston family had a long association with the retail industry in O'Connell Street, operating grocers premises at various locations from 1853.

This shop at 21 O'Connell Street has been used for variety of businesses. In 1882 it was a dressmakers; in 1890 an upholsterer's; in 1900 a greengrocer's shop; and in 1910 a piano tuner and music sellers. From about the First World War until at least the 1950s it was a confectionary shop.

STATEMENT OF HERITAGE VALUE:

This two storey shop, built at the end of 1877 is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy and the provision of retail services for residents of the immediate area and the wider local community.
- (d) This shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Victorian period.

EXTENT OF LISTING:

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls and verandah form.

REFERENCES

- ACC Rate Assessments 1871-1893
- Smith Survey 1880
- LTO titles
- GRO RPA Application 11194 1/3/1871
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 5437

SHOP, 21 O'Connell Street (includes 122-123 Ward Street)



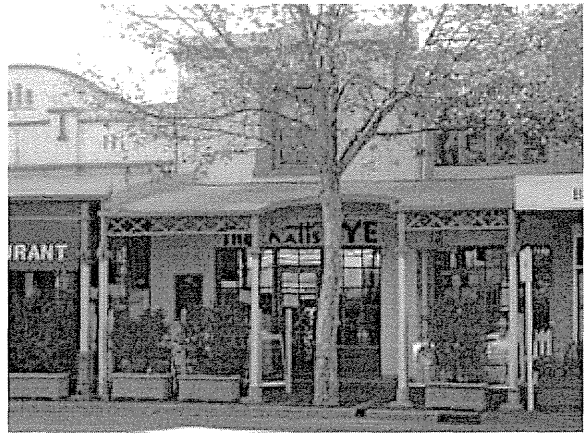
SLSA - B 5437- 1929

SHOP

Address: 24 O'Connell Street
Certificate of Title: 5286/786; 5235/558

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

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

**HISTORY AND DESCRIPTION:**

This two storey shop is one of the earliest remaining in O'Connell Street and its early date of construction is reflected in the simple form and detailing of its front elevation. It was built for Thomas Wright, a blacksmith, in 1853. A lease that he had signed for ten guineas per year in August 1850 contained a proviso that he had to 'erect build and finish...a good and substantial messuage and tenement to the value of £70 at least'. It also had to be of brick or stone and roofed with either slate or shingles. He took up an option and bought the property in June 1853 and rented it out to A A Huddleston, a grocer. The rate assessments for 1853 record that it comprised five rooms and had a rateable value of £50 which is quite substantial for the period.

In 1868 the shop was bought by Mary Hannah Osborne and AA Huddleston who were related in some way. They owned the property until 1915 when the land size was reduced to 24 x 105 ft when sold. When the property was transferred to William Osborne, a chemist, it became a chemist shop from 1882 for over ninety years until around 1978.

STATEMENT OF HERITAGE VALUE:

This 1850s shop building 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 O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the early Victorian period.

EXTENT OF LISTING:

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls. Excludes verandah and shopfronts.

REFERENCES

- ACC Rate Assessments 1852-1853
- Smith Survey 1880
- LTO CTs 114/237, 1037/39, 2238/9
- GRO RPA Application 9073 1/4/1868
- SA Directories 1873-1970

ROW SHOPS

Address: 25, 25a & 27 O'Connell Street
Certificate of Title: 5175/187; 5169/434; 5302/129

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

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



HISTORY AND DESCRIPTION:

It is presumed that this row of one storey shops were constructed in the early 1870s as they predate the two storey corner shop of 1877 and were built for A A Huddleston, a North Adelaide grocer. Huddleston bought the land in 1870. The Huddleston family had a long association with the retail industry in O'Connell Street. They rented the one storey shop across the road at 24 O'Connell Street from 1853 where they ran a grocer's shop until they built these shops, and they also owned another shop, across the street at 26 O'Connell Street until 1913. The row of shops were given separate titles in 1911 and the Huddleston family owned them until 1929. These shops were bought by migrants to Australia in the mid 1960s. Properties such as this were attractive city investment properties following the Second World War.

The shops retain their low scale and simple parapet with low hipped roof behind.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the development of a local 'High Street' for this section of North Adelaide.

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) This 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of single storey commercial buildings of the Victorian period.

EXTENT OF LISTING:

The external form, materials and details of the row of single storey shops, including front parapets, roof and verandah form.

REFERENCES

- ACC Rate Assessments 1871-1878
- Smith Survey 1880
- LTO CTs 153/193, 1097/27, 3485/179, 80, 4384/422, 5302/129
- *SA Directories* 1873-1970
- State Library of South Australia early photographs B 5437 & B 20642

ROW SHOPS, 25, 25a & 27 O'Connell (cont)



SLSA - B 5437 - 1929



SLSA - B 20642 - 1970

SHOP

Address: 26 O'Connell Street
Certificate of Title: ?

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

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

**HISTORY AND DESCRIPTION:**

This shop was constructed in 1913 and replaced a small house which had been on the site since 1852. The house was brought under the Real Property Act and sold to Robert Cooper. He was related by marriage to the Osborne and Huddleston families who also owned shops in the locality. After Cooper's death in 1908, the property was demolished and remained vacant until 1913 when it was sold to Ann and DJ Ahern, who built this shop. The parapet and verandah are indicative of the date its construction during the Edwardian period.

The shop was rented out and the SA Directories for 1919 refer to V Weber who was an organ and piano builder operating from here. From 1921 to 1946 cabinet maker Arthur E Horwood owned the shop. From 1949 until 1977 the shop was known as Bagot's Antiques. It was during this period, the shop windows were replaced by others from another shop in Rundle Street.

STATEMENT OF HERITAGE VALUE:

This shop building is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the consolidation of a local 'High Street' for this section of North Adelaide.

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

- (b) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Edwardian period.

EXTENT OF LISTING:

The external form, materials and details of this single storey shop, including front parapets and roof form. Excludes shopfronts

REFERENCES

- ACC Building Surveyors Plan Books 13/10/1913
- ACC Rate Assessments 1852-1914
- Smith Survey 1880
- Sally Hopton (nee Bagot) verbal information about shop windows
- LTO CTs 696/142, 969/17, 4301/268, 5235/558
- SA Directories 1873-1970

ROW SHOPS

Address: 45, 47, 49, 49a & 51
O'Connell Street
Certificate of Title: 5366/828; 5270/57;
5290/183; 5174/535

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

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



HISTORY AND DESCRIPTION:

This row of two storey shops were constructed in 1898 for George Rothe and W Stewart. Shortly after the shops were completed, they were transferred to John Acraman. When Acraman brought the shops under the Real Property Act in 1914 in which they were valued at £2250, they were all rented out. At that time they were occupied by a greengrocer, a fish shop, light refreshments, a tailor and a tobacconist. Since that time each of the shops has had a variety of owners and occupants.

This row of shops is an excellent example of a two storey 1890s commercial building. It retains important stylistic elements including a continuous balustraded parapet, paired arched windows, decorative moulding and a central projecting pediment.

STATEMENT OF HERITAGE VALUE:

This row of two storey shops, constructed in 1898, is representative of the development of commercial facilities and services during the early Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (c) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) They have played an important part in the lives of local residents as in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) These shops display aesthetic merit and design characteristics of significance to North Adelaide, as they are an excellent example of a two storey commercial building of the Edwardian period.

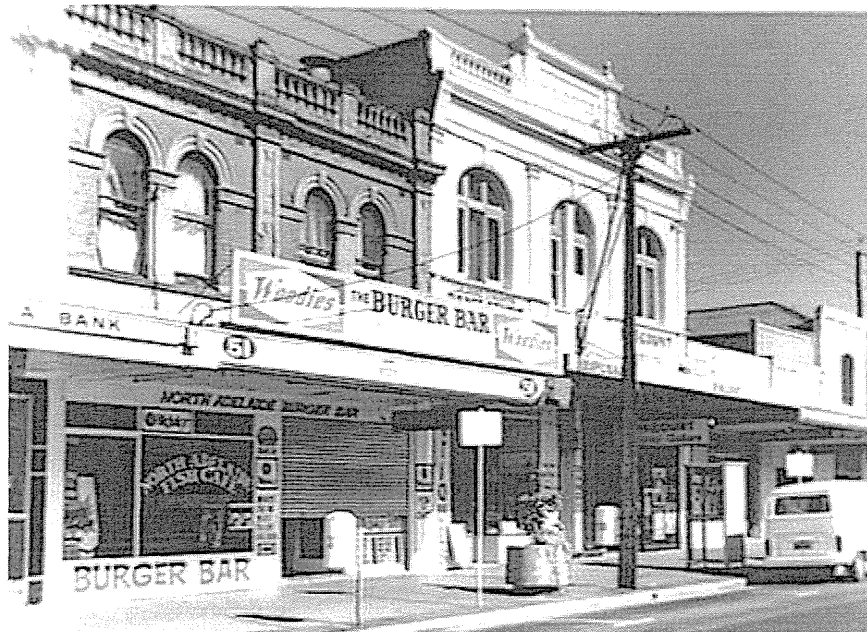
EXTENT OF LISTING:

The external form, materials and details of this row of two storey shops, including front parapets and roof form. Excludes any later changes to shopfronts.

REFERENCES

- ACC Building Surveyors Plan Books 31/10/1898
- ACC Rate Assessments 1890-1905
- Smith Survey 1880
- LTO CTs 1027/41, 1767/122, 2569/116, 3328/61, 62, 63; 3857/135, 4146/667, 4323/934; 5174/535,6; 5290/183
- GRO RPA Application 26313 17/3/1914
- SA Directories 1873-1970
- State Library of South Australia early photograph B 38112

ROW SHOPS, 45, 47, 49, 49a & 51 O'Connell Street (cont)



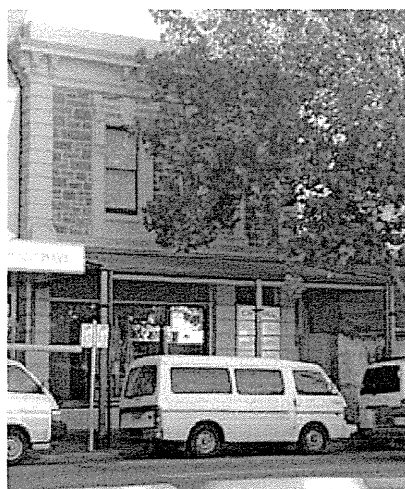
SLSA - B 38112 - 1980

SHOP

Address: 52-54 O'Connell Street
Certificate of Title: 5886/132

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

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



HISTORY AND DESCRIPTION:

This two storey shop is constructed of sandstone with rendered detailed quoins and window dressings and parapet. It is an excellent example of an 1880s masonry shop retaining typical stylistic elements.

It was constructed after 1880 as the site, the yard of the former Huntsman Hotel, is shown as vacant in the Smith Survey. The hotel was rebuilt in 1882 and this building followed soon after.

STATEMENT OF HERITAGE VALUE:

This shop building is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (d) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey / single storey commercial building of the Victorian / Edwardian period.

EXTENT OF LISTING:

The external form, materials and details of this c1885 two storey shop, including walls, parapets and roof form associated with building style.

REFERENCES

- Smith Survey 1880

SHOPS

Address: 53-53b O'Connell Street
Certificate of Title: 5441/202

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

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



HISTORY AND DESCRIPTION:

This pair of two storey shops was built in 1906, and replaced earlier shops on the site. The design for the shops was by architects Davies & Rutt, for owners GWC Rothe and W Stewart. The first tenant was William Compton Davies, a draper. This pair was built alongside five 1899 two storey shops between 45 and 51 O'Connell Street which were also built for Rothe and Stewart. Shortly after Davies bought the shops from Rothe in 1907, he had balconies installed by builder CH Martin. The balconies have been removed but the building retains its characteristic arch headed windows to the first floor and balustraded parapet.

The shops have been used for a variety of outlets such as Miss J Goldsmith's costume shop, Mrs Mary Fawcett's whitework manufacturer, LJ Mack grocers, the Adelaide Towel & Coat Supplies, the School of Kodokan judo instructors, Griffs (SA) Ltd furniture and the Academy of Ballroom Dancing.

STATEMENT OF HERITAGE VALUE:

This shop building was designed by architects Davies & Rutt and built in 1906. It is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street / Melbourne Street and reflects the continued development of a local 'High Street' for this section of North Adelaide.

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

- (e) This shop building displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This shop building 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 shop building displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Edwardian period, designed by architects Davies and Rutt.

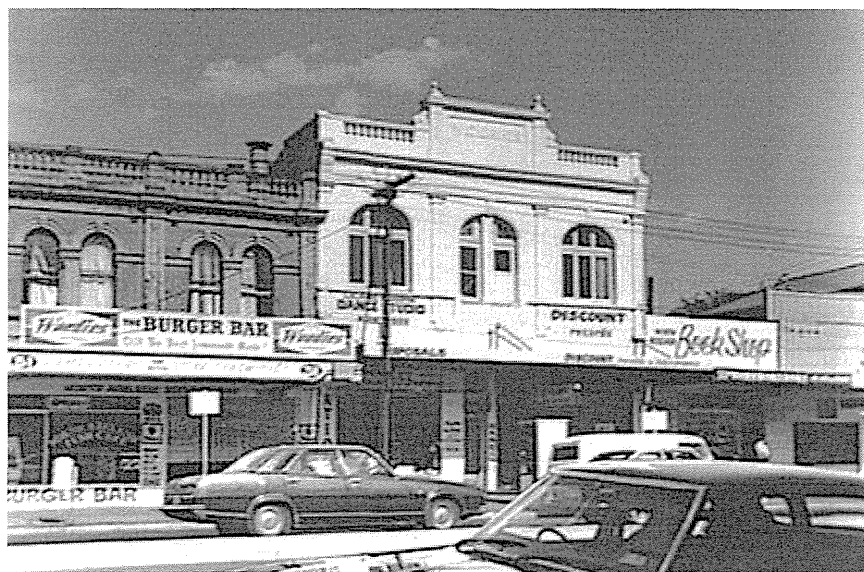
EXTENT OF LISTING:

The external form, materials and details of this 1906 two storey shop, including walls, parapets and roof form associated with building style.

REFERENCES

- ACC Building Surveyors Plan Books 31/8/1906, 24/9/1908.
- ACC Rate Assessments 1890-1908
- Smith Survey 1880
- LTO CTs 757/144, 3132/109, 5441/202
- GRO RPA Application by John Acraman, November 1906.
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 38113

SHOPS, 53-53b O'Connell Street



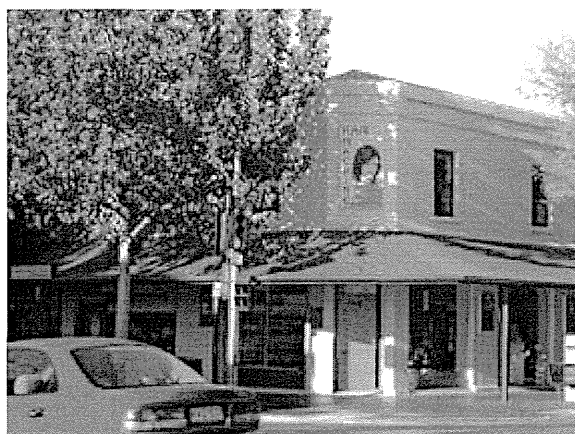
SLSA - B 38113 - 1980

SHOPS

Address: 59 (57-59) O'Connell Street
Certificate of Title: 5379/819

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

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



HISTORY AND DESCRIPTION:

These shops are an excellent example of 1870s-1880s row shops. They retain important stylistic elements including masonry walls, simple verandah form, and corrugated iron roof behind a parapet and some original double hung windows to the first floor. The outline of these shops is visible on the Smith Survey of 1880.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

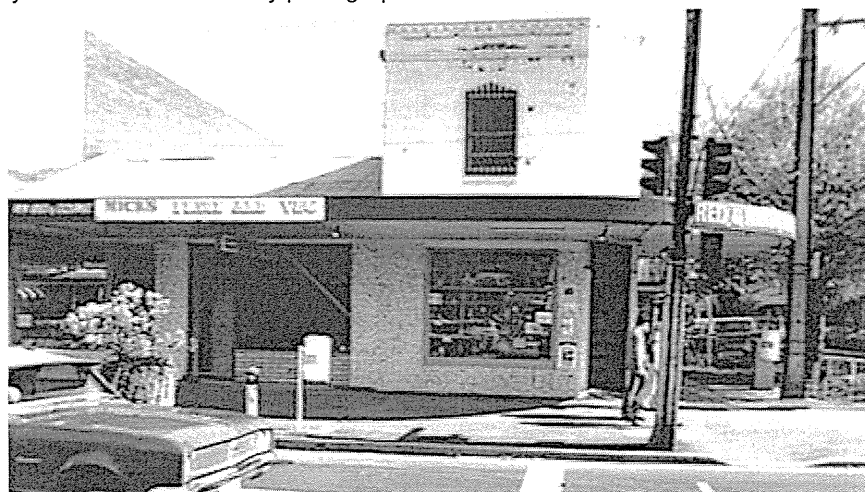
- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) They have played an important part in the lives of local residents in the provision of retail services for residents of the immediate area and the wider local community.
- (d) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of two storey commercial buildings of the Victorian period

EXTENT OF LISTING:

The original external form, materials and details of the c1875 one and two storey shops including corner entrance configuration.

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 40187



SLSA - B 40187 - 1982

ROW SHOPS

Address: 71-79 O'Connell Street
Certificate of Title: 5213/87

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

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



HISTORY AND DESCRIPTION:

This row of shops is an excellent example of two storey 1880s masonry shops. It retains important stylistic elements including face sandstone walls, rendered quoins, pilasters, architraves parapet with recessed panels, paired timber framed windows and a corrugated iron roof behind the parapet.

This Town Acre was owned by the City Council and it had been reserved for a market. The row of shops was to be the frontage for the market activities behind.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) They have played an important part in the lives of local residents in the provision of retail services for residents of the immediate area and the wider local community.
- (d) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of a two storey row of commercial buildings of the Victorian period.

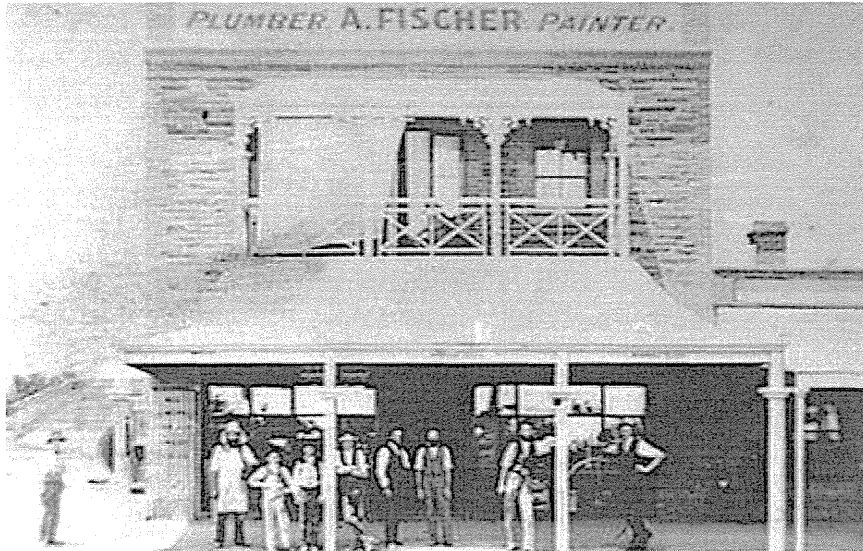
EXTENT OF LISTING:

The original external form, materials and detail of the c1885 two storey row of shops including parapet and window configuration to first floor elevation.

REFERENCES

- ACC Town Clerks Digests
- Smith survey 1880
- State Library of South Australia early photographs B 39371 & B 10463

ROW SHOPS, 71-79 O'Connell Street (cont)



SLSA - B 39371 - 1893



SLSA - B 10463 - 1901

SEMI-DETACHED SHOPS

Address: 89 & 91 O'Connell Street
Certificate of Title: 5311/240; 5311/189

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

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



HISTORY AND DESCRIPTION:

This pair of shops is an example of a semi-detached 1870s-1880s commercial building. The original timber shopfront to 91 O'Connell Street survives. The shop at 89 was built by 1876, while that at 91 was built by 1883.

John George Osborne, a builder, bought land in 1868 measuring 32 x 116 feet on which he built a house and shop by 1876 at 91 O'Connell Street. They were given a rateable value of £24 suggesting a modest structure for the time. When the property was sold to bootmaker Heinrich Langeluddecke in 1878, he built another shop, which by 1883 saw the annual rateable value double to £65 for both shops. He sold his shop onto another bootmaker, Patrick O'Connor in 1893. This shop was a bootmakers until about the Second World War.

Langeluddecke, was one of seven German immigrants with shops in O'Connell Street in 1880. The number of German traders with shops in the street stayed constant until about the First World War.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) These shops have 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are examples of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

The original external form, materials and details of the c1875 one storey shops including original shopfront and entrance to 91.

REFERENCES

- ACC Rate Assessments 1865-1894
- Smith Survey 1880
- LTO CTs 123/52, 417/212, 583/170, 2815/169, 5311/189
- SA Directories 1873-1973

SHOP

Address: 95a O'Connell Street
Certificate of Title: 5131/874

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

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



HISTORY AND DESCRIPTION:

This small 1860s single storey shop retains a highly decorative pedimented parapet. A shop was built on this allotment for Joseph Drew, a carpenter, in about 1861. He and his family owned the shop until 1902. The *SA Directory* for 1910 records that William Boyle was tenant of the shop as a tailor and outfitters for many years before he bought it in 1934. After his death in 1948, his family continued the business and owned the shop until 1981.

Between 1902 and 1981 only two other families have owned the shop, perhaps explaining why the shop has retained its simple one storey form. The shop also retains an early shopfront.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

The external form, materials and details of the c1875 one storey shop including original shopfront.

REFERENCES

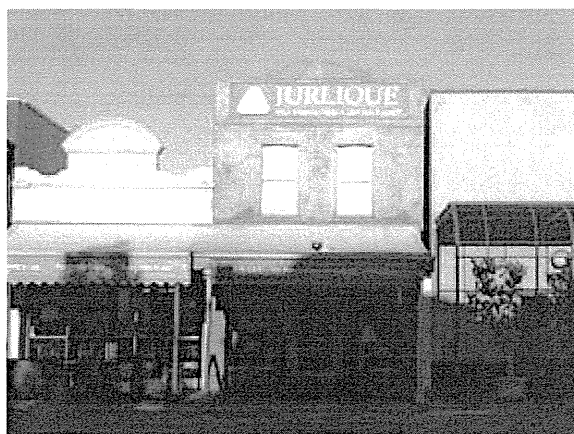
- ACC Rate Assessments 1857-1911
- Smith Survey 1880
- LTO CTs 79/111, 687/97, 5131/866-876, 5131/873.
- *SA Directories* 1873-1970

SHOP

Address: 97 O'Connell Street
Certificate of Title: 5131/873

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

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

**HISTORY AND DESCRIPTION:**

This is a two storey shop with a simple curved parapet and sash windows to the upper floor. A shop was built on this site shortly after Ainsworth A Huddleston, a grocer, bought the property in 1872. By 1876 the shop on site had an annual rateable value of £40 which had doubled by 1892, suggesting the addition of the second storey.

The Huddleston family owned the property until 1937, in which time the property was tenanted to William Beaney as a draper's shop for almost forty years. Thereafter, when it was bought by Oswald and Ernest Smith it was for a number of years a shop for Ernsmiths Radio. It has also been used as a bookmakers and for Godolphins Decorations. After the Bank of Adelaide bought it in 1956, for some time it was used as a bank premises.

STATEMENT OF HERITAGE VALUE:

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an example of a two storey commercial building of the Victorian period.

EXTENT OF LISTING:

The external form materials and details of the c1875 and c 1895 two storey shop.

REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments
- Smith Survey 1880
- SA Directories 1873-1970

SEMI-DETACHED SHOPS

Address: 98 & 100 O'Connell Street
Certificate of Title: 5311/188; 5496/125

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

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



HISTORY AND DESCRIPTION:

This prominent pair of two storey shops appears to have been built in stages between about 1869 and 1877 for James Harrington. In this period the annual rateable value rose from £50 for a single shop, to £140 for two shops. One was rated at £50 and one was rated at £90. In 1878, at the height of the building speculation boom period, the shops together were rated at £150.

The shops were owned by the Harrington family until 1925. The *SA Directory* between 1890 and 1970 records that a chemist shop was located at 98 O'Connell Street. Further, by 1900 and for a number of years following, the shop was also a major medical surgery for the local community from where several doctors and district nurses consulted.

The shop at 100 O'Connell Street was an ironmongers before 1900. For a number of years following this date August Rieke, a boot and shoe manufacturer was a tenant, before buying one of the shops in 1925. Between 1950 and 1970 the *SA Directory* records the shop being used as a dressmakers and frock salon. T N Snellgrove operated a dressmaker shop and Mrs Grabia, who was both owner and occupier, ran a frock salon after she and her husband bought it in 1952.

This pair of shops is an excellent example of a two storey semi-detached 1870s-1880s commercial building. It retains important stylistic elements including masonry walls, rendered quoins, pilaster, architraves and cornices, corrugated iron hipped roof behind a parapet and tall chimneys

STATEMENT OF HERITAGE VALUE:

This pair of two storey shops is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This pair of shops displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This pair of shops has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This pair of shops displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Victorian period.

EXTENT OF LISTING:

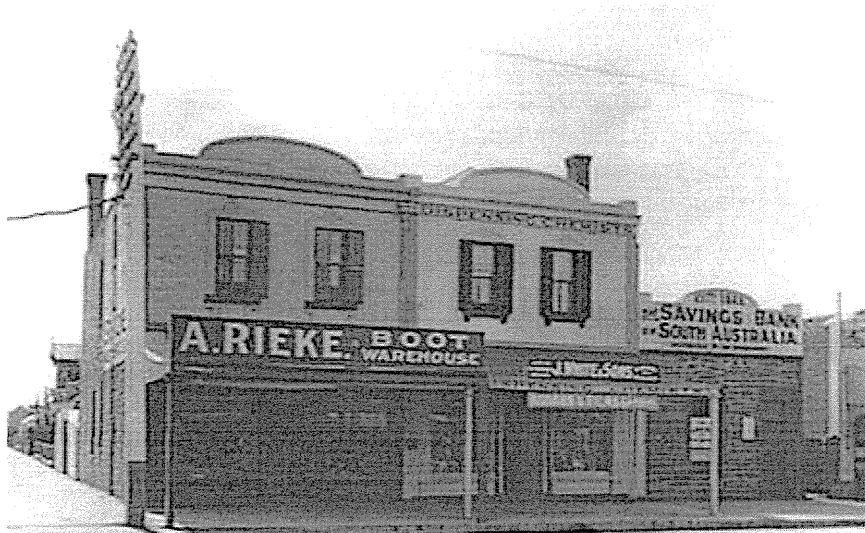
External form and original details of c1885 shops. Later verandah not included.

SEMI-DETACHED SHOPS, 98 & 100 O'Connell Street (cont)**REFERENCES**

- ACC Rate Assessments 1869-1886
- Smith Survey 1880
- LTO CTs 469/36, 472/69, 1379/196, 4021/109, 5496/125
- *SA Directories* 1873-1970.



SLSA - B 39378 - 1900



SLSA - B 10459 - 1916



SLSA - B 16798 - 1966

SHOPS

Address: 114-118 O'Connell Street
Certificate of Title: 5197/2; 5197/9

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

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



HISTORY AND DESCRIPTION:

These shops with a ninety foot frontage to O'Connell Street date from 1863 when Adelaide City Council rate assessment records referred to '2 unfinished buildings' for J Harrington. With an annual rateable value given as £20 for the unfinished buildings, by 1864 there were four shops for Harrington recorded for this address. The larger shop on the corner of George and O'Connell Street was rated at £50, while the three adjoining ones were £28 each.

Apart from subsequent changes to the shop fronts on the ground floor, the form of these shops appears relatively intact. The shops were alongside the first Royal Oak Hotel which was relocated and rebuilt in 1866 on the opposite side of the road.

A member of the Harrington family, Benjamin Harrington, sold the shops in 1897. The shops remained on one title until 1927 when one of the shops was sold separately. The remaining shops were given separate title in 1948.

STATEMENT OF HERITAGE VALUE:

This row of two storey shops is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This row of shops displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This row of shops has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This row of shops displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Victorian period.

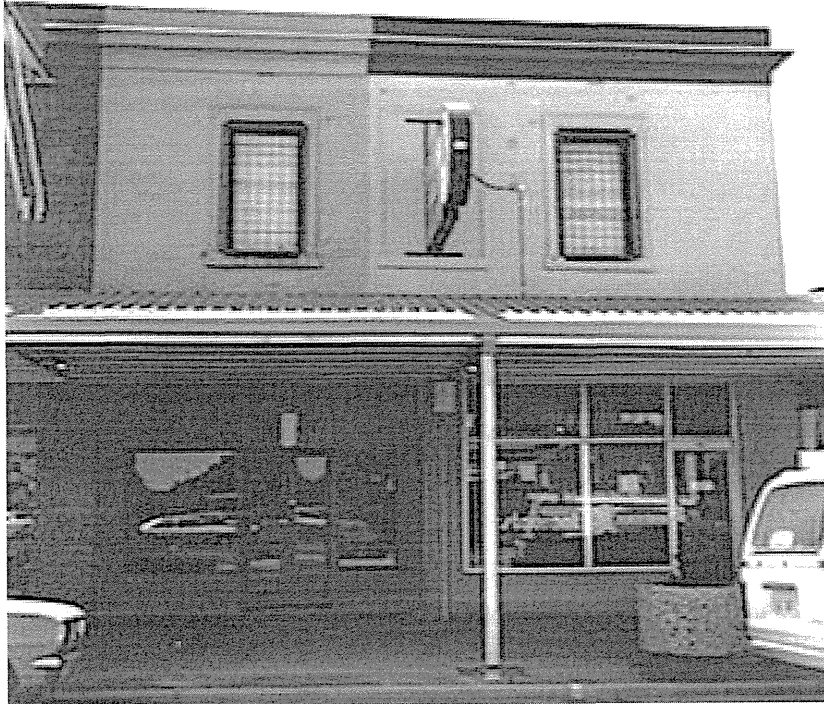
EXTENT OF LISTING:

The external form, materials and details of the c1865 two storey row of shops.

REFERENCES

- ACC Rate Assessments 1860-1900
- Smith Survey 1880
- LTO CTs 473/13, 1458/71, 1462/29, 1982/153-154, 3575/80, 4071/921, 5197/2, 5197/9
- SA Directories 1873-1970

SHOPS, 114-118 O'Connell Street (cont)



SLSA - B 37969 - 1980

ROYAL OAK HOTEL

Address: 121-129 O'Connell Street
Certificate of Title: 5603/87

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

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

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The Royal Oak Hotel was first licensed in June 1855 on the other side of the road at the location of 112 O'Connell Street on Town Acre 865. However, a new hotel was built on this site in 1866 to enable owner Carl Frederick Monteton more room to expand in a period when O'Connell Street was consolidating its position as the main North Adelaide thoroughfare to and from the city. In 1874 the hotel was sold to brewers W H Beaglehole & Johnstone, followed by the Lion Brewing & Malting Co Ltd from 1890 until 1975. The practice of the competitive brewers buying hotels, or creating 'tied hotels' from the mid 1870s onwards, ensured outlets for their own brew.

Of the fifteen city hotels established in the 1860s decade, only four are still trading, while it is believed that the Royal Oak Hotel is the only known city hotel to be entirely rebuilt in this period and is therefore of a style unlike those rebuilt after the mid 1870s. However, it can be compared to the Tivoli Hotel in Pirie Street, which has a similar character. The fact that the Royal Oak Hotel was relocated and the Caledonian Hotel was established three years later further along the road, is an indication of the rising importance of O'Connell Street in this period.

STATEMENT OF HERITAGE VALUE:

The Royal Oak hotel is evidence of the development of commercial facilities and services during the early Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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 reflects the development of a local North Adelaide economy.
- (b) It represents customs or ways of life that are characteristic of the local area.
- (c) It has played an important part in the lives of local residents as in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This hotel displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a 1860s two storey hotel building of the early Victorian period.
- (f) The Royal Oak Hotel is a notable landmark in the area.

EXTENT OF LISTING:

The external and interior form, materials and details of the 1866 two storey hotel and 1881 verandah.

REFERENCES

- ACC Rate Assessments 1855-1870
- Smith Survey 1880
- Hoad, JL, *Hotels and publicans in South Australia 1836-1993*, Second Edition, p397.
- LTO CTs 27/45, 198/172, 672/44, 4069/237, 4364/115, 5603/87
- State Library photo, B21364 c 1870.

SHOP

Address: 124 O'Connell Street
Certificate of Title: 5404/07

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

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



HISTORY AND DESCRIPTION:

This attractive one storey shop with a balustraded pediment was built in 1889 for William Pullin, a butcher, who applied in May of that year to the Adelaide City Council to build a shop and residence estimated to cost £900.

William Pullin's butcher shop traded for sixty seven years. After his death in 1933 a portion of his land with a sixty six foot frontage to O'Connell Street was sold while other members of the family continued running the butchers shop on this the remaining twenty two foot frontage. The family sold the shop premises in 1957 to Arthur Pimlott and the shop became a timber merchants for a number of years.

Between 1880 and 1900 there were three butcher shops in O'Connell Street, one of which was a German butchers, only four shops away. This suggests there was a big enough market for a number of years to cater for their customers specific needs. While butchers' shops came and went, three or four butchers shops were able to trade successfully in O'Connell Street until at least 1970 according to the *SA Directories*.

STATEMENT OF HERITAGE VALUE:

This shop is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

The external form, materials and details of the 1889 one storey shop including parapet with pediment and balustrade and verandah form.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 31/5/1889
- ACC Building Surveyors Dept - Return of Surveyors Notices 31/5/1889
- Smith Survey 1880
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 13927

SHOP, 124 O'Connell Street (cont)



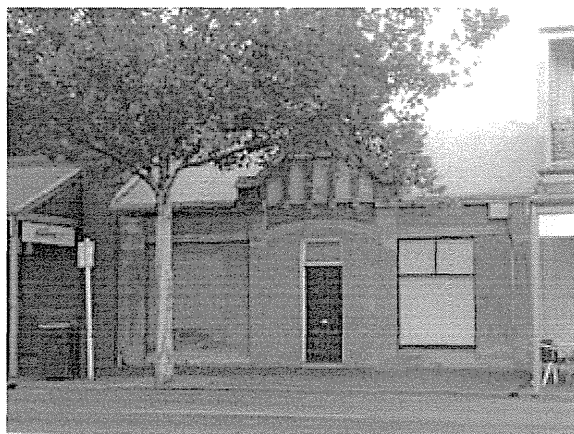
SLSA - B 13927 - 1957

SHOP

Address: 177 O'Connell Street
Certificate of Title: 5546/674

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

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



HISTORY AND DESCRIPTION:

This single storey building is an excellent example of an 1890s – 1920s shop. Constructed of brick (and now rendered), it retains important stylistic elements including symmetrical façade, pilasters, string coursing and an unusual gable with roughcast render and strapping.

In 1899, the owner, Mrs E Black was granted consent to build a shop and dwelling on the site. Upon completion the shop was leased to a dressmaker.

STATEMENT OF HERITAGE VALUE:

This shop/office building is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

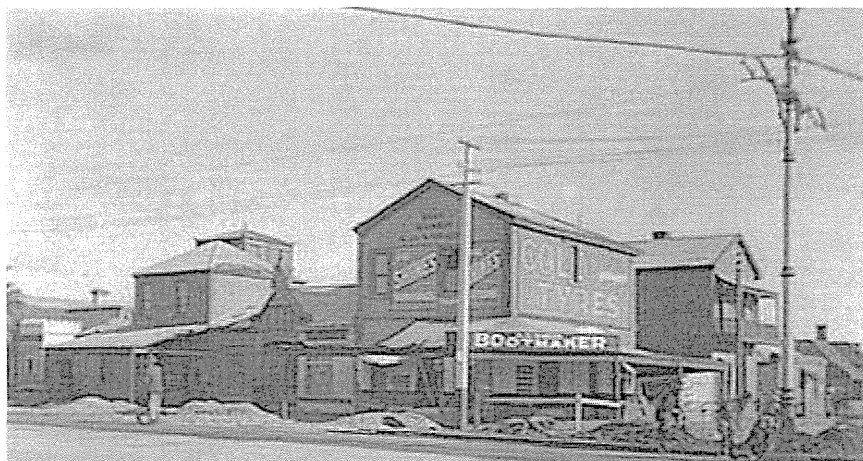
- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) It has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Edwardian period.

EXTENT OF LISTING:

The external form, materials and details of the 1899 one storey shop including gable fronted central entrance.

REFERENCES

- ACC Rate Assessments



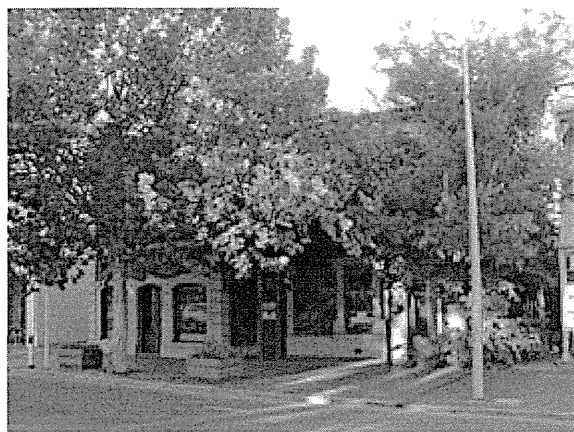
SLSA - B 13927 - 1916

SHOP

Address: 201 O'Connell Street
Certificate of Title: 5309/91

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

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

**HISTORY AND DESCRIPTION:**

This former residence was constructed in 1892, on the site of two earlier houses. Arthur Lovely bought the property and made an application for shops and a dwelling which were expected to cost £900. This large cost for a shop suggests a substantial two storey structure.

This shop and residence is an excellent example of an 1890s commercial/residential building. It retains important stylistic elements including bluestone walls and rendered door and window surrounds.

STATEMENT OF HERITAGE VALUE:

This 1892 building is representative of the development of commercial facilities and services during the late Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the continuing development of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the late Victorian period.

EXTENT OF LISTING:

The external form, materials and details of the 1892 two storey shop building, including walls and roof form associated with the building style.

REFERENCES

- ACC Building Surveyors Dept - Surveyor of Notices 31/12/1892, 31/8/1910.
- ACC Rate Assessments 1883-1914
- Smith Survey 1880
- LTO Title records
- SA Directories 1873-1970
- State Library of SA photo B6916 17/12/1936

SHOPS

Address: 207-209 O'Connell Street
Certificate of Title: 5330/508

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

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



HISTORY AND DESCRIPTION:

This pair of two storey semi-detached houses were built in 1911 by owner and builder John Hogg replacing two earlier houses that are recorded on the 1880 Smith Survey. By 1914 John Hogg's property is recorded as comprising two tenanted houses on site, each with an annual rateable value of £64. The property appears to have had a history of providing low cost accommodation. The *SA Directory* for 1970 refers to the property as St David Flats. The property is currently used as offices

This pair of former houses is an excellent example of a two storey 1890s – 1920s Edwardian transitional building. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door trim, verandah form and a corrugated iron hipped roof. Timber balustrading has replaced the original cast iron panelling.

STATEMENT OF HERITAGE VALUE:

This pair of semi-detached former residences is representative of the development of residential and commercial facilities during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) These former houses display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy and have 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) These former houses display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of a two storey Edwardian transitional building.

EXTENT OF LISTING:

The external form materials and details of the pair of attached two storey c1910 former dwellings including masonry walls, two level verandah form and window and door configuration and joinery.

REFERENCES

- ACC Building Surveyor Dept - Return of Surveyor Notices 30/9/1911
- ACC Rate Assessments 1883-1914
- Smith Survey 1880
- LTO CTs 185/7, 416/46, 691/9, 1574/119, 3402/132, 4386/495, 5330/558
- *SA Directories* 1873-1970
- State Library of SA photos B7409 1937

CALEDONIAN INN

Address: 211-219 O'Connell Street
Certificate of Title: 5140/830

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

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

**HISTORY AND DESCRIPTION:**

The Caledonian Hotel was licensed in 1869 as a bluestone single storey structure. The Caledonian and the Queen's Head in Kermode Street, the only single storey hotels in the city, are both in North Adelaide. After the mid 1850s it was unusual to rebuild or establish a new hotel as a one storey structure. The Brecknock Arms in King William Street was rebuilt in 1873 as a single storey hotel, but transformed into a two storey hotel in the 1920s.

Three years before the licensing of the Caledonian, the Royal Oak Hotel which had been on the eastern side of O'Connell Street, was relocated on the opposite of the road at 121 O'Connell Street. This is an indication of the rising importance of O'Connell Street in this period.

In 1882 the pub was renamed the Caledonian Hotel and in 1883 it was sold to William R Sawyers and Arthur B Malcolm who owned the Naracoorte Brewery. In 1889 it was sold to another brewer, William Sawers, who also bought the Union Brewing & Malting Co Ltd. in the east end of Adelaide. From 1926 until 1934 the hotel was owned by Port Adelaide hotel publican, AG Hillwood, who sold it to the SA Brewing Company.

The corner of Barton Terrace and O'Connell Street in front of the Caledonian Hotel became a horse tram terminus following the introduction of the services to North Adelaide in 1878. Nearby, off Gover Street, the stables for the A & S Tramway Company stables were located. Tram activity guaranteed such a healthy trade for the hotel, that extensive additions were made to the hotel in 1883. As part of the extensions, the hotel was given a substantial new facade which was rendered and stuccoed.

STATEMENT OF HERITAGE VALUE:

The Caledonian Hotel is one of only two single storey hotels in the city. It is unusual for being constructed as a single storey hotel in the city when by the mid 1850s period, they were built as two storey structures. It is also one of only nine new hotels (of which only four are still trading) to be licensed between 1870 and 1900.

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

- (a) The Caledonian Inn displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) It 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.

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

- (d) The Caledonian Inn displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.

EXTENT OF LISTING:

The external form, materials and detail of the single storey 1882 hotel including roof and masonry parapeted walls and chimneys, window and door configuration and joinery.

CALEDONIAN INN, 211-219 O'Connell Street (cont)

REFERENCES

- ACC Building Surveyors Plan Books 31/1/1896
- ACC Rate Assessments 1865-1880
- Smith Survey 1880
- KM Deutsher, *The Breweries of Australia: a history*, 1999, pp.223, 236.
- LTO CTs 131/228, 676/42, 767/3, 1443/181, 5140/830
- *SA Register* 8/1/1883 p. 2 - Tender by WH Campbell
- State Library of SA photos B5111 (c1879), B10294 (1911), 31787 (1936)



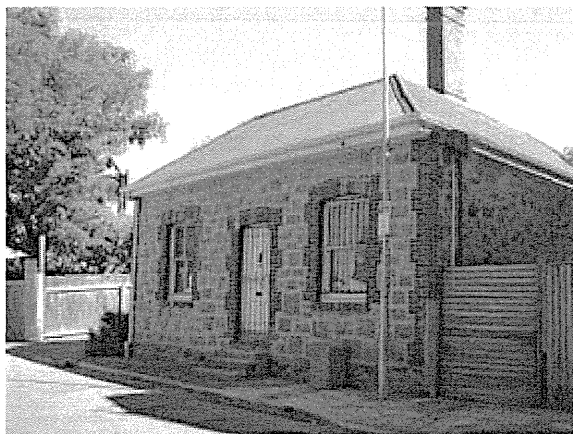
SLSA - B10294 - 1911

HOUSE

Address: 98 Old Street
Certificate of Title: 5906/782; 5900/781

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

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

The outline of this small cottage is shown on Town Acre 1024 at the end of the yard of no 228 Stanley Street. The same arrangement existed for no 226 Stanley Street but that cottage has been demolished. This cottage remains an important indication of the type of modest residences constructed in small internal streets in North Adelaide during the 1860s, and the use of sandstone and bricks 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 sandstone masonry walls, low scale and simple form.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE (AQUINAS COLLEGE), FENCE & GARDEN

Address: 19 Palmer Place
Certificate of Title: 5740/660

Use: Student residence
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

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



HISTORY AND DESCRIPTION:

A large house built for pastoralist Abraham Scott in 1853 was demolished on this site in the late 1920s to make room for a new mansion for merchant Norman Darling. An application to build it in February 1928, was made by contractor T A Cook & Co, who estimated its cost to be £14,000.

This house is an excellent example of the Inter War Mediterranean style and displays characteristic design elements of that style including smooth rendered walls, columned verandah and balcony with wrought iron balustrades, and generally classical proportions and details.

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 replacing earlier houses on Town Acres which were already developed before WW1.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Mediterranean style residence displaying consistent use of typical materials such as smooth rendered walls, balustraded parapet, verandahs with masonry pillars and expansive hipped roof.

EXTENT OF LISTING:

The external and interior form, materials and details of this Inter War Mediterranean residence, including walls, verandah and roof form associated with the house style. Also includes single storey building to Jeffcott Street, masonry and iron fence and sunken garden

REFERENCES

- ACC Building Surveyors Dept - Register of Plans February 1928
- ACC Rate Assessments 1851-1930
- Smith Survey 1880
- LTO CTs 1526/113, 5740/120
- State Library photo B5137, 1929.

HOUSE (AQUINAS COLLEGE), FENCE & GARDEN, 19 Palmer Place (cont)



SLSA - B 5137 - 1929

HOUSE & WALL

Address: 21-25 Palmer Place
Certificate of Title: ?

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

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



HISTORY AND DESCRIPTION:

This two storey red brick and stucco residence was built for A E Ayers for his own occupation in 1905. The architects were English & Soward and the contractor was CH Martin. This house remains an important indication of the type of residences constructed in the 1900s, and the use of design sources from Europe and Britain including Arts and Crafts.

The house is described in *The Heritage of the City of Adelaide* as following:

'The building is an excellent example of a large federation house in which emphasis was placed on asymmetry, variety of roof form (tiles, gables and projections were common) and quality brickwork dressing. The building has notable detailing to the brickwork of the porch and adjacent window, and the quality of the joinery and internal fittings, especially to the galleried entrance, are of a very high order'.

Ayers sold the house to Sir Collier Cudmore, a prominent solicitor and Olympic gold medallist in 1908. He lived here during the 1920s. The property has been part of Aquinas College since 1953. Many properties like this were incorporated into university colleges for use as hostels and administrative offices for such institutions.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

The external and interior form, materials and details of this two storey 1905 Arts and Crafts style residence, including walls, verandah and roof form associated with the house style. Includes front red brick fence.

REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/1/1905
- ACC Rate Assessments 1900-1931
- Smith Survey 1880
- LTO CTs 727/106, 5855/212
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 366-367

HOUSE & WALL, 21-25 Palmer Place (cont)



SLSA - B 12830 - 1953

HOUSE & FENCE

Address: 29 Palmer Place
Certificate of Title: 5783/315

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

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



HISTORY AND DESCRIPTION:

This house is an example of an 1870s two storey symmetrically fronted bluestone residence. The outline of the house is shown in Town Acre 746 on the Smith Survey of 1880. It retains important stylistic elements from the 1870s including rendered quoins and facings to windows and doors.

However, in the mid 1920s there was a trend to build large classical Mediterranean style houses or give nineteenth century houses this character by rendering stone exteriors and removing all traces of Victorian embellishments. This pre 1880 two storey stone villa underwent alterations to create this character in 1927 and 1928. Photographs of the building before and after the makeover record the transformation that took place.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

The external form, materials and details of this 1870s symmetrically fronted residence, including walls and roof form associated with the house style, also includes masonry and iron fence.

REFERENCES

- ACC Building Surveyors Dept - Return of Plans
- ACC Building Surveyors Dept - Return of Surveyor's Notices
- ACC Rate Assessments 1880-1930
- Smith Survey 1880
- LTO CTs 1086/52, 5783/315
- State Library photos B4207, 4884.

HOUSE & FENCE, 29 Palmer Place (cont)



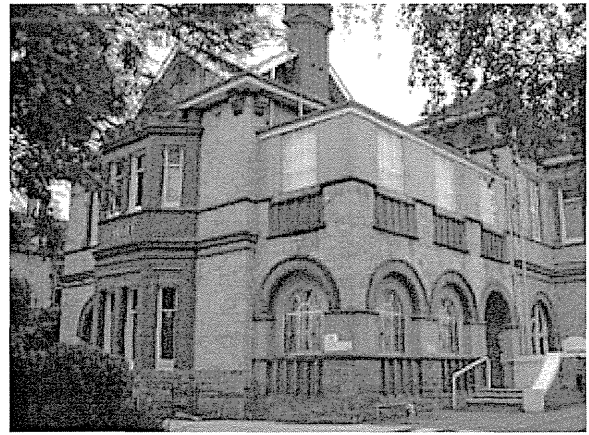
SLSA - B 4207 - 1927



SLSA - B 4884 - 1928

HOUSE (HARLEY)

Address:	63 Palmer Place
Certificate of Title:	?
Use:	Medical Rooms
Current Precinct:	R5
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil

**HISTORY AND DESCRIPTION:**

This large two storey mansion was built in 1901 for Sir William Milne. Builder W B Bland made the application to erect a house costing £5000 to the Adelaide City Council in April 1901. It replaced an earlier house that was built before 1851 for Francis S Dutton on an acre and a half. Milne was a wine and spirit merchant, politician, director and chairman of the Wallaroo and Moont Mining and Smelting Company. He was knighted in 1876.

Although the name of the architect was not given in the application, the property has the character of one designed by English & Soward. The asymmetrical massing and construction materials are typical of architect designed houses at the turn of the century. The house retains face sandstone walls and brick front bay and window, door and arch dressings.

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 external form, materials and details of this two storey Edwardian former residence, including walls and roof form associated with the house style. Later upper level balcony infill is not included.

REFERENCES

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

HOUSE

Address: 64 Palmer Place
Certificate of Title: ?

Use: Medical rooms
Current Precinct: R5
Proposed HCZ Area: Upper North Adelaide

Heritage Status: LHP (Townscape)
Other Assessments: Nil
Conservation Reports: McDougall & Vines 1993



HISTORY AND DESCRIPTION:

This large house was constructed in 1925 for Dr M J Symons. The design was by architects Garlick and Jackman. This house is an excellent example of an Inter-War Old English Revival style 'Gentleman's residence'. It retains important stylistic elements including rendered masonry walls, steeply pitched terracotta tiled roof, a masonry verandah porch and timber joinery. The western elevation displayed 'Tudor striping', and this can be seen in photographs taken of the house soon after construction.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Old English Revival residence design displaying consistent use of typical materials such as rendered brick walls, steeply pitched terracotta tiled roof and distinctive porch and verandah elements.

EXTENT OF LISTING:

The substantial whole of the two storey 1925 former residence including roof form, rendered masonry walls, expansive verandah/balcony form and gabled arched entrance.

REFERENCES

- ACC Rate Assessments
- *The Builder*, 30 July 1924

HOUSE, 64 Palmer Place (cont)



SLSA - B4212 - 1927

NEWLAND HOUSE

Address: 80 (66-70) Palmer Place
Certificate of Title: 5309/470

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

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



HISTORY AND DESCRIPTION:

This two storey residence was constructed in the 1870's with extensions, including the bay windows occurring in the 1880s. It is constructed of bluestone with later render details to the ground floor. A later verandah with heavy Tuscan columns and solid architrave was added in the 1950s. The original cast iron balustrading to the front fence has been removed but the bluestone plinth remains. The house retains its classical Italianate proportions and symmetry and some original decorative elements such as rendered quoins and window dressings and eaves brackets.

Despite the changes made to the front verandah structure, 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 mansions constructed in Palmer Place during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time.

The significant number of stone and brick, 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 an 1870s Victorian Italianate mansion displaying consistent use of materials and form such as masonry walls, simple hipped roof, detailed render and classical proportions.
- (e) It is associated with notable personality

EXTENT OF LISTING:

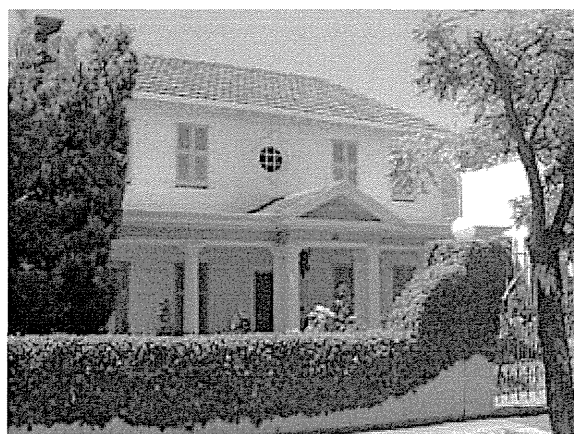
The original external form, materials and details of the Victorian two storey symmetrically fronted former residence including walls and roof form associated with the house style. The 1950s verandah structure is not included.

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address:	81 Palmer Place
Certificate of Title:	5250/323
Use:	Residence
Current Precinct:	R8
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	Nil
Other Assessments:	Townscape 1993
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

When builders Hennessey & Son applied to build a £3200 new residence for Marian Aldridge in 1923, an earlier house on site was demolished to make way for it. Marion was married to George S Aldridge who was the president of the Stock Exchange of Adelaide between 1889-1903. He was also brother of Rose, who was the mother of composer Percy Grainger.

This house is an excellent example of an Inter War Georgian Revival style mansion. It retains a symmetrical elevation with painted brick walls, hipped terracotta tiled roof and generally classically derived proportions and details, particularly to the front elevation.

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 substantial twentieth century two storey residence was built in 1923 for Mrs Marian Aldridge.

This house is an important example of the type of mansions 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 Georgian revival residence of the 1920s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

Original external form, materials and details of this Inter War Georgian revival style residence, including the walls and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books 28/2/1923
- Smith Survey 1880
- RM Gibbs, *Bulls Bears and Wildcats: A Centenary History of the Stock Exchange of Adelaide*, 1988, p 68.
- S Marsden, P Stark and P Sumerling, *Heritage of the City of Adelaide: an Illustrated Guide*, 1990, pp 329-330.

HOUSE & FENCE

Address:	99 Palmer Place
Certificate of Title:	5875/685-87
Use:	Residence
Current Precinct:	R8
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	Nil
Other Assessments:	Townscape 1993
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This attractive one storey dwelling bounded by original walling and fencing was built for Andrew Sinclair Neill in 1882 who lived here until his death in September 1915. Neill came to South Australia with his parents in 1839 as a two year old and when he left school he spent thirty five years with the stock and pastoral company of Elder, Smith & Company, where he ended as manager of the Port Adelaide branch. He left there to become a SA Railways Commissioner in 1888. After seven years with SA railways he established himself as a public accountant. He also held positions as consul for both Norway and Sweden, as well as being a warden of the Marine Board.

The house is an excellent example of a Victorian symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. This house remains an important indication of the type of residences constructed during the 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials 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 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, cast iron verandah details and detailed render.

EXTENT OF LISTING:

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

REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1880-1885
- Smith Survey 1880
- LTO CTs 289/97, 1739/63, 5875/687
- *Observer*, 4/9/1915, obituary for AS Neill
- *SA Directories* 1895-1914

HOUSE

Address: 40 Pennington Terrace
Certificate of Title: 5868/100

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

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

**HISTORY AND DESCRIPTION:**

According to the Adelaide City Council's Rate Assessment records, this residence was built after November 1881 and before November 1882. While the Smith Survey of 1880 records two small structures on site, this dwelling is not one of them.

Built for the Carruther's family, the residence was built behind an earlier structure that was almost on the footpath, and an outbuilding to the rear of the property. The property had two other owners before being transferred to the Synod of the Church of England in the Diocese of Adelaide in February 1922.

This house is a good example of an 1880s asymmetrically fronted brick and stone residence. It retains important stylistic elements including bluestone and face brick construction, timber windows and doors, rendered quoins, window and door facings and chimneys. The front facade has a distinctive circular gable vent above the central opening.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 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 residence displaying consistent use of typical materials such as brick masonry walls, detailed render and gabled ended wing.
- (e) It is associated with St Peters Cathedral as the dean's residence.

EXTENT OF LISTING:

The external form, materials and details of the Victorian asymmetrically fronted house including the walls and roof form associated with the house style.

REFERENCES

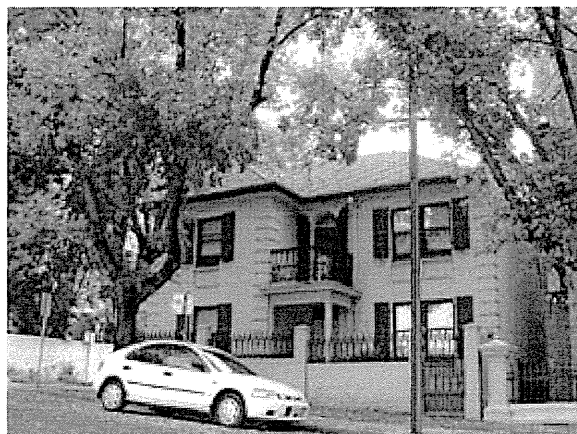
- ACC Rate Assessments 1881-1886
- Smith Survey 1880

HOUSE

Address: 66 Pennington Terrace
Certificate of Title: 5254/835

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a Georgian Revival style house constructed after the constraints on construction were lifted after the Second World War. It retains a symmetrical elevation with a breakfront, brick walls, quoining, hipped roof form boxed eaves and generally classically derived proportions and details, particularly to the front elevation.

This large two storey house was built on the site of an earlier property in 1940 for Sir Thomas and Lady Francis Coombe. Born in 1877 in Melrose, South Australia, Coombe made his name in Western Australia in the cinema industry in Perth. He was also the founder and donor of the Sir Thomas Coombe scholarships, awarded annually to enable two metropolitan junior candidates to attend a private school. Apart from building this dwelling, he also converted old premises at 92 Brougham Place in the same period. He returned briefly to South Australia before the Second World War to live at Glenelg before retiring to Surrey, England in the mid 1950s where he died in July 1959.

In 1942 he sold the Pennington residence to journalist, Archer Kyffin Thomas who owned the property for eleven years. In 1967 the house was converted into flats by Milne, Boehm, Twopeny & Hodge.

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 Georgian 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 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 Georgian revival residence of the 1950s displaying consistent use of typical materials such as brick walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

Original external form, materials and details of this Post-War Georgian revival style residence, including the walls, the details of the front elevation and the roof form associated with the house style.

REFERENCES

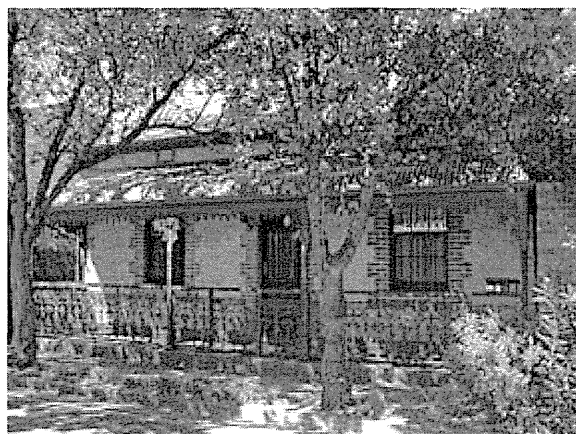
- ACC Digest of Proceedings, 1939-40, p 247
- ACC Plan 16773
- Smith Survey 1880
- *Advertiser*, 25/7/1959 p 6.
- LTO CTs 867/155, 4217/99,
- *Western Australian*, 24/7/1959, p 14.

HOUSE

Address:	7 Provost Street
Certificate of Title:	5225/363

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted sandstone 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 an earlier structure is visible on this allotment in the Smith Survey. This house would have replaced that during the 1880s. This house remains an important indication of the type of residences constructed at that time, and the use of sandstone and bricks 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-1880s.
- (d) This symmetrically 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/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, verandah and the roof form associated with the house style.

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 28737

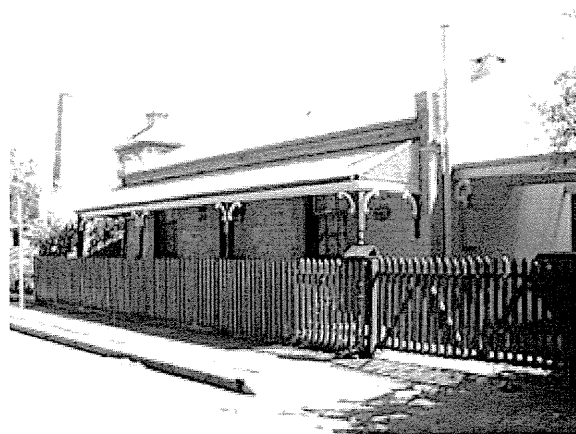
HOUSE, 7 Provost Street (cont)



SLSA - B 38737 - 1980

HOUSE

Address:	8 Provost Street
Certificate of Title:	5448/138
Use:	Residence
Current Precinct:	R11
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 971 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of sandstone and bricks as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

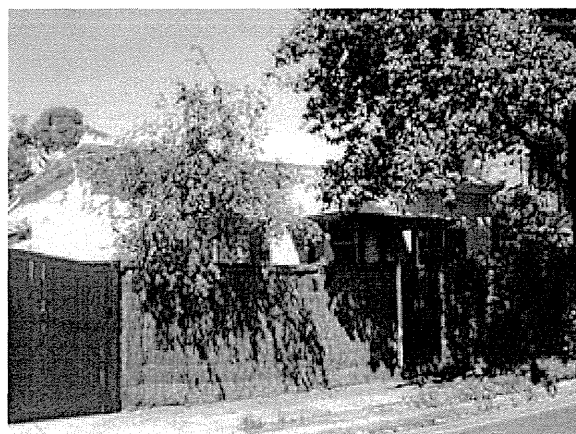
- Smith Survey 1880

HOUSE

Address:	17 Provost Street
Certificate of Title:	5282/165

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 971 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 1860s, and the use of rubble 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 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 this early Victorian residence, including the walls and roof form associated with the house style, excluding front porch.

REFERENCES

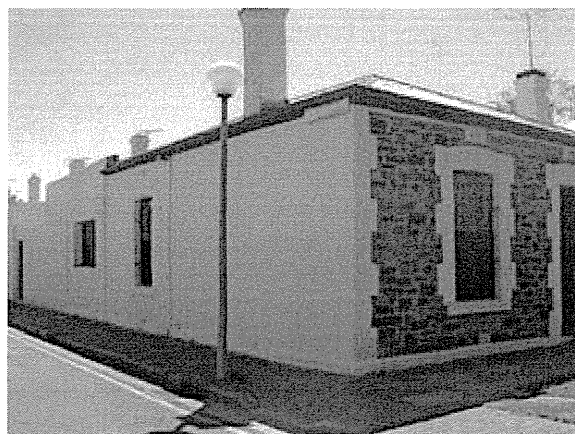
- Smith Survey 1880

HOUSE

Address: 26 Provost Street (cnr
Bower Street)
Certificate of Title: 5116/471

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 972 in 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 at that time.

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 28 Provost Street
Certificate of Title: 5822/329

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 972 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of rubble masonry and bricks as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 30 Provost Street
Certificate of Title: 5774/217

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 972 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of bluestone masonry and bricks as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

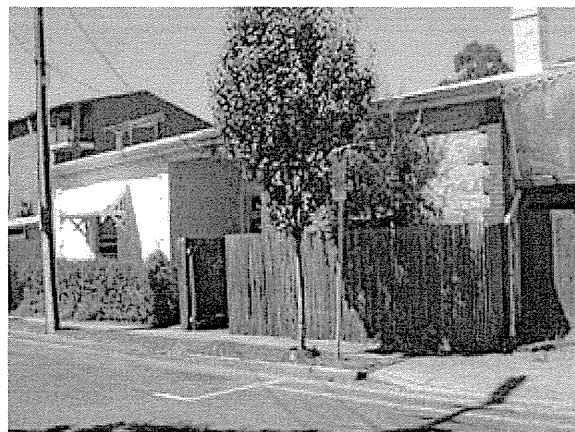
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 31 & 33 Provost Street
Certificate of Title: 5275/810; 5845/135

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

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



HISTORY AND DESCRIPTION:

This pair of semi-detached houses are a good example of 1840s-1860s simple workers cottages. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display a gable ended roof form and are one or two rooms in depth. This pair would appear to have been built before 1853, according to rate assessments.

The outline of these cottages is visible on the Smith Survey of 1880. The area around Provost Street was intensively developed by this stage. These houses remain an important indication of the type of residences constructed during the 1860s, and the use of rubble masonry and bricks as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1850s-60s residences 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 pair of residences, including the walls and roof form associated with the house style.

REFERENCES

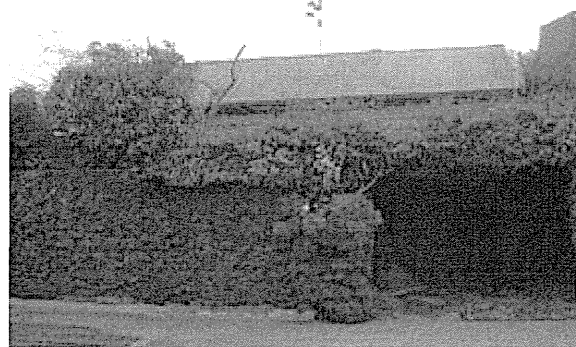
- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 34 Provost Street
Certificate of Title: 5805/525

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

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



HISTORY AND DESCRIPTION:

This single storey gable ended cottage is a good example of a 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display a gable ended roof form and are one or two rooms in depth. This house would appear to have been built before 1853, according to rate assessments.

The outline of the cottage is visible on the Smith Survey of 1880. The area around Provost Street was intensively developed by this stage. These houses remain an important indication of the type of residences constructed during the 1850s, and the use of rubble masonry and bricks as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represent 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 1850s-60s residences 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 residence, including the walls and roof form associated with the house style.

REFERENCES

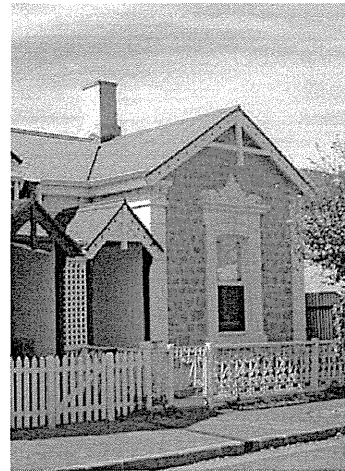
- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 12 Ralston Street
Certificate of Title: 5380/720

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 single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 1880s.
- (d) This single 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 characteristic materials such as sandstone masonry walls, moulded render and decorative timber details.

EXTENT OF LISTING:

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

REFERENCES

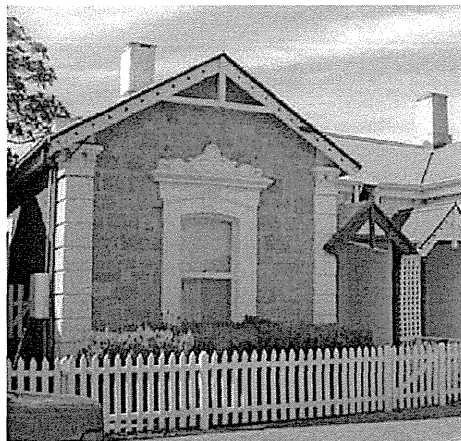
- Smith Survey 1880

HOUSE

Address: 14 Ralston Street
Certificate of Title: 5575/538

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1880s single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 1880s.
- (d) This single 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 characteristic materials such as sandstone masonry walls, moulded render and decorative timber details.

EXTENT OF LISTING:

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

REFERENCES

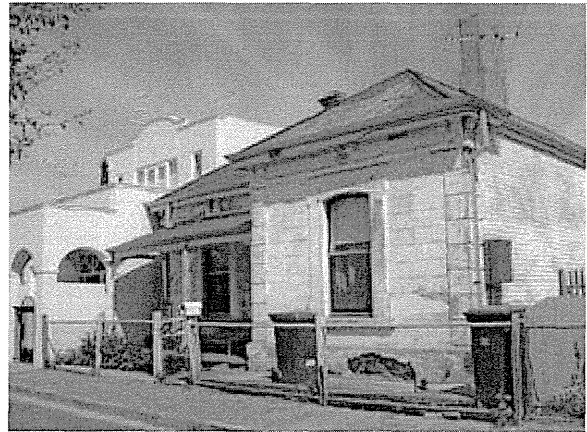
- Smith Survey 1880

HOUSE

Address: 15 Ralston Street
Certificate of Title: 5822/60

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 asymmetrically fronted stone 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.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 16 Ralston Street
Certificate of Title: 5322/301

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 single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 1880s, and reflects the design, details and building materials commonly in use at that time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This single 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 stone walls, detailed render and cast iron.

EXTENT OF LISTING:

Original 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:	18 Ralston Street
Certificate of Title:	5265/730
Use:	Residence
Current Precinct:	R6
Proposed HCZ Area:	Upper North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these 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 single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone walls, moulded render and decorative timber details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 19 Ralston Street
Certificate of Title: 5642/836

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 sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, brick banding, eaves brackets, and verandah with cast iron decorative brackets and frieze.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 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 sandstone masonry walls, face brick and decorative cast iron.

EXTENT OF LISTING:

Original 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:	20 Ralston Street
Certificate of Title:	2609/24
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 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on 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 1880s, and reflects the design, details and building materials characteristic at that time.

The significant number of stone and brick residences, like these 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 single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone walls, moulded render and decorative timber details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address:	21 Ralston Street
Certificate of Title:	5304/55

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

The Smith Survey shows the outline of this small cottage in Town Acre 914 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 1860s, and the use of rubble masonry and bricks as a building material.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

FENCE & WALL

Address: 1-23 Sir Edwin Smith Ave
Certificate of Title: 5301/673; 530/672

Use: Boundary Wall
Current Precinct: R8
Proposed HCZ Area: Cathedral

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



HISTORY AND DESCRIPTION:

This fence, wall and piers was part of the boundary fencing of the two significant houses which now form Memorial Hospital. These houses face Sir Edwin Smith Avenue and the fence and wall continue into Kermode Street. The houses were built in 1873, to the design of architect Daniel Garlick, and the masonry and cast iron fences and wall were constructed at that time.

STATEMENT OF HERITAGE VALUE:

The fence, wall and piers indicate the extent of the property associated with the 1873 houses which now form part of Memorial Hospital. This structure is an excellent example of mid Victorian fencing and walling.

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

- (a) This boundary fence displays historical and social themes that are of importance to North Adelaide as it represents the extent and manner of delineating significant properties during the 1870s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s boundary fence (and wall) displaying consistent use of materials such as masonry and highly decorative cast iron.

EXTENT OF LISTING:

Masonry and cast iron fence, pillars and gates and stone and brick wall

REFERENCES

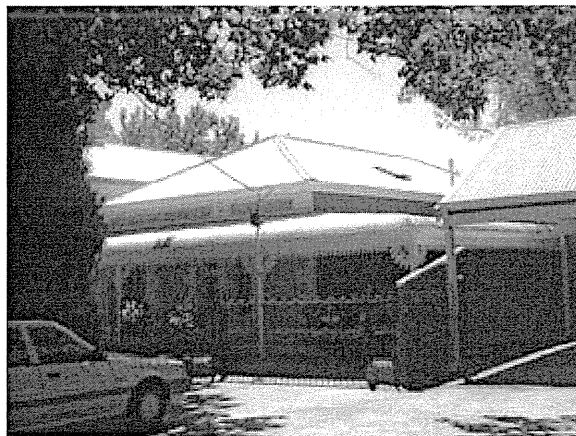
- Smith Survey 1880

HOUSE

Address:	22 Stanley Street
Certificate of Title:	5777/411

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 and eaves brackets.

The Smith Survey of 1880 shows this section of Town Acre 1038 vacant. This house was built during the decade following. It 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 house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

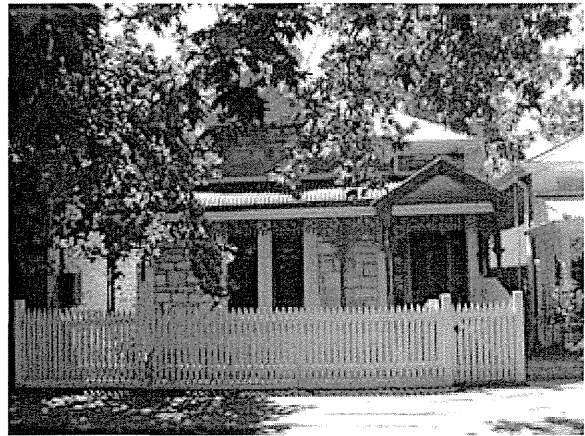
- Smith Survey 1880

HOUSE

Address:	26 Stanley Street
Certificate of Title:	5712/151

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

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



HISTORY AND DESCRIPTION:

This house is an 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.

The Smith Survey of 1880 shows this section of Town Acre 1038 vacant. This house was built during the decade following. It remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

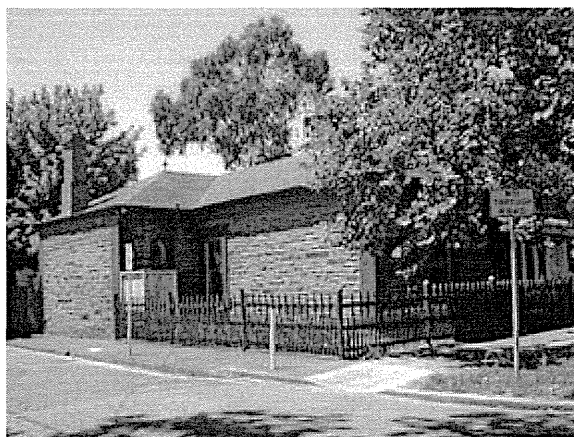
- Smith Survey 1880

HOUSE

Address:	30 Stanley Street
Certificate of Title:	5170/601

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows the outline of this house on an otherwise undeveloped Town Acre 1038. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

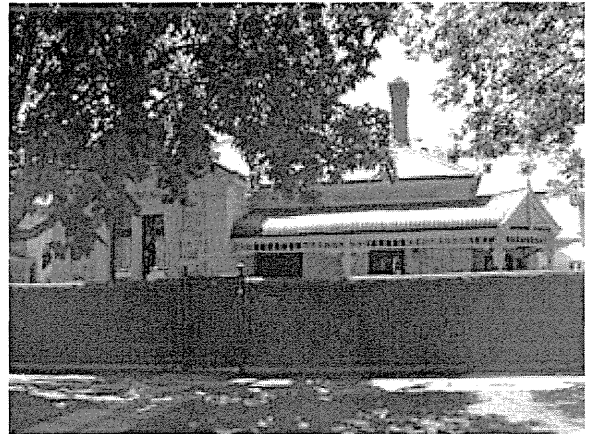
- Smith Survey 1880

HOUSE

Address:	34 Stanley Street
Certificate of Title:	5153/570

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s asymmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and gable with decorative timber elements.

Town acres 1037 and 1038 were essentially undeveloped at the time of the Smith Survey in 1880. Development occurred 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 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 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, rendered trim and decorative timber elements to verandah and gable.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address:	40 Stanley Street
Certificate of Title:	5419/935

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

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



HISTORY AND DESCRIPTION:

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

Town acres 1037 and 1038 were essentially undeveloped at the time of the Smith Survey in 1880. Development occurred 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 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 sandstone masonry walls and detailed render.

EXTENT OF LISTING:

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

REFERENCES

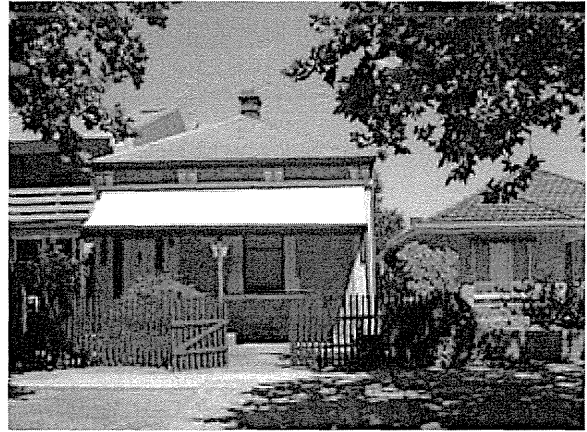
- Smith Survey 1880

HOUSE

Address:	41 Stanley Street
Certificate of Title:	5368/35

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

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



HISTORY AND DESCRIPTION:

This house is an 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 cast iron decorative brackets and eaves brackets.

The outline of this house is shown in Town Acre 1013 on the Smith Survey of 1880. It was one of a large number of small cottages constructed on small allotments. 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.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

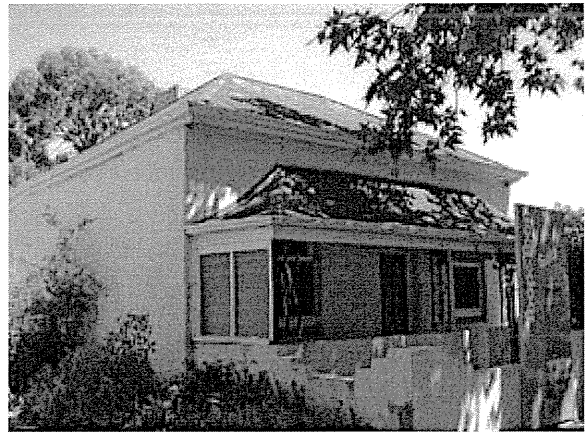
- Smith Survey 1880

HOUSE

Address: 47 Stanley Street
Certificate of Title: 5913/804

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 a good example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth. Rate Assessment indicate that a house was already on this allotment by 1859-60.

This section of Stanley Street had been closely subdivided and settled by 1880 and a large number of small cottages, including this one had been constructed on small allotments. This house remains an important indication of the type of residences constructed during the 1860s and 1870s, and the use of masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

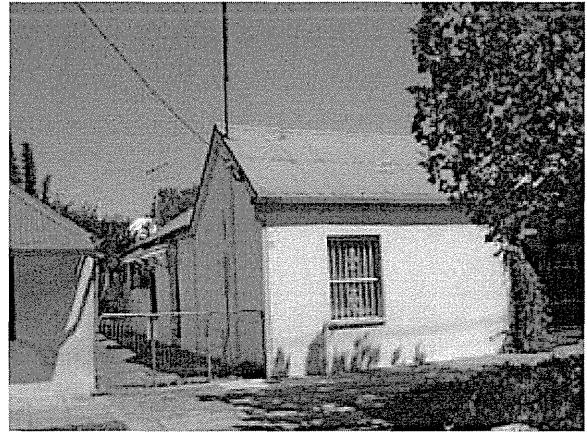
- Smith Survey 1880
- ACC Rate Assessments

HOUSE

Address: 55 Stanley Street
Certificate of Title: 5752/336

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

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



HISTORY AND DESCRIPTION:

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

This cottage was built about 1850 for David Metheringham who bought Lot 184 of the subdivision of Chichester Gardens from the bankrupt John Barton Hack in September 1850. When Hack was declared bankrupt and met with his creditors in 1843, he paid off some of his debts in land. This suggests Hack may have been in debt to Metheringham and the property was transferred to him for the sum it cost to draw up the conveyance which was five shillings.

The Metheringhams lived here until August 1886 when Mary Metheringham sold the property to Mary Howard. In July 1887, when Catherine Hollack bought the property which was then valued at £60, it was brought under the Real Property Act and was given its first Torrens Title.

As with many small cheaper city properties following the Second World War, properties such as this were city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs.

STATEMENT OF HERITAGE VALUE:

This c1850 cottage was constructed on part of the 1839 Chichester Gardens subdivision created by early city speculator John Barton Hack. Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s.

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

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

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments 1852-1860
- Smith Survey 1880
- LTO CTs 516/1, 3114/21, 5752/336.
- RPA Application 21200 6/7/1887.
- SA Directories 1873-1885

SEMI-DETACHED HOUSES

Address: 57 & 61 Stanley Street
Certificate of Title: 5816/100

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

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

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of small semi-detached cottages, now used as one dwelling, was built on Lots 185 and 186 of the Chichester Gardens subdivision created by JB Hack in 1839. The two vacant lots were bought by John Cullen for £20 in December 1848, sold on to August Herman Joachin Stern, and then to Diedrich Khretschmer, were still vacant in January 1851.

Kretschmer then built two 2 roomed attached cottages which are recorded by the ACC rate assessments in 1852. The *South Australian Directories* for the 1870s record that Kretschmer tried his hand at shopkeeping in North Adelaide as a greengrocer in Stanley Street, a greengrocer in O'Connell Street, and a baker in O'Connell Street. There appears to have been a small community of around a dozen German families living in the Chichester Garden subdivision locality from the early 1850s, but by 1860 this number had dropped to seven families.

In this building, German constructional vernacular is demonstrated in the way the roof loft is accessed from the outside of the building, rather than from within the building. Several properties in this locality and in Sussex Street demonstrate these German connections. A further indication of its early construction is the use of Adelaide limestone, a much favoured material before the mid 1850s.

A recent owner has extensively and sympathetically renovated the dwelling.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s. This 1852 limestone cottage demonstrates the early use of limestone, and aspects of German constructional vernacular.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is an 1850s residence displaying consistent use of materials such as sandstone masonry walls and face brick walls, low scale and simple form and aspects of German constructional vernacular.

EXTENT OF LISTING:

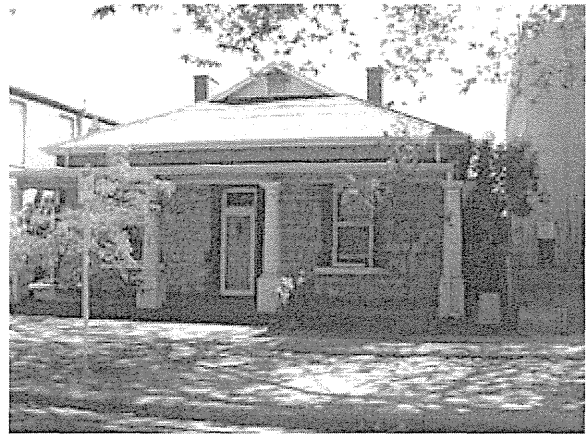
External form, materials and details of this pair of early Victorian residences, including the walls, front parapet and roof form associated with the house style.

SEMI-DETACHED HOUSES, 57 & 61 Stanley Street (cont)**REFERENCES**

- ACC Rate Assessments
- Smith Survey 1880
- Index to deaths 1837-1913, Genealogy Society of SA, for D Khretschmer
- GRO, RPA Application 22474, 17/4/1893
- Marsden, Stark and Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp379-80.
- LTO CTs 575/125, 5816/100
- Observer, 12/3/1892, death notice for Khretschmer
- *SA Directories* 1870s

HOUSE

Address:	64 Stanley Street
Certificate of Title:	5834/704
Use:	Residence
Current Precinct:	R11
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house is an example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors. It was built in 1879 for James Porter, a North Adelaide carter and after whom Porter Street is named. Town Acre 1036 which was vacant in 1875 had one unfinished house upon it in 1876. By 1879 when this dwelling was constructed on two lots, making it the largest property on the Town Acre subdivision, thirteen other properties were also built, including the six attached cottages at 72-80 Stanley Street.

This house includes a history as a licensed lodging house following the Second World War. In the period leading up to the war when there was an accommodation crisis, there were over 300 places providing this form of shelter in the city. After the war when huge numbers of migrants arrived from war torn Europe, accommodation such as this was still sought even though there were also Migration Hostels. In 1956 there were still 312 lodging houses in the city, with nearly a quarter of them located in North Adelaide. This property appears to have provided such accommodation until 1974.

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 and detailed render.

EXTENT OF LISTING:

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

REFERENCES

- ACC Digest of Proceedings 1955-56, List of lodging houses, pp 646-650
- ACC Rate Assessments 1875-1880
- Smith Survey 1880
- LTO CTs 390/77, 2597/108, 5834/704

HOUSE

Address: 65 Stanley Street
Certificate of Title: 5284/399

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house, as part of a group of three, is shown in Town Acre 1013 on the 1880 Smith Survey. This house remains as an important indication of the type of 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 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 Victorian residence displaying consistent use of characteristic materials such as bluestone/sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

External form, materials and details of this single fronted Victorian residence, including the walls and roof form associated with the house style. Later verandah not included.

REFERENCES

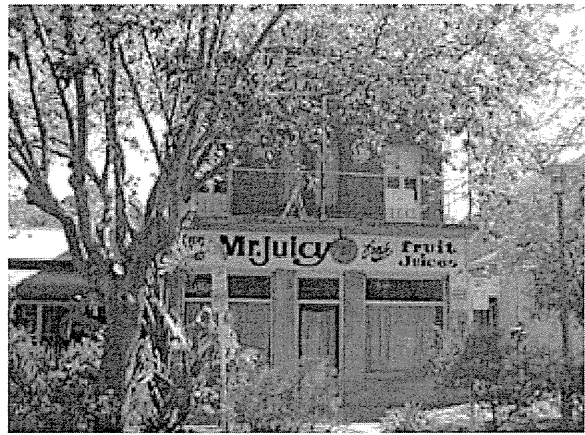
- Smith Survey 1880

SHOP & HOUSE

Address:	68 Stanley Street
Certificate of Title:	5692/615

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

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



HISTORY AND DESCRIPTION:

While fourteen dwellings were built on this Town Acre in 1879, it was 1908 before this house and shop was built for Emanuel Alfred Lawson, a Thebarton grocer. Lawson bought the vacant lot from John Giles in February 1908 and applied to build his shop three months later. This was Lawson's second shop in the area for he bought the property at 59 Jerningham Street in 1905 and built a shop there, followed by a dwelling on site in 1913.

Properties such as this were sometimes city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes and shops. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs. From 1955 until 1991 this property was owned by New Australians.

STATEMENT OF HERITAGE VALUE:

This shop and residence is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It served the daily needs of the immediate community of Stanley Street

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This 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 shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a two storey commercial building of the Edwardian period.

EXTENT OF LISTING:

External form, materials and details of this two storey Edwardian shop and residence, including the walls and roof form associated with the building style. Changes to shopfront are not included.

REFERENCES

- ACC Building Surveyors Dept - Return of Surveyor's Notices May 1908
- ACC Rate Assessments 1876-1910
- Smith Survey 1880
- Building Plans, 15990, 1965; 20660, 1974
- LTO CTs 321/250, 775/145, 1624/173, 2407/162, 5692/615

SHOP & HOUSE, 68 Stanley Street (cont)



SLSA - B 1852 - 1916

HOUSE

Address:	70 Stanley Street
Certificate of Title:	5662/769

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

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



HISTORY AND DESCRIPTION:

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

The outline of this small cottage is visible in Town acre 1036 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed up to the time of the survey, and the use of rubble masonry and bricks 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 and 1860s.

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 masonry walls, low scale and simple form.

EXTENT OF LISTING:

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

REFERENCES

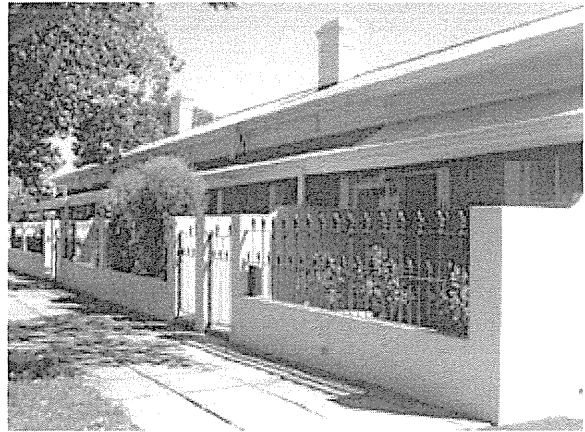
- Smith Survey 1880

ROW HOUSES

Address: 72-80 Stanley Street
Certificate of Title: 5250/220; 5599/669 ;
 5870/41; 5437/89;
 5883/517; 5432/295

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

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



HISTORY AND DESCRIPTION:

Local builder George Murray who was responsible for building many small cottages around Bower Street (formerly Parker Street) in the late 1870s was also the owner and builder of these six row houses for the rental market in 1879. Shortly after they were built, he sold them to AG and HF Downer in 1881, who then owned them until 1916. Separate titles for the six row houses were given after mid 1951.

Town Acre 1036 which was vacant in 1875 had one unfinished house upon it in 1876. By 1879 when these row houses were constructed, seven other properties had also been built. This row of single fronted residences was constructed in bluestone with simple rendered detail to doors and windows and a continuous verandah along the length of the row.

STATEMENT OF HERITAGE VALUE:

This row of single fronted attached cottages 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 row of single fronted attached 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 row of single fronted attached cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residential type displaying consistent use of characteristic materials such as bluestone masonry walls and moulded render and verandah.

EXTENT OF LISTING:

External form, materials and details of the 1879 row of single storey residences, including the walls, verandah and roof form associated with the house style.

REFERENCES

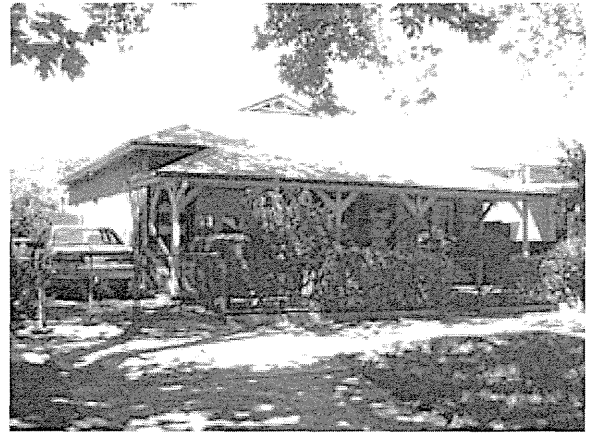
- ACC Rate Assessments 1875-1880
- Smith Survey 1880
- LTO CTs 361/9, 2149/145, 3173/153, 5599/669, 5870/41, 5252/220, 5437/891, 5853/517, 5432/295

HOUSE

Address:	79 Stanley Street
Certificate of Title:	5786/828

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows the outline of an earlier small building on this allotment in Town Acre 1014. This house replaced the earlier structure and remains an important indication of the type of residences constructed at the turn of the century, some of which, like this one were transitional in that they retained 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 previously 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, face brick trim and decorative timber elements.

EXTENT OF LISTING:

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

REFERENCES

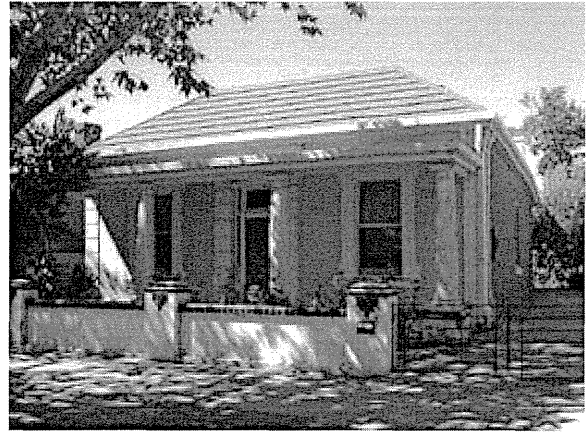
- Smith Survey 1880

HOUSE

Address: 81 (83) Stanley Street
Certificate of Title: 5555/721

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

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



HISTORY AND DESCRIPTION:

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

This house was constructed after 1880 and replaced an earlier structure on this allotment in Town Acre 1015 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

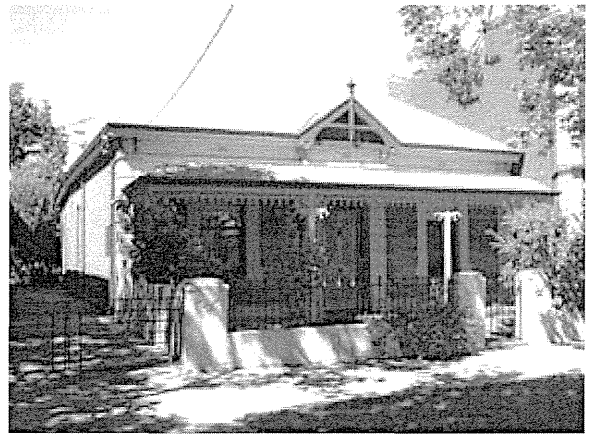
- Smith Survey 1880

HOUSE

Address: 85 (87) Stanley Street
Certificate of Title: 5551/721

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

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



HISTORY AND DESCRIPTION:

This house is an 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 brackets and frieze and eaves brackets.

The outline of an earlier house on this allotment is visible in Town Acre 1015 in the 1880 Smith Survey, and this house would have replaced it soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 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 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

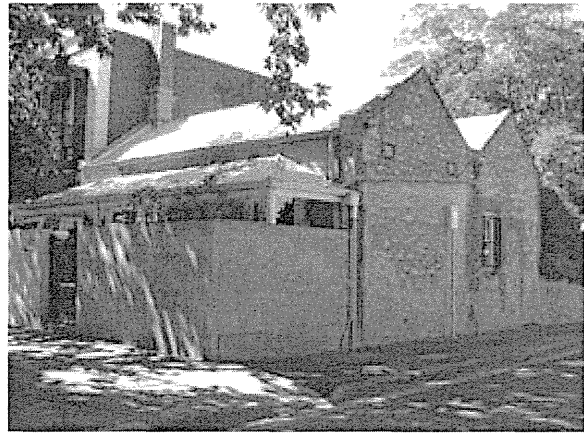
- Smith Survey 1880

HOUSE

Address: 89 (91) Stanley Street
Certificate of Title: 5127/62

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house on the corner of West Pallant street, Town Acre 1015, 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 rubble masonry and bricks 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 and 1860s.

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 97 & 99 Stanley Street
Certificate of Title: 5862/985-986

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 pair of houses is an excellent example of early Victorian semi-detached stone houses. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction, including its gable ended form and simple verandah.

The outline of these house is shown in Town Acre 1015 in the Smith Survey of 1880, and the allotments were part of the Chichester gardens subdivision of 1838. These houses remain an important indication of the type of residences constructed at that time, and the use of local stone 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 1850s-1860s, and reflect the design, details and building materials characteristic of that time.

The significant number of stone and brick residences, like these houses, constructed between 1850s and 1860s throughout this section of Lower North Adelaide, are an important element of the distinctive historic residential character of the area.

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 they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1850s and 1860s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s early Victorian semi-detached pair displaying consistent use of materials such as stone walls, face brick quoining and trim.

EXTENT OF LISTING:

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

REFERENCES

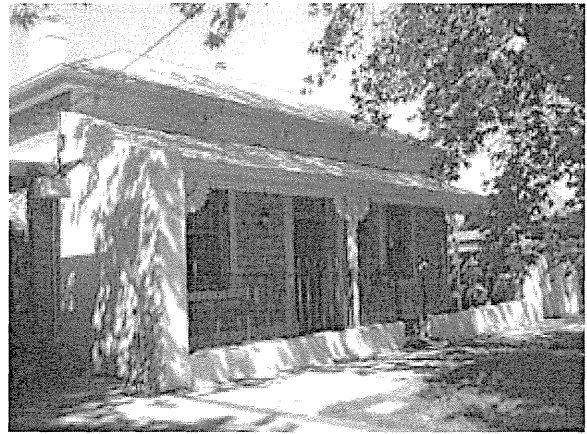
- Kingston Map 1842
- Smith Survey 1880

HOUSE

Address:	105 Stanley Street
Certificate of Title:	5867/778

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 an earlier building, with a verandah extending over the footpath, on this allotment in Town Acre 1016. This house would have replaced the earlier structure soon after, and 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 previously subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address:	115 Stanley Street
Certificate of Title:	5729/26

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

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



HISTORY AND DESCRIPTION:

This house is an 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 brackets and eaves brackets.

The Smith Survey of 1880 shows an earlier building on this allotment in Town Acre 1016. This house would have replaced the earlier structure soon after, and 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 previously subdivided Town Acres, particularly during the 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah

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. Excludes cast iron balustrade.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 124 (cnr Fuller St) Stanley Street
Certificate of Title: 5881/706

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street vacant and no houses constructed on them. This house would have been subsequently developed during the decade following. It 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 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 face brick trim.

EXTENT OF LISTING:

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

REFERENCES

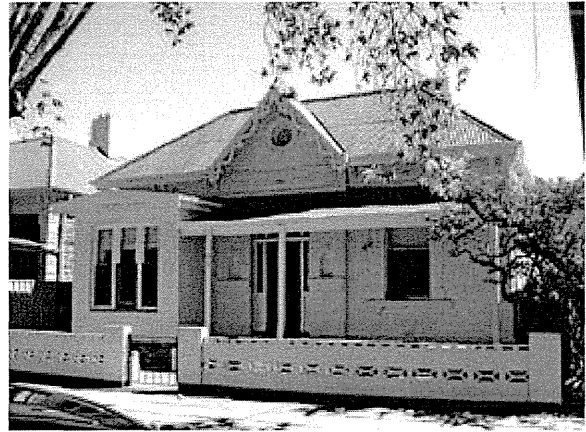
- Smith Survey 1880

HOUSE

Address:	130 Stanley Street
Certificate of Title:	5880/122

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, eaves brackets and decorative timber elements to the distinctive front gable.

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street vacant and no houses constructed on them. This house and the similar one adjacent would have been subsequently developed during the decade following. It remains an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address:	134 Stanley Street
Certificate of Title:	5242/371

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street vacant and no houses constructed on them. This house and the similar one adjacent would have been 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 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:

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

REFERENCES

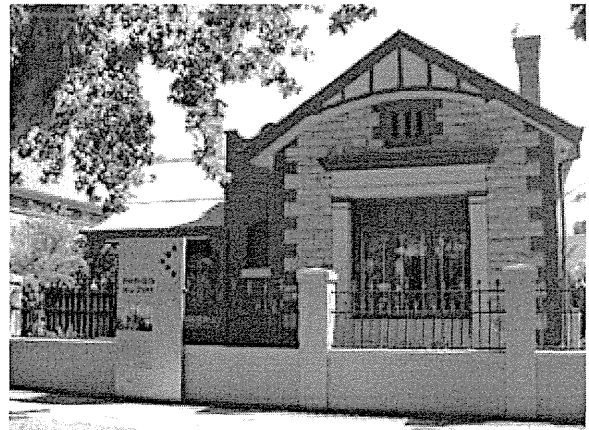
- Smith Survey 1880

HOUSE

Address: 138 (140) Stanley Street
Certificate of Title: 5252/728

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street, vacant and no houses constructed on them. This house would have been 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, face brick trim and decorative timber elements.

EXTENT OF LISTING:

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

REFERENCES

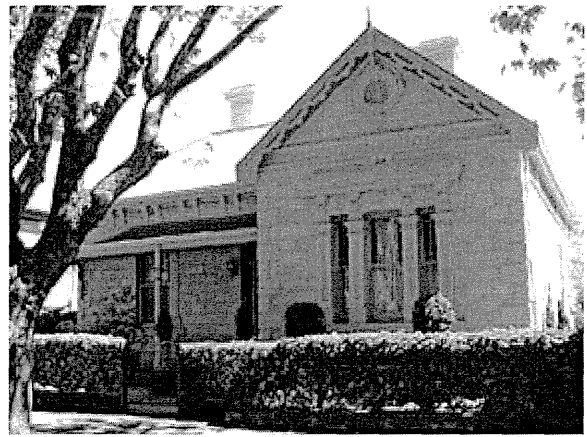
- Smith Survey 1880

HOUSE

Address:	142 Stanley Street
Certificate of Title:	5288/164

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street vacant and no houses constructed on them. This house and the similar one adjacent would have been subsequently developed during the decade following. It 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 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 timber.

EXTENT OF LISTING:

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

REFERENCES

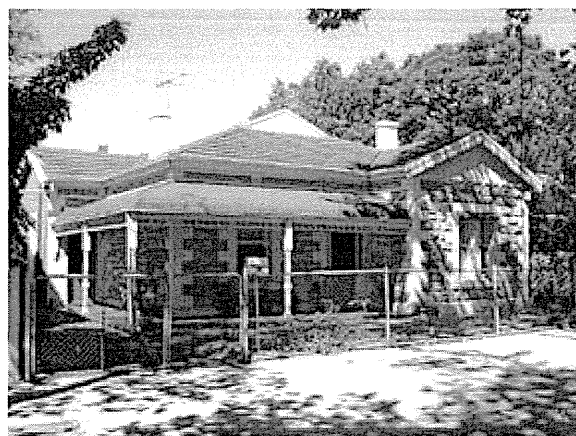
- Smith Survey 1880

HOUSE

Address:	145 Stanley Street
Certificate of Title:	5784/270

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

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



HISTORY AND DESCRIPTION:

This house is an 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 and facings to windows and doors, with decorative timber verandah elements.

The Smith Survey of 1880 shows this quarter of Town Acre 1018 vacant and no houses constructed on it. This house would have been subsequently developed during the decades following. It 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, quoins and facings to windows and doors and decorative timber elements.

EXTENT OF LISTING:

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

REFERENCES

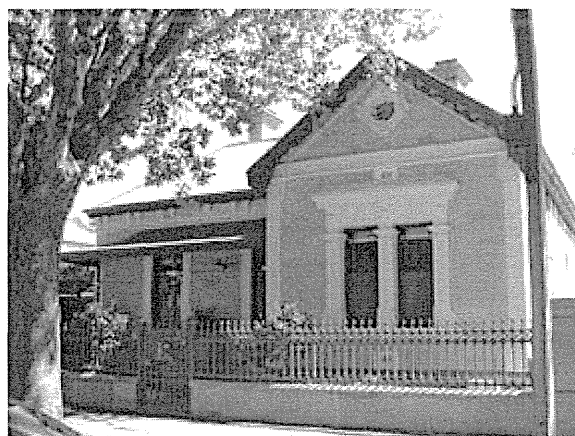
- Smith Survey 1880

HOUSE

Address:	148 Stanley Street
Certificate of Title:	5566/279

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acres 1032 and 1033, up to Jerningham Street vacant and no houses constructed on them. This house and the similar one adjacent would have been 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 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 timber.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 149 Stanley Street
Certificate of Title: 5267/684

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1890s-1920s face red brick residence. It retains important stylistic elements including face brick walls, tall render and brick chimneys, rendered gable ends and decorative timber verandah elements,

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, often resulting in a distinctly Australian 'federation' type.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

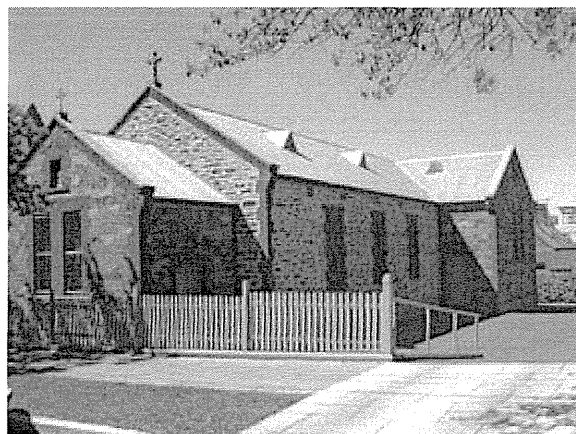
- Smith Survey 1880

CHURCH

Address: 173-175 Stanley Street
Certificate of Title: 5338/351

Use: Religious
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This simple chapel/school building was constructed in 1876-7 and is of random bluestone with face red brick copings, quoins and window and door surrounds.

Philip Le Cornu, a carpenter, transferred a vacant lot (191 x 50ft) in Town Acre 1019 to the Reverend Patrick Thomas Rummell in August 1876. A year later the ACC rate assessments record a Roman Catholic school on site. In February 1879 the property was transferred to the Catholic Church Endowment Society Incorporated, and the outline of the 'R C School' is shown on the Smith Survey of 1880. The wider rear section of the school building was added after 1880, as the original building was a simple rectangular shape with the front projecting porch section.

STATEMENT OF HERITAGE VALUE:

This small bluestone building is indicative of the provision of educational facilities for members of the Roman Catholic church in lower North Adelaide in the late 1870s, after the passing of the Education Act in 1875.

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 is indicative of the provision of educational facilities for specific religious denominations in North Adelaide in the late 1870s, after the passing of the Education Act in 1875.
- (c) It has played an important part in the lives of local residents of the Roman Catholic faith as the focus of religious education in the area from 1880 onwards.
- (d) This church displays aesthetic merit and design characteristics of significance to North Adelaide as it is a purpose built late 1870s school of simple but characteristic design, constructed in bluestone and brick.

EXTENT OF LISTING:

The external form materials and detail of the church/school building including walls and roof form associated with the building design.

REFERENCES

- ACC Rate Assessments 1876-1878
- Smith Survey 1880
- LTO CTs 203/157, 5388/351

HOUSE

Address:	184 Stanley Street
Certificate of Title:	5521/684

Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower 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, quoins and facings to windows and doors, with decorative timber and gable verandah elements.

The Smith Survey of 1880 shows Town Acre 1030 divided into three large allotments with two houses facing Kingston Terrace. The allotments along Stanley Street were subsequently subdivided 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, quoins and facings to windows and doors and highly decorative timber elements.

EXTENT OF LISTING:

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

REFERENCES

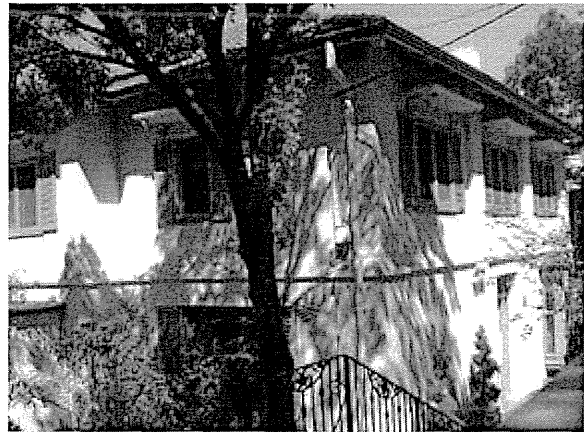
- Smith Survey 1880

HOUSE

Address: 195-195a Stanley Street
Certificate of Title: 5445/923

Use: Residence
Current Precinct: R10
Proposed HCZ Area: Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an Inter-War Mediterranean style residence. It retains important stylistic elements including stuccoed masonry walls, low to medium pitched terracotta tiled roof, wrought iron balustrading (to stairs), timber framed windows with louvred shutters.

Generally this style of house was constructed as infill development as town acres were further subdivided between the wars. This particular house was actually designed by architect Alfred Barham Black as his own residence in 1914, an example of architects pre-empting fashion. 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 Inter-War Mediterranean style of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Inter-War Mediterranean residence design displaying consistent use of typical materials such as stucco brick walls, low to medium pitched roof, timber framed windows and louvre shutters

EXTENT OF LISTING:

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

REFERENCES

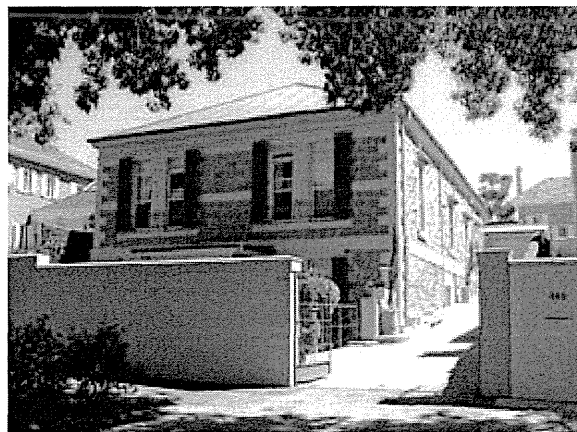
- ACC Rate Assessments

HOUSE

Address:	196 Stanley Street
Certificate of Title:	5327/229

Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide

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



HISTORY AND DESCRIPTION:

This two storey bluestone house is of an unusual solid simple design based on a traditional symmetrically fronted Victorian house form. It was built for Thomas Hutchings Trevaill in 1900-01 for his own occupation. It cost £1100 to build and he appears to have lived in it for seven years before selling it.

The land on which the house was built was subdivided about 1873 as a half acre block by Town Clerk Thomas Worsnop who had invested in several properties in North Adelaide. The Smith Survey of 1880 shows Town Acre 1030 divided into three large allotments with two houses facing Kingston Terrace. The allotments along Stanley Street were subsequently subdivided during the decades following. When Trevaill bought this allotment in 1900 it had its current dimensions (132 x 52 ft).

The property which has had about a dozen owners up to 1988. The longest term owner was John Harry a public servant who owned the dwelling from 1911 to 1939.

STATEMENT OF HERITAGE VALUE:

This house is an interesting 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 late Victorian 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:

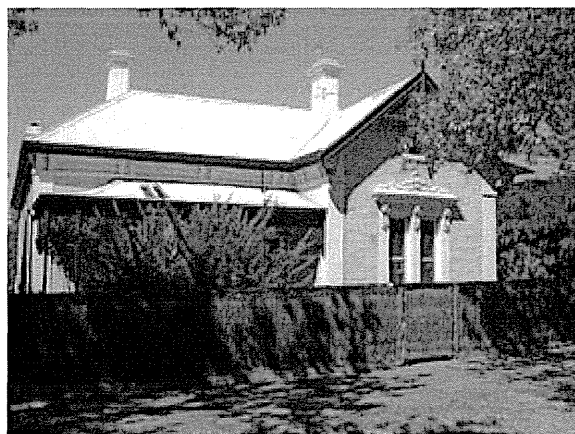
External form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof form associated with the house style. The later front porch is not included.

REFERENCES

- ACC Building Surveyors Plan Books August 1900
- ACC Rate Assessments 1899-1902
- Smith Survey 1880
- LTO CTs 224/137, 664/92, 1558/151, 3885/167, 5327/329
- SA Directories

HOUSE

Address:	197 Stanley Street
Certificate of Title:	5781/671
<hr/>	
Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide
<hr/>	
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, verandah with cast iron brackets and frieze, decorative timber elements and eaves brackets.

The Smith Survey shows Town Acre 1020 vacant in 1880 but it was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed during the 1880s-90s, 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-90s, 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-90s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-90s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render, decorative cast iron and timber elements.

EXTENT OF LISTING:

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

REFERENCES

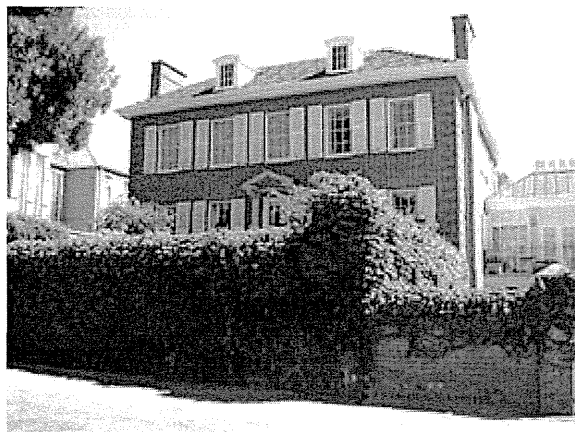
- Smith Survey 1880

HOUSE

Address:	198 Stanley Street
Certificate of Title:	5413/268

Use:	Residence
Current Precinct:	R10
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 a Georgian Revival style house constructed during the Inter War period. It retains a symmetrical elevation with rendered or face brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details, particularly to the front elevation.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences during the Inter War 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 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.
- (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 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 two storey Inter-War Georgian revival style residence, including the walls and roof form associated with the house style.

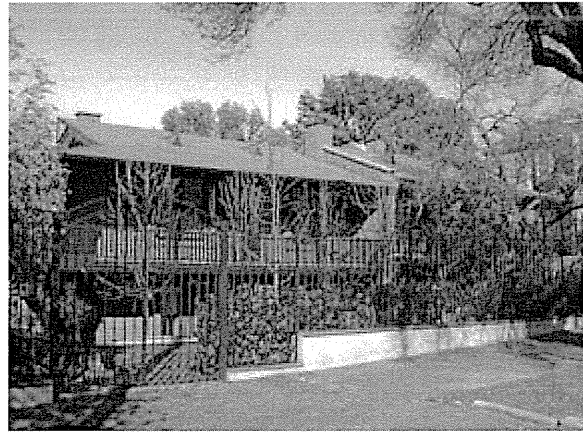
REFERENCES

SEMI-DETACHED HOUSES

Address: 201 & 209 Stanley Street
Certificate of Title: 5915/228; 5915/229

Use: Residences
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 houses was built on the site of an earlier house constructed before the 1880s. Assessed as a house and garden in 1892, by 1911 rate assessments recorded it as being in ruins. The Smith Survey of 1880 shows the house and a number of outbuildings on this allotment.

In February 1914 owner James R Corpe applied to have two semi-detached dwellings built on site which cost him £3444 to build. James Corpe lived in 201-203 and rented out the other property at 205-209. Before 1919 he sold this property to Thomas Oliver Sobels for £2200.

The architects were English & Soward who designed some of the most substantial homes in the city, usually for Adelaide's wealthiest clients. St Margaret's in Brougham Place for the Waterhouse family and St Corantyn's on East Terrace for the Bonython family are two such examples.

This style of house was constructed as infill development as town acres were redeveloped during and 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, using face red brick and broad roof forms.

STATEMENT OF HERITAGE VALUE:

Designed by English & Soward in 1914, this pair of houses is an important forerunner 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 1914 pair, 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 pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further redeveloped during and immediately after the First World War.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a forerunner of Inter-War residences, displaying consistent use of typical materials such as brick walls and expansive verandahs as part of the main roof pitch. It was designed by architects English and Soward.

EXTENT OF LISTING:

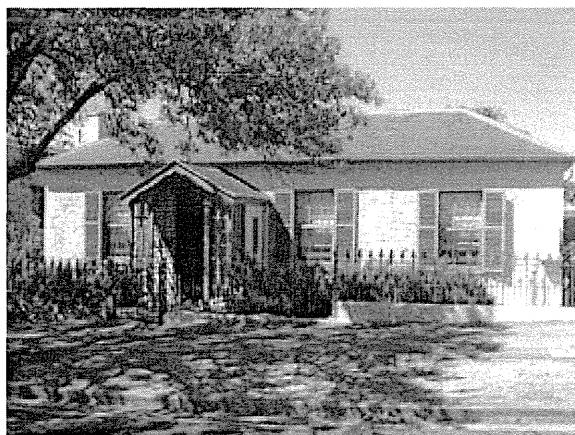
External form, materials and details of this pair of red brick Inter-War Bungalow style residences, including the walls, verandah and roof form associated with the house style.

REFERENCES

- ACC Building Surveyors Plan Books February 1914
- ACC Rate Assessments 1882-1954
- Smith Survey 1880
- LTO CTs 212/122, 1188/86, 5867/807

HOUSE & FENCE

Address:	223 Stanley Street
Certificate of Title:	5852/871
Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

Rate Assessments indicate that this early Victorian house was built for William Henry Beaglehole about 1854 and he is recorded as living here with his family until 1860. In 1878 he and his family moved to his new mansion at 57-60 Brougham Place. William Henry Beaglehole is typical of young migrants who came to South Australia with their parents and made the most of the opportunities offered when they joined the workforce. Called a Moonta builder and publican when he first bought this property in 1870, he went on to establish the Lion Brewery in Jerningham Street and became a parliamentarian in the House of Assembly.

Subsequently, this 1854 house has had less than six owners. From 1904 until 1936 the dwelling belonged to Edith Martin, the widow of Richard Martin, before owned by renowned Adelaide architect Frank Kenneth Milne for twenty one years until 1957. Milne undertook alterations to the property in 1936, the year he bought the property. It may have been then that the pair of houses was converted to one dwelling, as the Smith Survey shows an attached pair of residences on this allotment in Town Acre 1022 in 1880.

STATEMENT OF HERITAGE VALUE:

Residences, like this 1854 house, 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 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 1850s-60s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

External and interior form materials and details of the 1850s two storey residence including walls and roof form and masonry and iron fence associated with the house style.

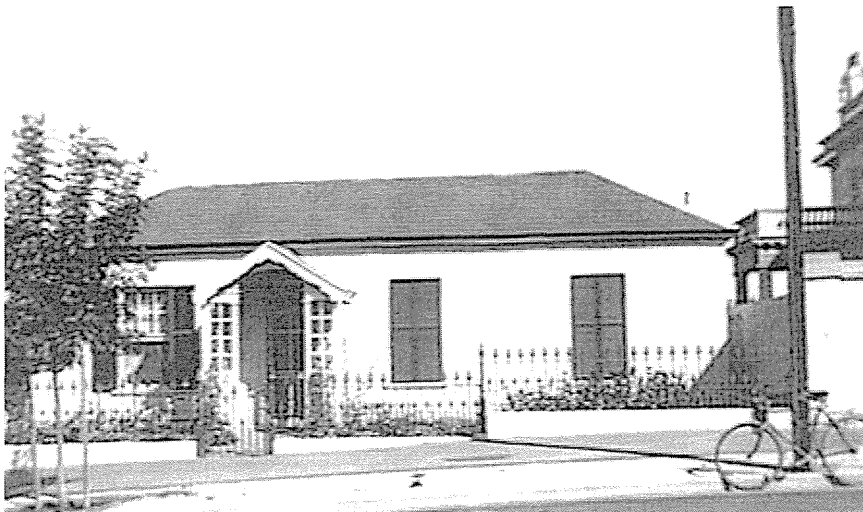
REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1853-1871
- ACC *Digest of Proceedings* 4 May 1936 p404
- Smith Survey 1880
- LTO CTs 149/66, 2544/69, 5852/871
- Marsden, Stark & Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, p 328.
- SA Directories 1876 1885
- Observer, 9/6/1917, death notice and obituary for WH Beaglehole

HOUSE & FENCE, 223 Stanley Street (cont)



SLSA - B 6824 - 1936



SLSA - B 6922 - 1937

HOUSE

Address:	239 Stanley Street
Certificate of Title:	5479/573
Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house appears to have developed in stages. There was an early house on this site from about 1861, the outline of which is visible on the Smith Survey of 1880, and the present house or house additions date from probably 1922.

Owner of the first house, Frederic Edwin Franklin, was a migrant who came to South Australia in 1850. He worked for several employers, including the government in the survey office and for architect J Cumming, as well as land agents PD Pranker. He and his wife, Eliza, brought up their family here, and this is where he died in 1894. By the time of his wife's death two years later in 1896, they had lived here for thirty five years. The house stayed within the family until 1922 when Frank Evershed Haywood bought the house and appears to have only owned it for six months. However, in this time he transformed the house to double its size, as well as possibly adding the two lower storeys into the side of the hill.

From 1924 the house was owned for fifty years by Sir Kenneth and Lady Viola Wills, KBE, MC. Three years after the death of his wife in 1956, Sir Kenneth transferred the house to other members of his family who in 1975 sold the property out of the family. Sir Kenneth died in May 1977.

STATEMENT OF HERITAGE VALUE:

This house has developed around an 1860s cottage and reflects the redevelopment of some early houses in North Adelaide over a number of periods.

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, and subsequent refurbishment of these houses over time.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it includes a typical 1860s residence attached to later 1920s Tudor Revival sections.

EXTENT OF LISTING:

External form, materials and details of this composite residence, including walls, verandah and the roof form associated with the stages of the houses development including the Inter War Tudor revival style.

REFERENCES

- ACC Building Surveyors Plan Books 30/9/1919 (£216)
- ACC Rate Assessments 1861--1925
- Smith Survey 1880
- *Advertiser* 31/10/1956, death notice of Viola Ethel Wills.
- GRO RPA Application 2666.
- LTO CTs 26/169, 1231/38, 4086/562
- *SA Directories*
- John Healey (ed) *SA's Greats: the men and women of the North Terrace plaques*, 2001, for KA Wills by William Wills, p146

HOUSE & FENCE

Address:	245 Stanley Street
Certificate of Title:	5062/309
Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower 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. Its earlier verandah was replaced in the mid 1930s with a classical porch/portico. It also retains a masonry and iron fence characteristic of this house style.

This house was built in 1880 for brewer, Guildford Emery Gray who was head brewer for the Lion Brewery in Jerningham Street, North Adelaide. While living here, he bought the Hyde Park Brewery from Robert Tilley and Henry Buckerfield and the Blinman Brewery in 1876. He had also been involved with his brother with the Melrose Gray's Brewery and the Strathalbyn Brewery. He sold his dwelling in Stanley Street when he took charge of a new brewery at Broken Hill in 1888.

The next owners of the house were Margaret and Thomas Barnfield, a mining investor. They lived at this address for nearly twenty years. Barnfield's obituary in 1907 referred to him as being one of the 'most prominent mining investors in South Australia'. He was a city councillor for the MacDonnell ward between 1898-1900.

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. It also reflects the trend for 'classicism' in the period between the wars.

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

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

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

EXTENT OF LISTING:

External materials, form and detail of the Victorian asymmetrically fronted residence including walls, roof and verandah form and masonry and iron fence associated with the house style.

HOUSE & FENCE, 245 Stanley Street (cont)**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1875-1880
- Smith Survey 1880.
- *Biographical Index of South Australians* for Thomas Barnfield and William Hubble.
- Keith M Deutsher, *The Brewereis of Australia, a history*, 1999, pp 217-8, 223, 227, 231, 232, 239.
- LTO CTs 162/146, 211/136, 327/150, 981/27
- *Observer* 14/9/1907, obituary for Thomas Barnfield and death notice.
- *SA Directories* 1876-1900



SLSA - B 6816 - 1936



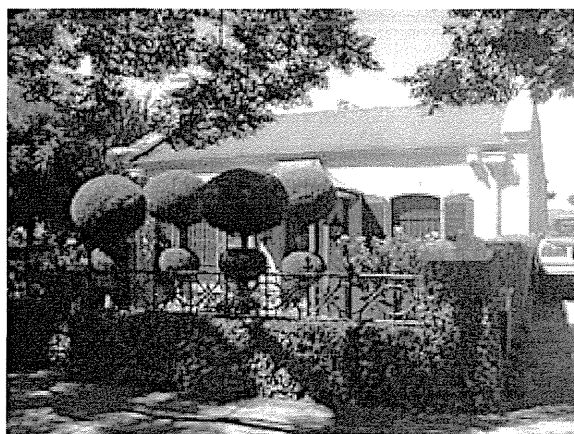
SLSA - B 6921 - 1937

HOUSE & FENCE

Address:	251 Stanley Street
Certificate of Title:	5553/100

Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide

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



HISTORY AND DESCRIPTION:

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

This cottage was built before October 1869 for William Page, a pressman, and the outline of this house can be seen in Town Acre 1023 in the Smith Survey of 1880. While the house has had many owners, from the street it can be seen to have retained its early mid nineteenth century character. At some stage a lower level was built into the hillside.

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

REFERENCES

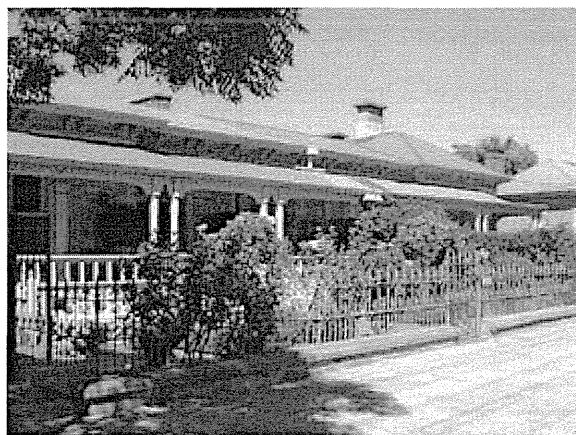
- ACC Rate Assessments 1866-1871
- Smith Survey 1880
- *Biographical Index for South Australians*, William Page, p1231
- LTO CTs 83/178, 1064/38, 4222/548, 5553/100
- *SA Directories* 1872-1876

SEMI-DETACHED HOUSES & FENCE

Address: 253 & 261 Stanley Street
Certificate of Title: 5481/498; 5105/847

Use: Residence
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 houses, constructed during 1873-4, is an excellent example of a semi-detached 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This pair was recorded in ACC rate assessments as unfinished in December 1873. They were built for Edwin Sawtell, an Adelaide optometrist. When the attached villas were built before the frenzied speculation building boom of the late 1870s and 1880s, they were designed to take advantage of the hillside location by including a lower level that can be best viewed from the rear. The outline of this substantial pair of residences is visible in Town Acre 1023 on the Smith Survey of 1880. Sawtell lived in one of the attached villas for over ten years before moving to Melbourne Street.

The pair remained on one title until 1921 when each was given their own title. For nearly twenty years until 1983 the attached villa at 259-61 was owned by the Evangelical Lutheran Church of Australia. For seventy years from 1921 Ursula and Howard W Lloyd owned the attached villa at 253 Stanley Street.

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 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 semi-detached 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 and masonry and iron fence associated with the house style.

REFERENCES

- ACC Rate Assessments 1870-1874
- Smith Survey 1880
- LTO CTs 162/146, 170/127, 1194/144, 1204/150, 4208/ 947, 5481/498 (253-5), 5105/847 (259-61)
- Observer, 26/10/1889 p31, obituary and death notice of Edwin Sawtell
- SA Directories 1872-1892
- J Statton, *Biographical Index of South Australians*, for E Sawtell

HOUSE & WALLS

Address:	260 Stanley Street
Certificate of Title:	5297/616
Use:	Residence
Current Precinct:	R10
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	Nil
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

This house was constructed during 1912-13 for Robert Gamble Taylor and his wife Annie who were residents of Mt Gambier at the time. Once completed in 1914, the house on LeFevre Terrace was leased and sold soon after. After passing through a number of hands, it was bought by Mary Tolley, the widow of Albion Everard Tolley. Mary was a director of A E & F Tolley, the wine and spirit merchant company which had been established by Albion Tolley and his brother Frederick Osborne Tolley in 1877.

In November 1928, the architects Garlick & Jackman completed plans for additions and alterations to the house, which were approved by the council on 21 January 1929. Further alterations were made in 1939, when the garage on LeFevre Terrace was extended with a separate laundry. In December 1949, the architects Woods, Bagot, Laybourne-Smith & Irwin produced drawings for the construction of the 'sleep out', located above the lounge on the southwest corner of the house. This large internal area with its series of casement windows, replaced the original balcony. These changes did not compromise the essential Edwardian characteristics of the house, and the same external finishes continued to be used.

This house is an excellent example of an Edwardian Arts and Crafts style mansion constructed during the Federation period. It retains important stylistic elements including roughcast render masonry walls, a tall chimney, terracotta tiled roof, an oriel window and strapped gables. 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 and Arts and Crafts

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 1913 two storey house was designed by prominent Adelaide architects Garlick & Jackman.

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 Arts and Crafts style mansion displaying consistent use of typical materials such as roughcast render masonry walls, terracotta tiled roof, tall brick chimneys, projecting timber framed window (oriel) and decorative timber bracketing and strapping.

HOUSE & WALLS, 260 Stanley Street (cont)**EXTENT OF LISTING:**

The external form, materials and details of the 1913 Edwardian Arts and Crafts style two storey residence including walls and complex roof and verandah form associated with the house style. Includes masonry boundary walls to Stanley Street and Le Fevre Terrace.

REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1912-15
- Smith Survey 1880
- *Advertiser*, 15/12/1932, p19. RG Taylor of G & R Wills.
- *Biographical Index of South Australians*, 1986 for AE Tolley.
- MA Frogley, AE & FTolley, *The first hundred years*, 1974
- LTO CTs
- ACC Plans 1880, 5509, 7878
- *SA Directories* 1913-15



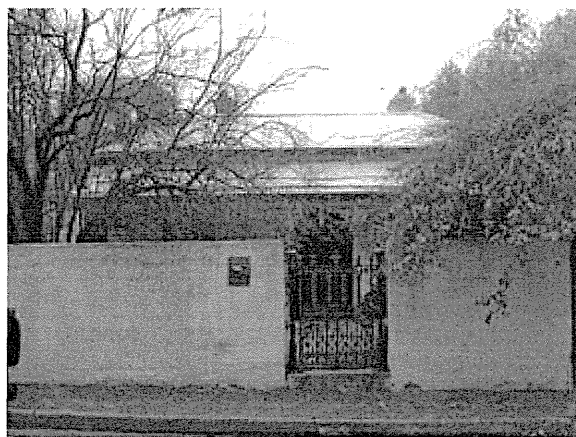
SLSA B 14224, 1959

HOUSE

Address: 1 (12-14) Steuart Place
Certificate of Title: 5461/782

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 1880s symmetrically fronted Victorian residence. It retains important stylistic elements including a verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 799 is shown as not yet subdivided on 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.

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.

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 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, the verandah form and the roof form associated with the house style.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 5 Strangways Place
Certificate of Title: 5597/545

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

This two storey house evolved from a four roomed brick one storey cottage that may have been built as early as 1839. It is recorded on the Kingston Map of 1842 on the same location as this property and appears again on the 1880 Smith Survey. Current building maps show differences in form, but evidence suggests the early four room brick cottage which was first recorded in the 1851 annual rate assessments, still remains. This was the first year in which North Adelaide buildings were recorded, when buildings of 1849 are adopted in the 1851 assessments. (It should be noted that the first assessments for 1851 also referred to a 2 room and a 1 room cottage on site.)

Between November 1859 and December 1861 the annual rateable value for the four room brick cottage was increased from £10 to £15, suggesting the addition of a second storey or further one storey additions.

The original four roomed dwelling was built for James Holden who bought the lot, only 60ft x 44ft in size, from Worthy Worthington George Nicholls 16 November 1838 for ten pounds. Holden arrived in South Australia the year before in 1837. The 1841 census records a female under 50 and a male under 35 years using the name of Holden living on Strangways Terrace.

After James, a labourer, married Margaret Gahy on 9 September 1847, they had two daughters, Ellen in 1850 and Mary Ann in 1852. In the year Mary Ann was born, James made a will and set forth to the Victorian goldfields where he went into partnership with Thomas Row. Going to the goldfields to seek a fortune was the experience of many men wanting to improve their lot. Plenty of them found enough gold to make an improvement to their lives by buying land or starting businesses on their return. But there were as many who were unlucky and worse, there were those who never returned to South Australia through tragic accidents. James was one who never returned when he went to the diggings at Campbell's Creek, Victoria. In 1853 he drowned in a waterhole fifteen miles from the claim he had been working with Row. Thomas Row made a declaration giving details about his partnership and Holden's tragic death in a declaration in 1869. Margaret Holden eventually married her tenant, Joseph Carter and they continued to own and live this house until their own deaths. Joseph died in July 1877 and Margaret died in 1889.

While the rateable value from 1861 remained constant until into the 1900s, it appears that the two smaller houses next door (the one room pisé and two room stone and brick cottages) were referred to but included together in the same rateable value. Between 1909 and 1911 the rateable value for these two smaller cottages increased by ten pounds to twenty four pounds and by 1913 the three cottages were each given separate rateable value.

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 1840s, 1850s and 1860s.

HOUSE, 5 Strangways Place (cont)**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 1840s-50s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

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

REFERENCES

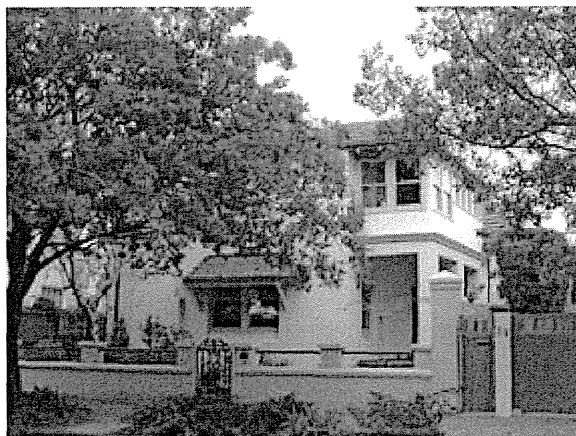
- ACC Rate Assessments 1851-1867
- Smith Survey 1880 and Field Books for TA 758
- General Registry Office RPA Applications 9983 16/3/1869; 15221 26/6/1876
- Kingston Map 1842
- LTO CTs 133/174, 232/181, 525/151, 1823/66
- South Australia Census for 1841
- State Library photos B26906, 26909 1972
- J Statton, Biographical Index of South Australians, for James Holden

HOUSE

Address: 31-33 Strangways Terrace
Certificate of Title: 5105/845

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

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



HISTORY AND DESCRIPTION:

This two storey house is an excellent example of a 1930s Inter-War residence which retains design elements from the previous period of domestic architectural design. It retains important stylistic elements including rendered masonry walls, terracotta tiled roof, vertically proportioned timber framed windows, window hood with timber detailing.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the transitional style of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials of an earlier design idiom of the Edwardian period.

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 recently subdivided Town Acres, particularly during the 1920s-1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical transitional Inter-War residence displaying consistent use of typical materials such as masonry walls, terracotta tiled roof and timber framed windows and doors.

EXTENT OF LISTING:

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

REFERENCES

- State Library of South Australia early photograph B 5718



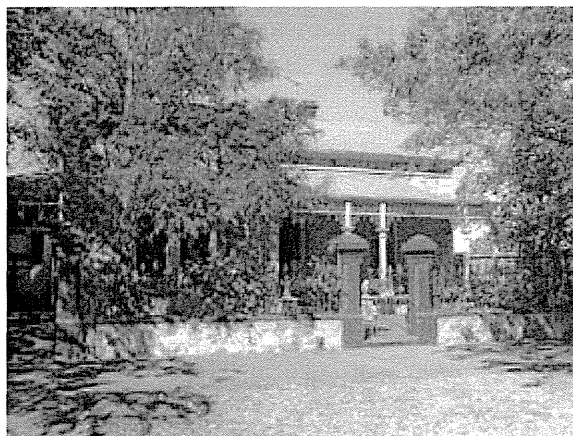
SLSA - B 5718 - 1930

HOUSE, FENCE & WALL

Address: 37 Strangways Terrace
Certificate of Title: 5224/809

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s 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.

The outline of this house is shown in Town Acre 752 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

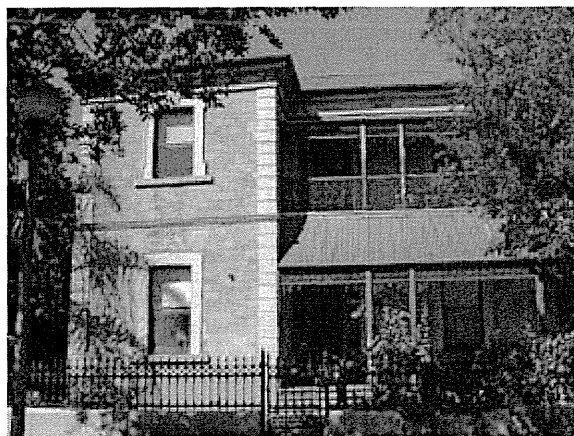
- Smith Survey 1880

HOUSE, FENCE & WALL

Address: 39 Strangways Terrace
Certificate of Title: 5863/433

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey 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 frieze elements, and eaves brackets. It also retains a masonry and iron fence and wall characteristic of this house style.

The allotment in Town Acre 752 on which this house is constructed is shown as vacant in the Smith Survey of 1880. This house was built for Michael Odum in 1880 for the rental market. He was responsible for the building of several large houses in this part of upper North Adelaide, including a house alongside at 37 Strangways Place. Shortly after his promotion to Police Commissioner in 1882, William J Peterswald moved to this residence.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 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/bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments 1879-1905
- Smith Survey 1880
- LTO CTs 2203/83, 5863/433

HOUSE

Address: 45 Strangways Terrace
Certificate of Title: 5384/652

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

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



HISTORY AND DESCRIPTION:

This house is a very good example of an 1870s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah.

The outline of this small house is visible on Town Acre 754 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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 & FENCE

Address: 68 Strangways Terrace
Certificate of Title: 5490/21

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1920s-1930s Inter-War Mediterranean style residence. It retains important stylistic elements including low pitched hipped roof, smooth rendered walls and classical elements.

This dwelling was built in 1927-1928 for William Poulton. Information from the rate assessment for November 1927, refer to it as an unfinished house. There was an earlier house on site and it is possible that parts of that house may have been retained in the new house. However, since it was built in 1852 for William Hutchinson, it is probably unlikely. The boundary wall and fencing from the earlier house does remain.

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 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 Mediterranean style residence displaying consistent use of typical materials such as smooth rendered walls and classical details.

EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and roof form associated with the house style. Victorian masonry and iron fence included.

REFERENCES

- ACC Register of Plans, December 1926
- ACC Rate Assessments 1851-1930
- Smith Survey 1880
- LTO CTs 1435/167, 5490/21
- State Library photo B4882

HOUSE & FENCE, 68 Strangways Terrace (cont)



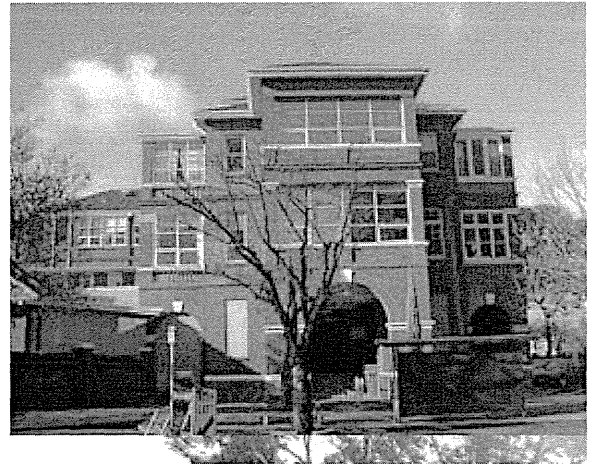
SLSA - B 4882 - 1928

CALVARY HOSPITAL

Address: 88-100 Strangways Terrace
Certificate of Title: 5187/583, 584, 587, 589, 591

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

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



HISTORY AND DESCRIPTION:

Calvary Hospital was established in the early 1900s in a substantial mansion located on this corner. The house was augmented with purpose built hospital buildings from 1905 onwards. As the last major part of the expansion of facilities, the three storey maternity wing at Calvary Hospital was constructed in the 1940s on the site of the original building. The new building was designed by the Adelaide architectural firm of Woods Bagot Laybourne Smith and Irwin. It was constructed of red face brick matching the earlier section of the hospital, with hipped terracotta tiled roof, white painted timber window and door joinery and prominent brick chimneys. The building also had arched loggias to the ground floor and open balconies with brick balustrades to the first and second floors. Some of the balconies have since been enclosed.

STATEMENT OF HERITAGE VALUE:

This maternity wing is an important example of the inter war style of institutional architecture constructed during the 1940s. It reflects the continued provision of hospital services by religious orders and the involvement of philanthropic members of the South Australian community in the provision and funding of hospital facilities.

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

- (a) Calvary Hospital displays historical and social themes that are of importance to North Adelaide as it reflects the continued provision of hospital services by religious orders and the involvement of philanthropic members of the South Australian community in the provision and funding of hospital facilities.
- (b) Calvary Hospital represents customs or ways of life that are characteristic of the local area as it has been a substantial community facility since its establishment in the early 1900s.
- (c) Calvary Hospital has played an important part in the lives of local residents as a focus of health care for the immediate and wider community.
- (d) Calvary Hospital displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of an architect designed Inter-war institutional building of the 1940s displaying consistent use of typical materials such as red face brick walls, terracotta tiled hipped roof and classically derived detailing.

EXTENT OF LISTING:

External form, materials and details of the 1940 Maternity Ward including roof and building form, open and enclosed balconies, red brick walls and arched ground floor verandahs.

REFERENCES

- ACC Town Clerks Digests
- State Library of South Australia early photograph B 10548

CALVARY HOSPITAL, 88-100 Strangways Terrace (cont)



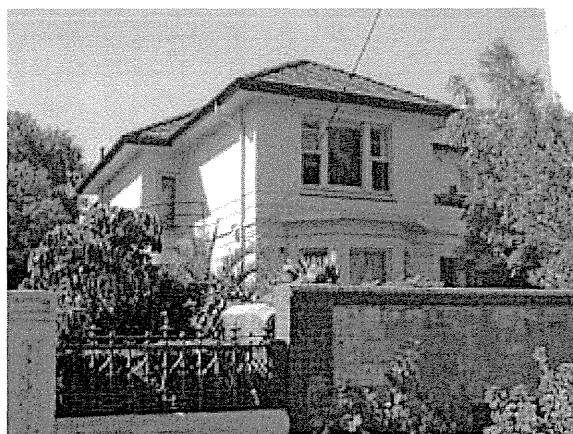
SLSA - B10548 - 1941

HOUSE & WALL

Address: 110 Strangways Terrace
Certificate of Title: 5028/352

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 Inter-War Mediterranean style residence. It retains important stylistic elements including rendered masonry walls, low to medium pitched terracotta tiled roof, upper floor balconies and timber framed windows. The house was completed in 1937.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Mediterranean residence design displaying consistent use of typical materials such as rendered brick walls, low to medium pitched roof, and timber framed windows.

EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and roof form associated with the house style. Brick and stone fence is included.

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE & WALL, 110 Strangways Terrace (cont)



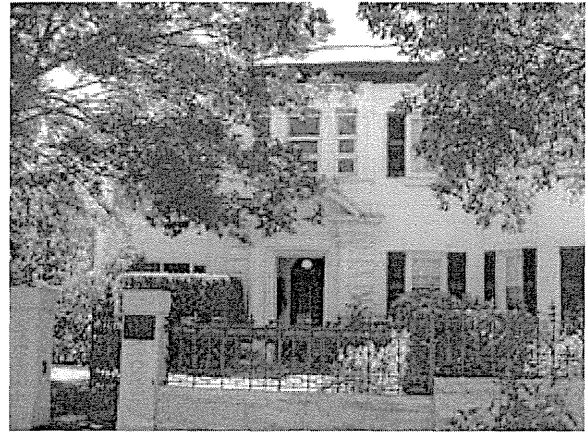
SLSA - B7410 - 1938

HOUSE & FENCE

Address: 114 Strangways Terrace
Certificate of Title: 5007/13

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

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



HISTORY AND DESCRIPTION:

A substantial brick and limestone house was built on site in 1864 for John Varley, which underwent alterations in 1882, possibly by Bayer & Withall. Further major additions were made in 1897 by English & Soward. However, the present form and character dates from 1925 when well known architect of the period, Guy Makin undertook major remodelling of the property. The embellishments of the Victorian period were removed and the large two storey brick and limestone dwelling was remodelled and rendered. The resultant style is that of an Inter War Mediterranean residence.

Makin was very much the architect for the well-to-do in the second and third decade of the twentieth century. He undertook interior alterations to Kingsmead in Brougham Place, and was designer of 235 Ward Street, 70 Pennington Terrace, and 117 Barnard Street.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Mediterranean residence design displaying consistent use of typical materials such as rendered brick walls, low to medium pitched roof, and timber framed windows.

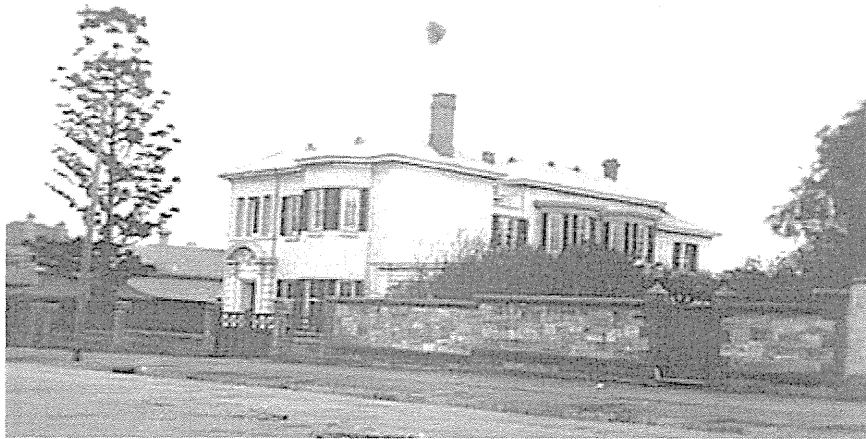
EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and the roof form associated with the house style. (Note: converted Victorian asymmetrically fronted house). Masonry and iron fence included.

REFERENCES

- ACC Building Surveyors Dept - Register of Plans June 1925
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/7/1882,
- ACC Rate Assessments 1861-1930
- Smith Survey 1880
- LTO CTs 4275/837-847, 5007/13
- RAlA Register of Significant Architecture - South Australia, for Makin

HOUSE & FENCE, 114 Strangways Terrace



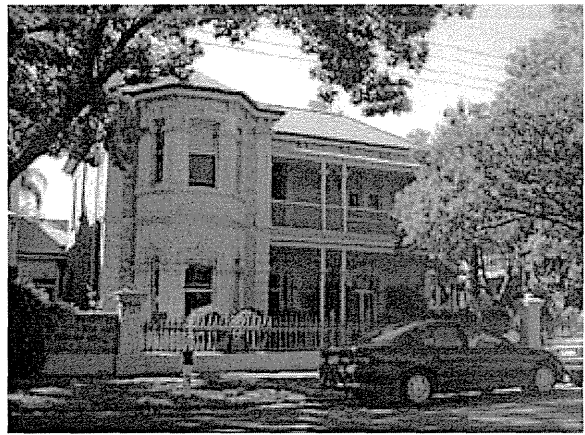
SLSA - B 4177 - 1927

HOUSE & FENCE

Address: 132 Strangways Terrace
Certificate of Title: 5535/967

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

This residence appears to have been built in 1880-1881 when an unfinished house for J Bennett was recorded in the annual rate assessments. Rated at £30 when it was unfinished in November 1880, by 1883 it had a rateable annual value of £80, suggesting a substantial structure. It was built after the 1880 Smith Survey was published so its building outline does not appear on it.

Major additions were undertaken in 1920 by the dwelling's then owner Sir Constantine Trent de Crespigny. He was a renowned medical doctor involved in the establishment of Rua Rua Hospital on Barton Terrace as well chairman of the Council of the Institute of Medical and Veterinary Science. Knighted in 1941, he died in 1952. By 1954 the house had been adapted into several flats.

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 subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

REFERENCES

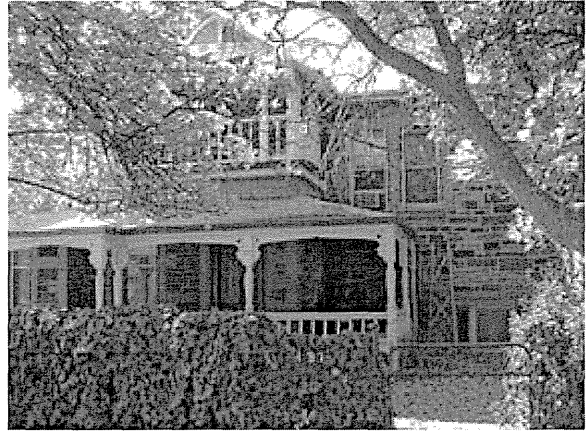
- ACC Building Surveyors Dept - Return of Surveyor's Notices July 1920
- ACC Rate Assessments 1879- 1927.
- Smith Survey 1880
- LTO CTs 2353/58, 5535/967
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 288-289.

HOUSE

Address: 137 Strangways Terrace
Certificate of Title: 5793/248

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 an excellent example of an 1890s-1920s Edwardian mansion constructed during the Federation period. It retains important stylistic elements including bluestone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements. The house was constructed in 1897-8 for Miss R B Andrews, and was designed by architects Garlick Jackman and Garlick.

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*):

- (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 bluestone masonry walls, brick quoins, window and door surrounds and highly decorative timber elements.

EXTENT OF LISTING:

The external form, materials and details of this 1897 two storey Edwardian/Federation period bluestone and brick residence, including the walls and roof form associated with the house style.

REFERENCES

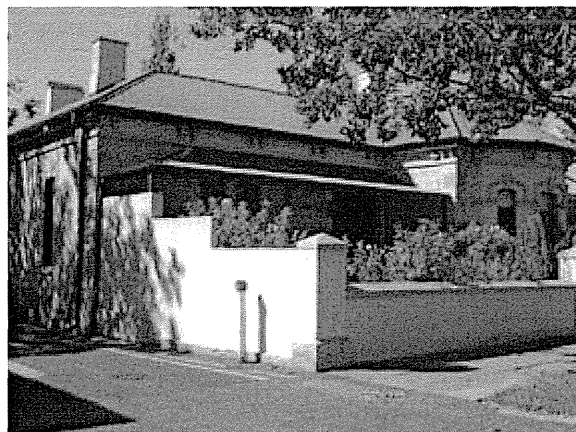
- ACC Rate Assessments
- Smith Survey 1880

HOUSE

Address: 141 Strangways Terrace
Certificate of Title: 5280/322

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 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah and eaves brackets.

In the Smith Survey of 1880 this allotment in Town Acre 751 is shown as vacant but fenced by a stone wall. This house would have been constructed soon after the Survey. It remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

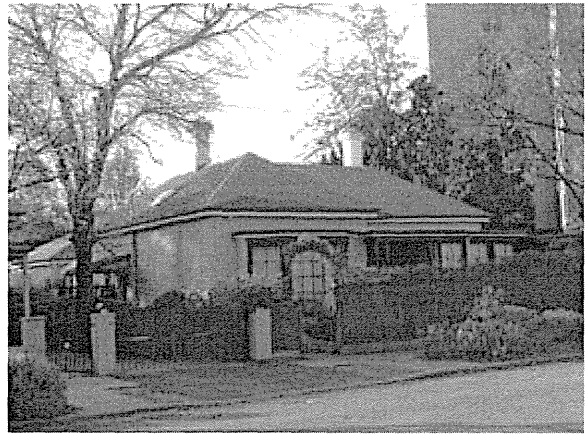
- Smith Survey 1880

HOUSE

Address: 153 Strangways Terrace
Certificate of Title: 5133/167

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 an example of an 1870s-1880s asymmetrically fronted residence which has been substantially altered. It retains stylistic elements including projecting front wing and hipped corrugated iron roof elements.

This house is shown as one of three houses on Town Acre 757 on the Smith Survey of 1880. This house remains an indication of the type of 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 commonly in use at that time.

The significant number of 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 design characteristics of significance to North Adelaide as it is typical of an 1870s-1880s Victorian residence.

EXTENT OF LISTING:

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

REFERENCES

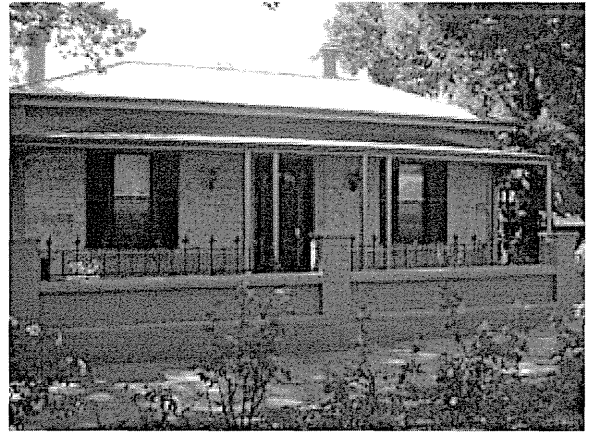
- Smith Survey 1880

HOUSE

Address: 155 Strangways Terrace
Certificate of Title: 5081/588

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 Victorian 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors.

This house is shown as one of three houses on Town Acre 757 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, 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 sandstone masonry walls and detailed render.

EXTENT OF LISTING:

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

REFERENCES

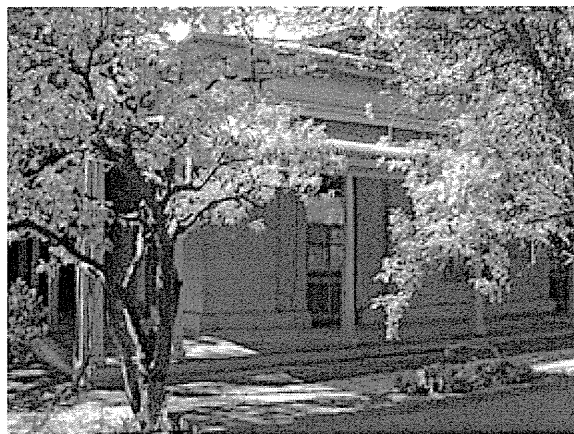
- Smith Survey 1880

HOUSE

Address: 157 Strangways Terrace
Certificate of Title: 5404/216, 388, 389

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 a good example of an 1870s Victorian symmetrically fronted residence. Rate Assessments indicate that there was a house on this allotment by 1850, but it had undergone substantial upgrading by the time of the Smith Survey in 1880. This house, in its current plan form, is shown as one of three houses on Town Acre 757 in 1880. This house remains an important indication of the type of residences constructed at that time. While changes have occurred more recently the house retains important stylistic elements including masonry wall construction, tall chimneys and corrugated iron hipped roof.

This house remains an important indication of the type of residences constructed during the Victorian period in this section of North Adelaide.

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.
- (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 and detailed render.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

DEMOLISHED

SEMI-DETACHED HOUSES

Address: 7 & 9 Sussex Street
Certificate of Title: 5877/909; 5836/301

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower 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 1880s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

An earlier small dwelling is shown on this allotment in Town Acre 1009 on the 1880 Smith Survey. This pair of houses would have been constructed soon after and remains an important indication of the type of residences constructed at that time.

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 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 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 1880s.
- (d) This pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical semi-detached 1880s Victorian residence displaying consistent use of characteristic materials such as masonry walls, moulded render and a verandah.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 8 & 10 Sussex Street
Certificate of Title: 5874/775; 5470/867

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

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



HISTORY AND DESCRIPTION:

This pair of houses is a very good example of a semi-detached 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with half gabled roof form, corrugated iron roof, rendered quoins and facings to windows and doors.

The 1880 Smith Survey shows this part of Town Acre 1012 as undeveloped and this pair of houses remains an indication of the type of residences constructed in the decades following. Some constructed at the turn of the century, like this one, were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional pair of masonry residences, including the walls and roof form associated with the house style, but excluding the verandah roof which has been made continuous with the main roof.

REFERENCES

- Smith Survey 1880

HOUSE

Address: 13 Sussex Street
Certificate of Title: 5410/706

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acre 1008 as vacant and 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 masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

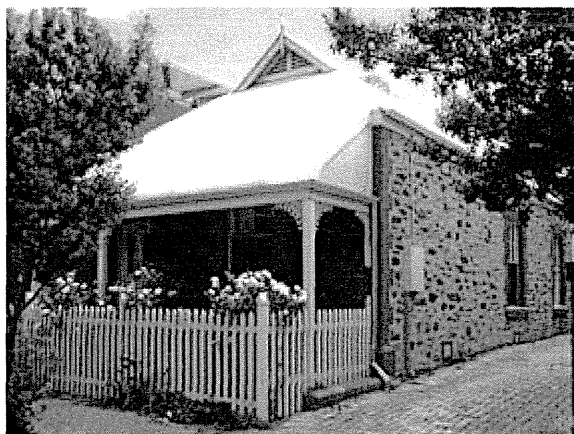
- Smith Survey 1880

HOUSE

Address: 14 Sussex Street
Certificate of Title: 5728/721

Use: Residential
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 very good example of an 1880s-90s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

An earlier small dwelling is shown on this allotment in Town Acre 1012 in the Smith Survey of 1880. The site was obviously redeveloped in the decade following and this house remains an 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 a good example of the type of residences constructed in North Adelaide during the 1880s-1890s, and reflects the design, details and building materials characteristic at that time.

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-90s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s-90s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, brick quoins and facings to windows.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls and roof form associated with the house style but excluding the verandah roof which has been made continuous with the main roof.

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 15 & 17 Sussex Street
Certificate of Title: 5608/361; 5212/155

Use: Residential
Current Precinct: R11
Proposed HCZ Area: Lower 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 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.

The Smith Survey of 1880 shows Town Acre 1008 as vacant and it was subsequently developed during the decade following. This pair of houses 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 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 pair of single fronted 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 1880s.
- (d) This pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical semi-detached 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with highly decorative cast iron details.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES & WALL

Address: 22 & 24 Sussex Street
Certificate of Title: 5672/387; 5299/547

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

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



HISTORY AND DESCRIPTION:

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

The outline of this early pair of cottages is visible in Town Acre 1013 in the Smith Survey of 1880. This pair of houses remains an indication of the type of residences constructed well before the Survey date. A significant number of small residences, like this pair of cottages, remain from the earliest period of housing development in North Adelaide.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of cottages displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of cottages 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 masonry walls, low scale and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian pair of single fronted cottages including the walls and the roof form associated with the house style. Excludes the verandah form and the first floor additions to No. 22.

REFERENCES

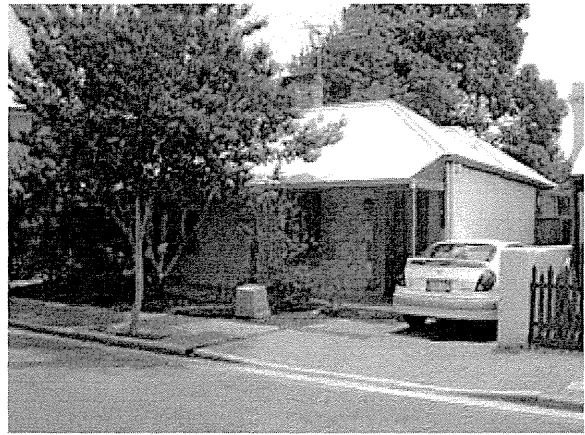
- Smith Survey 1880

HOUSE

Address: 26 Sussex Street
Certificate of Title: 5553/296

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

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



HISTORY AND DESCRIPTION:

This house is a very good example of an 1870s-1880s single fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

An earlier attached pair of cottages are shown on this allotment in Town Acre 1013 in the Smith Survey of 1880. This house remains an indication of the type of residences constructed as replacement after that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This 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 and face brick trim.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls and roof form associated with the house style, excluding the verandah roof which has been made continuous with the main roof.

REFERENCES

- Smith Survey 1880



SLSA - B 13928 - 1957

HOUSE

Address: 27 Sussex Street
Certificate of Title: 5628/681

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

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



HISTORY AND DESCRIPTION:

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

This house replaced earlier dwellings on this site, which were visible in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 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 redeveloped 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 cottage, including the walls, verandah and roof form associated with the house style.

REFERENCES

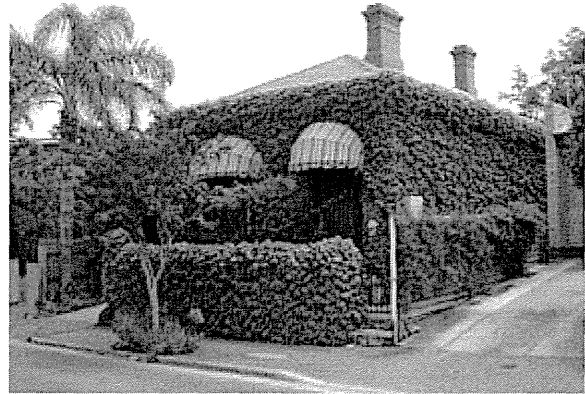
- Smith Survey 1880

HOUSE

Address:	46 Sussex Street
Certificate of Title:	5659/178

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted masonry residence. It retains important stylistic elements including hipped roof, brick chimneys, face brick quoins and facings to windows and doors.

The Smith Survey of 1880 shows this section of Town Acre 1014 as vacant but it was subsequently developed in the following decade. This house remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

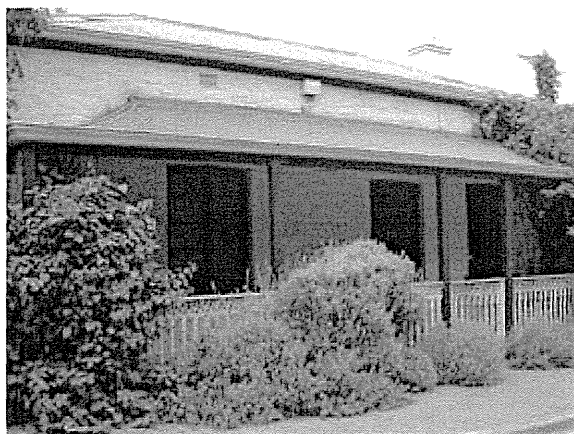
- Smith Survey 1880

HOUSE

Address:	53 Sussex Street
Certificate of Title:	5509/163

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah.

The Smith Survey of 1880 shows the outline of this house in Town Acre 1007. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 59 & 61 Sussex Street
Certificate of Title: 5019/900, 901

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

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



HISTORY AND DESCRIPTION:

This pair of houses is a good example of a semi-detached 1890s-1920s red face brick residence. It retains important stylistic elements including red face brick walls, tall brick chimneys and timber gable ends and verandah brackets.

This area of North Adelaide was quite densely settled by 1880 and subsequently developed further during the decades following. This house remains an 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 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 this red brick Edwardian residence, including the walls and roof form associated with the house style.

REFERENCES

- Smith Survey 1880

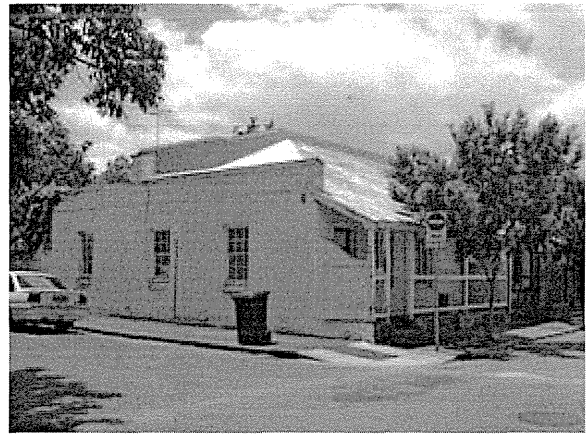
SEMI-DETACHED HOUSES

Address: 66 & 68 Sussex Street
(crn West Pallant Street)
Certificate of Title: 5224/698, 5577/345

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

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

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of attached cottages is an excellent example of 1850s simple workers dwellings. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form behind a low parapet and are one or two rooms in depth. A significant number of small residences, like this cottage, remain from the earliest period of housing development in lower North Adelaide.

These attached cottages comprise part of the 226 lots which formed the 1839 Chichester Gardens Subdivision, the only named subdivision in the city, established by J B Hack and sold on his behalf by agents Watson & Cock. These early rendered brick and stone cottages were built over about five years from 1851 as four attached cottages for German migrant Gottfried Rieger. He bought Lots 143 and 144 for £25 in September 1850. The first two cottages comprising two rooms each were referred to by the first City council rate assessment records that included North Adelaide, as '1 double cottage, brick and stone, 4 rooms'. In the information contained in the documents related to the Real Property Act Application 17509, Rieger's occupation is given as bricklayer, making it a strong possibility that he built the cottages himself. He and his family owned the property for fifty two years.

The cottages were altered in the late 1920s to become two cottages by then owner, Alex White, a dentist who owned the property for thirty-nine years. He removed doors but retained the original windows.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of cottages displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of cottages 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, low scale and simple form.
- (e) This pair of cottages are associated with the 1839 Chichester Gardens subdivision and J B Hack.

EXTENT OF LISTING:

External and interior form, materials and details of this pair of 1850s cottages, including the walls and roof form associated with the house style.

SEMI-DETACHED HOUSES, 66 & 68 Sussex Street (cont)

REFERENCES

- ACC Rate Assessments 1849-1856
- Smith Survey 1881
- LTO CTs 1046/93, 3054/139, 4200/732, 5224/698, 5577/345
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 382-3.
- RPA Application 17509 4/7/1879
- State Library photo MLSA B4249



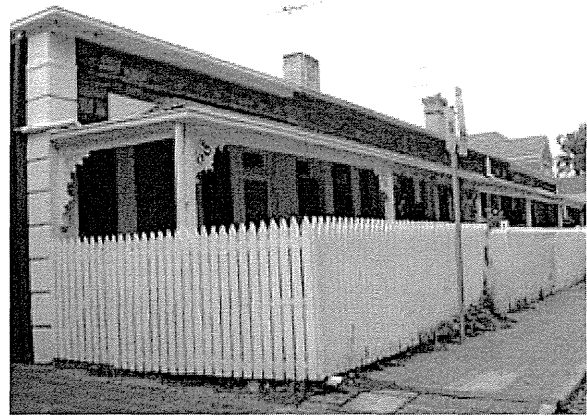
SLSA - B 4784 - 1928

ROW HOUSES

Address: 79-85 Sussex Street
Certificate of Title: 5624/625; 5133/299;
 5454/735; 5866/198;
 5431/552; 5666/616;
 5290/42

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

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



HISTORY AND DESCRIPTION:

These cottages are an excellent example of 1870s single fronted bluestone row houses. They retain important stylistic elements including rendered quoins and facings to windows and doors, and continuous verandah roof.

The outline of this row of small attached cottages is visible in Town Acre 1005 in the 1880 Smith Survey. These cottages remain an important indication of the type of residences constructed before the survey date, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

These cottages are 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) These cottages 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, particularly during the 1870s.
- (d) These cottages display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s Victorian row houses displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 99-101 Sussex Street
Certificate of Title: 5816/265, 5819/357

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

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

This house is an important example of the 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 and verandah with masonry pillars as part of the main roof pitch.

EXTENT OF LISTING:

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

REFERENCES

- State Library of South Australia early photograph B 6924

HOUSE, 99-101 Sussex Street (cont)



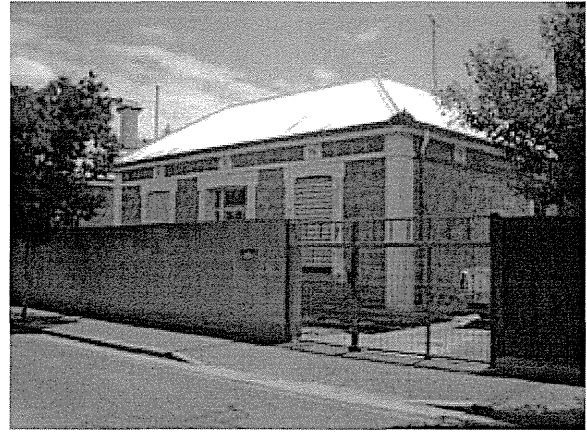
SLSA - B 6924 - 1937

HOUSE

Address:	112 Sussex Street
Certificate of Title:	5826/201

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

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



HISTORY AND DESCRIPTION:

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

Earlier small houses are visible in this section of Town Acre 1007 in the 1880 Smith Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

REFERENCES

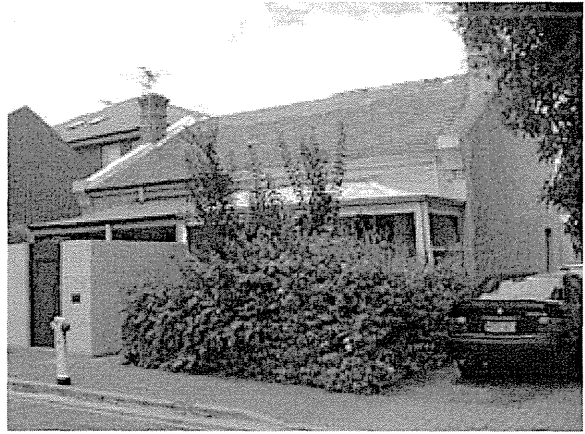
- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 113 & 115 Sussex Street
Certificate of Title: 5292/919; 5876/363

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

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



HISTORY AND DESCRIPTION:

This pair of houses is a good example of semi-detached 1870s simple workers cottages. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth.

The land, part of the original Chichester Gardens Estate, was owned by George John William Stevenson (son of George Stevenson secretary to Governor Hindmarsh) and he sold it to Henry Davis and Albert Sydney after 1876.

The cottages were built after 1876 but before 1879 as they are on the Smith Survey of 1880 as are the pair of cottages at 117 and 117A.

Small homes such as these on tiny city lots, attracted people of limited means and in the post war period, several New Australians made this property their first South Australian home.

STATEMENT OF HERITAGE VALUE:

Residences, like these cottages, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s. The cottages although built after 1876 and before 1879 complement the existing small scale character that makes up this large and named subdivision Chichester Gardens that dates from 1839.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s semi-detached residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.
- (e) They are associated with the 1839 Chichester Gardens subdivision.

EXTENT OF LISTING:

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

REFERENCES

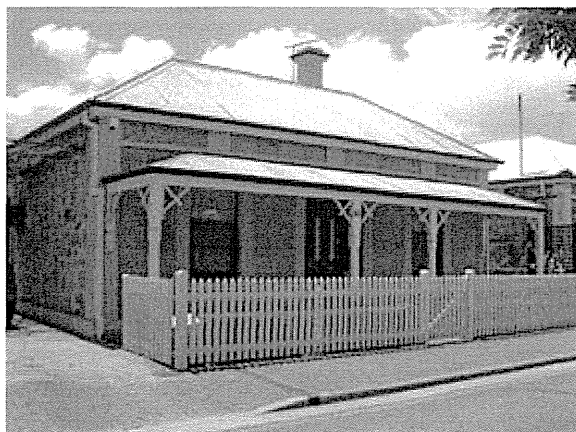
- Smith Survey 1880

HOUSE

Address: 114 Sussex Street
Certificate of Title: 5173/486

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

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



HISTORY AND DESCRIPTION:

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

It is believed that 114 Sussex Street was built in 1894. There is an element of confusion with the ACC rate assessment records for this period, but stylistically the date is appropriate.

The house is within the 1839 Chichester Gardens Subdivision which by the 1870s still comprised many vacant lots. In July 1910 the British Empire Mortgage Company sold one of its cottages on a lot size that measured 99 x 49 ft to Mrs Bridget Mullins, which is possibly this dwelling. Bridget and her husband James, a labourer in North Adelaide, owned the property for forty one years until Bridget's death in 1942, when it was transferred to other members of the Mullin's family. They sold the property in 1951.

Although there was a accommodation crisis following the Second World War, small city property as was found in the West End and Lower North Adelaide was cheaper than elsewhere in the city. Properties such as this were city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs. From 1954 this property became home to New Australians

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 late Victorian symmetrically fronted residence, including the walls, verandah form and roof form associated with the house style.

HOUSE, 114 Sussex Street (cont)

REFERENCES

- ACC Building Surveyors Plan Books December 1894, HT Sheppey.
- ACC Rate Assessments 1884-1911
- Smith Survey 1881
- LTO CTs 113/25, 763/160, 848/179, 5820/201
- *SA Directories*

SEMI-DETACHED HOUSES

Address: 117 & 117a Sussex Street
Certificate of Title: 5282/849; 5189/832

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

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



HISTORY AND DESCRIPTION:

This pair of houses is a good example of semi-detached 1870s simple workers cottages. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth.

The land, part of the original Chichester Gardens Estate, was owned by George John William Stevenson (son of George Stevenson secretary to Governor Hindmarsh) and he sold it to Henry Davis and Albert Sydney after 1876. The cottages are shown on the Smith Survey of 1880, and were built for George Murray between January and November 1877 and he rented them out for a number of years. Then in 1897 William Bond, a Modbury gardener, and his wife Ellen, bought the cottages which they owned until 1929. After both their deaths the cottages were managed by a trustee agency for twenty years when they were sold to New Australians in 1952. The cottages which were on one title up to this date, were given separate titles enabling them to be sold separately.

Properties such as this were sometimes city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs. It was during ownership of such an owner that the pair of cottages were given separate titles in 1950.

STATEMENT OF HERITAGE VALUE:

Residences, like these cottages, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s. The cottages although built after 1876 and before 1879 complement the existing small scale character that makes up this large and named subdivision Chichester Gardens that dates from 1839.

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

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

EXTENT OF LISTING:

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

REFERENCES

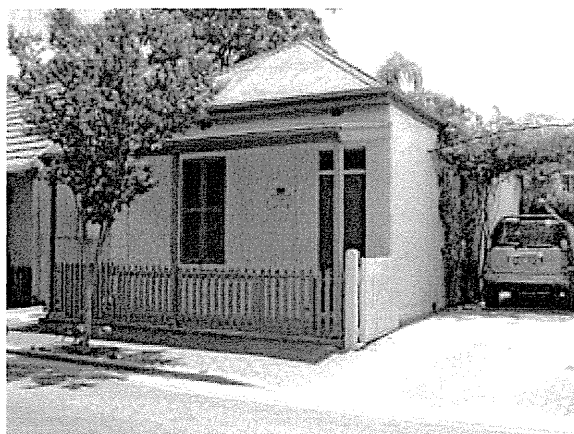
- ACC Rate Assessments 1865-1878
- Smith Survey 1880
- LTO CTs 419/98, 2117/83, 2198/91, 2198/92

HOUSE

Address: 118 Sussex Street
Certificate of Title: 5340/431

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah

The outline of this house and the adjacent properties on Town Acre 1018 are visible in the Smith Survey of 1880. This small house remains an important indication of the type of residences constructed on the small allotments of the Chichester Gardens subdivision during the 1860s and 1870s.

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 recently subdivided Town Acres, particularly during the 1870s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s Victorian residence displaying consistent use of characteristic materials such as masonry walls, moulded render and a verandah.

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:	119 Sussex Street
Certificate of Title:	5732/930
Use:	Residential
Current Precinct:	R11
Proposed HCZ Area:	Lower North Adelaide
Heritage Status:	LHP (Townscape)
Other Assessments:	Nil
Conservation Reports:	Nil



HISTORY AND DESCRIPTION:

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

The Adelaide City Council Rate Assessments for TA 1003 in November 1881, refers to a property owned by stone cutter Chas Vye as an unfinished house. A year before in November 1880, Vye's property is simply referred to as 'land'.

The house has had about ten owners and been associated with workers such as bootmakers, stone cutters and labourers.

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 subdivided Town Acres, particularly during the 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 and 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 the roof form associated with the house style.

REFERENCES

- ACC Rate Assessments 1878-1881
- Smith Survey 1881
- LTO CTs 245/125, 1637/109, 5732/930

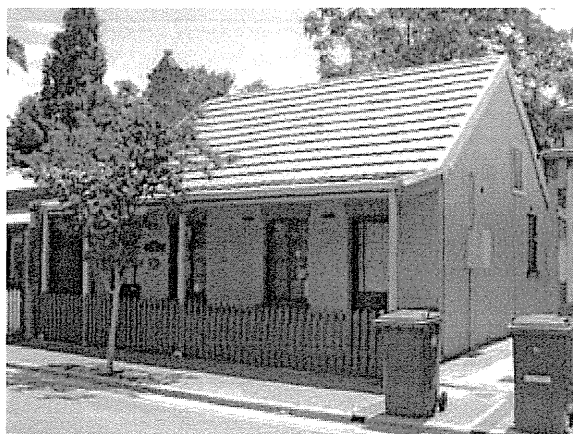
HOUSE

Address: 120 Sussex Street
Certificate of Title: 5813/614

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

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

Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

This attached brick cottage was built for Andreas Borchard, a German basket maker, about 1854. He bought the Lot 122 for this cottage for fifteen pounds in 1851. By 1854 when this cottage was built, he owned four lots in the vicinity. After his death the cottages were transferred to his widow Henriette who remarried to become the wife of Johann Peter Renny. She owned the property until 1896 when it was transferred to other German migrants, thus continuing German association to this part of lower North Adelaide.

The cottage comprises German constructional vernacular which is displayed as an external loft access in the eastern facing gable. Although the property was given a new tiled roof about 1989, it covers an earlier corrugated iron roof, which in turn covers an even earlier wooden shingle roof dating from the early 1850s.

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s. This early 1854 brick attached cottage is an important element of the 1839 Chichester Gardens Estate Subdivision. It retains German vernacular constructional elements and represents important links to a small German community that lived in this part of North Adelaide up until the end of the nineteenth century.

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 in the Chichester Gardens estate of lower North Adelaide.
- (d) This house 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, low scale and simple form.

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments 1851-1872
- Smith Survey 1880
- LTO CTs 245/124, 928/116, 2830/180, 5173/486
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, 1990, p 383.

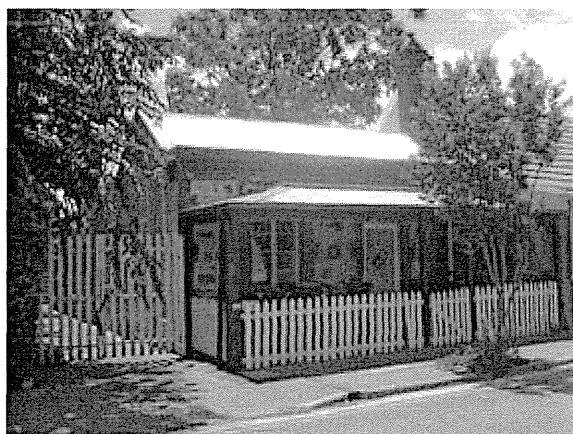
HOUSE & FENCE

Address: 122 Sussex Street
Certificate of Title: 5105/844

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

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

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 date of construction. Houses of this style display gable ended roof form and are one or two rooms in depth. This limestone and brick cottage was built for Eli Hoskins who bought lots 121 and part lot 120 of the Chichester Gardens Subdivision from Henrietta W Borchard, the widow of Andreas in July 1871 for £25. The Borchards who had owned these lots since 1854 and those of lots 122 and 123, built the cottage next door at 120 Sussex Street in 1854.

Hoskins sold the cottage in December 1877 to Charles Vye, a stone cutter who owned it until 1896. There followed almost forty years ownership until 1935 by laborer, Patrick Kelly and his family.

'The cottage's original appearance and frontage, almost on the pavement, is consistent with the grain and texture of development undertaken on Hack's Chichester Gardens Estate, when in 1839, over two hundred blocks were subdivided with 24 feet or 48 feet frontages.' This cottage and the one at 120 Sussex Street contribute an important element of scale and character of this part of Sussex Street.

STATEMENT OF HERITAGE VALUE:

Located within the Chichester Gardens Estate that was subdivided in 1839, this cottage although built in 1872 for Eli Hoskins, continues in the character and scale that identifies the earlier dwellings built within this early city subdivision. It reflects the style, scale, materials and detail characteristic of dwellings of the 1860s and early 1870s.

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

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

EXTENT OF LISTING:

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

REFERENCES

- ACC Rate Assessments 1853-1878
- Smith Survey 1880
- GRO RPA Application 16534 8/1/1878
- LTO CTs 299/238, 4376/843, 5813/164
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 19990, pp 383-4

HOUSE

Address:	125 Sussex Street
Certificate of Title:	5829/242

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

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



HISTORY AND DESCRIPTION:

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

This area was initially subdivided in 1839 as Chichester Gardens Estate but the Smith Survey of 1880 shows most of the area as vacant land. This house remains an important indication of the type of residences constructed after the Survey, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

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: 127 Sussex Street
Certificate of Title: 5809/752

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

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



HISTORY AND DESCRIPTION:

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

This area was initially subdivided in 1839 as Chichester Gardens Estate but the Smith Survey of 1880 shows most of the area as vacant land. This house remains an important indication of the type of residences constructed after the Survey, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

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

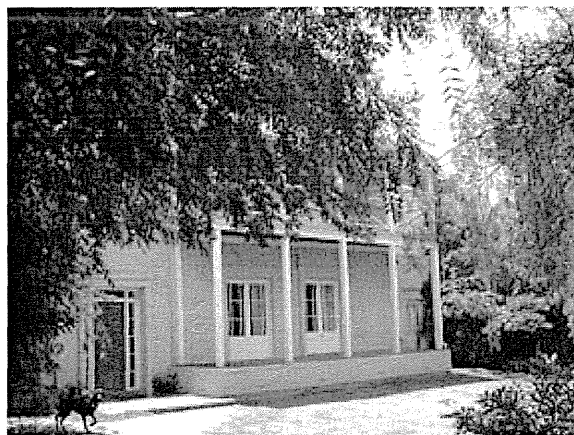
- Smith Survey 1880

HOUSE & WELL

Address: 128 Sussex Street
Certificate of Title: 5671/233

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

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



HISTORY AND DESCRIPTION:

The large two storey dwelling which is set back from the Sussex Street frontage is built of limestone, probably quarried on site. Although it was built as a two storey structure circa 1850, it may have evolved from an earlier stone or brick one storey dwelling which is recorded on the Kingston Map of 1842. Alongside is former well that was the initial water supply for the property.

The dwelling is located in the 1839 Chichester Gardens Estate that was subdivided across fourteen Town Acres to create 228 lots. John Barton Hack placed this subdivision into the hands of agents, Henry Watson and Robert Cock, who sold the lots by auction or by private contract. On 27 July 1842 13 lots on TA 1018 were transferred to George Hutton Barnard for £65. In July 1845 Barnard borrowed £150 from William Littlejohn O'Halloran, (Governor Grey's secretary) which may have been used to build the house at 78 Jerningham Street. In April 1847 Barnard sold the 13 lot property to John Bullock, a successful land agent and auctioneer for £350.

When John Gale bought the property from Bullock in 1849 for £410 the 13 lots was 'with dwelling house...together with the messuage or tenement out offices and buildings thereon erected by the said George Hutton Barnard'. This was the two storey dwelling at 78 Jerningham Street, but the messuage or tenement out offices may have referred to the structure that evolved into the Sussex Street property.

In April 1850, Gale obtained a mortgage for £500 and it is assumed he used some of the proceeds to add to the earlier building or to build a new dwelling in Sussex Street, for in August 1854 Gale divided the 13 lots into two parcels of land and sold the eastern parcel comprising the Sussex Street property to Robert Robinson of Walkerville for £800. By this time the Sussex Street property comprised a substantial two storey house on several lots with access to both Stanley and Sussex streets.

The first ACC Rate assessments that recorded properties in North Adelaide for 1849-1851 refers to two substantial buildings which were located on Town Acre 1018. Both were of two storeys and built in stone. Both were owned by John Gale and both still exist. In 1853 the Sussex Street property was referred to as an '8 room 2 storied house'.

An 1860s photograph shows the two houses. It depicts the Sussex Street property with verandahs encircling the northern part of the house. The dwelling's much increased floor plan is also shown on the 1880 Smith Survey. Since then, however, the later additions and possibly the 1840s section were demolished. What remains on site today is the circa 1850s two storey stone building.

The house had minor alterations, including a new balcony and verandah during the ownership of Mary J Taversham (1922-1926) and Isabelle A Schirmer (1943-1955). Major alterations took place in 1972 to the design of Dudley Campbell Smith during the ownership of J D S George when a two storey section was added comprising a kitchen, hallway and bathroom. In 1975 the house was extended at the rear.

STATEMENT OF HERITAGE VALUE:

Situated in the 1839 Chichester Gardens Estate Subdivision, this limestone dwelling which is an example of early Adelaide architecture, is one of less than half a dozen nineteenth century two storey dwellings in Lower North Adelaide. Still surviving in the grounds on Lot 117 is an old well that is recorded on the 1842 Kingston Map and the 1839 subdivision map for Chichester Gardens.

HOUSE & WELL, 128 Sussex Street (cont)

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 1850-60s residence displaying consistent use of materials such as rendered masonry walls and simple form.
- (e) It is associated with the development of the Chichester Gardens estate in Lower North Adelaide

EXTENT OF LISTING:

External and interior form, materials and details of this early Victorian two storey residence, including the walls, verandah and roof form associated with the house style. Also includes early well.

REFERENCES

- ACC Building and surveying plans 8997, 18925, 20734, 21541
- ACC Digest of Proceedings, 10/9/1923
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- Smith Survey 1880
- General Registry Office, Memorial Book Vol 8 Folio 200, 1/1/1847; RPA Application No 8726
- Kingston Map 1842
- GE Loyau, *Notable South Australians*, WL O'Halloran p104, W Whinham, pp43-5
- LTO CTs 113/25, 1261/180, 2342/126, 5671/123
- Smith Survey 1880
- State Library photo MLSA B5206