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

VOLUME 2, PART 1 (A-B)
Building Data Sheets : Local Heritage Places
2004

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HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Victorian symmetrically fronted residence

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

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

Use: Residences
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T) (46 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Semi-detached house

No 46: Frontage and side wall returns visible from the street

No 48: Victorian pair of residences

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

DOVER CASTLE HOTEL

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

Use: Residential
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

[NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide \(City\) Development Plan for this property is as follows:](#)

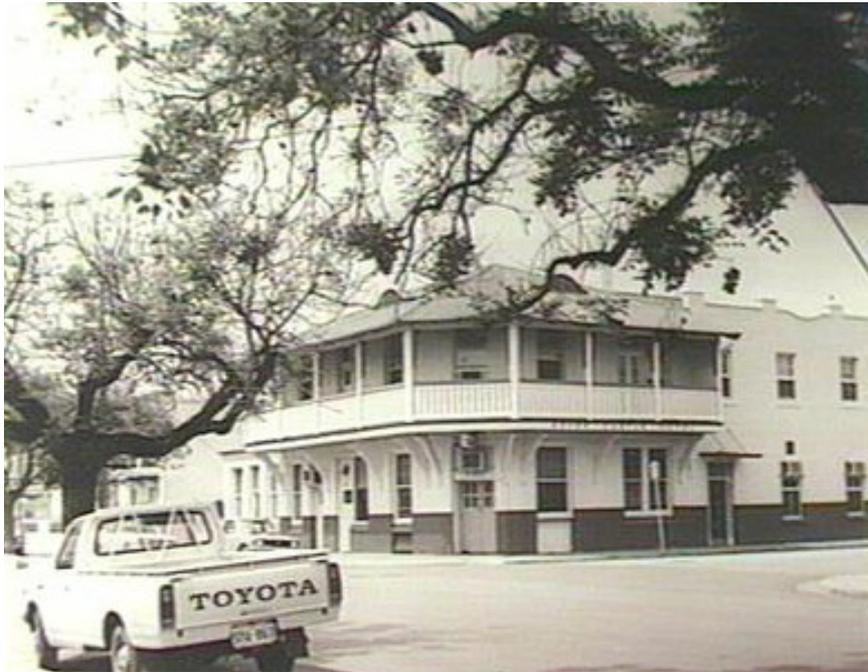
[Dover Castle Hotel](#)
[1913 and earlier two storey former hotel building](#)

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

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

DOVER CASTLE HOTEL, 47-49 Archer Street



SLSA - B32512 - 1976

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

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

Use: Residenc
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Semi-detached houses
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

ROW HOUSES

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

Use: Residential
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone



Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Row houses - frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

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

ROW HOUSES, 71-79 Archer Street (cont)



SLSA - B8512 - 1930



SLSA - B40184 - 1982

HOUSE

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

Use: Residential
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES: Smith Survey 1880



SLSA - B4233 - 1927

ST ANDREW'S PRESBYTERIAN CHURCH

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

Use: Church
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

St Andrew's Presbyterian Church
 1964 brick and concrete church

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- SLSA Town Acre photographic collection
- Smith Survey 1880

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



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

HOUSE, WALL & PIER

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Victorian single fronted residence, excludes later porch.

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- 1880 Smith Survey

SEMI-DETACHED HOUSES

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

Use: Residences
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

[Semi-detached houses - frontage and side wall returns visible from the street](#)

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

- 1880 Smith Survey

FORMER HOUSE

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

Use: Shops
Main Street (O'Connell)
Zone: MS1

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

[Former House](#)
[Frontage and side wall returns visible from the street](#)

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

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

FORMER HOUSE, 127 - 129 Archer Street (cont)



SLSA - B28767 - 1974 View



SLSA - B38288- 1980 View

HOUSE

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

Use: Commercial
Tynte Street
Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

LUTHERAN CHURCH OFFICE

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

Use: Office
Tynte Street
Policy Area: PA4
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This building is currently used as the Lutheran Church Offices.

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Lutheran Church Office
 Excludes later single storey addition on eastern side.

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

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

LUTHERAN CHURCH OFFICE, 197 Archer Street (cont)



SLSA - B10496 - Photograph dated 1941



SLSA - B35017 - Photograph dated 1977

SEMI-DETACHED HOUSES

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

Use: Residences
Tynte Street
Policy Area: PA4
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

[Semi-detached houses](#)
[Pair of Edwardian masonry residences.](#)

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

- Smith Survey 1880

FORMER SHOP

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

Use: Residential
Tynte Street
Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Former Shop - Frontage and side wall returns visible from the street

[This is the legally recognised listing and should be used for the purposes of development application assessment](#)

REFERENCES

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

ROW HOUSES

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

Use: Residences
Kentish Arms
Policy Area: PA11
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Row houses
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880.

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone:

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Margaret Street
Policy Area: PA6
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

House
 Frontage and side wall returns visible from the street

This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- Smith Survey 1880