

HOUSE

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

Use: Residence
Wellington Square
Policy Area: PA3
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 1880s asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, brick quoins and facings to windows and doors.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 11 Barnard Street
Certificate of Title: 5086/944

Use: Residential
Wellington Square
Policy Area: PA3
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 a c1890s residence of a transitional design between the Victorian and Edwardian periods. It retains important stylistic elements including stone masonry wall construction, combined with roof form incorporating the verandah, corrugated iron roof, brick quoins and facings to windows and doors, with decorative timber verandah elements to the projecting central gable.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residential
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

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

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

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



SLSA - B38095 - 1980



SLSA - B38094 - 1980

ROW HOUSES

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

Use: Residential
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

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 Smith Survey 1880
- LTO Title records

HOUSE

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

Use: Residential
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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

Conservation Reports: Nil

**HISTORY AND DESCRIPTION:**

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

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

House and wall

Victorian two storey residence including interior, roof and western boundary masonry wall. Excludes later additions to western side

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

REFERENCES

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

HOUSE

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

Use: Residence
Hill Street Policy Area: PA1
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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, strapped gable ends, pebble dash and brick chimneys, masonry verandah pillars, masonry walls.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE & FENCE

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

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

[House & fence](#)

[Victorian symmetrically fronted two storey residence and masonry and iron front fence](#)

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

HOUSE(ST JOSEPH'S)

Address: 55 Barnard Street
Certificate of Title: 5187/590

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House (St Joseph's)
 Victorian asymmetrically fronted residence. Excludes later verandah.

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE (KIMBERLEY HOUSE)

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

Use: Institutional
Hill Street Policy Area: PA1
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 late Victorian asymmetrical sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this late Victorian asymmetrical residence, including walls and roof form, ornate render front window dressings and the masonry and iron front fence 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 & fence (Kimberley House)
 Victorian asymmetrical residence and masonry and iron front fence

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

REFERENCES

- Smith Survey 1880

CONNERY HOUSE

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

Use: Institutional
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

EXTENT OF LISTING:

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

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

Connery House 1930 convent building

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

REFERENCES

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

CONNERY HOUSE, 69 Barnard Street (cont)



SLSA - B5933 - Convent soon after completion in 1931

HOUSE (GLENDALOUGH) & FENCE

Address: 98 Barnard Street
Certificate of Title: 5300/840

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former City Significance
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House (Glendalough) and fence
 Edwardian/Federations period residence, including interior and masonry and iron front fence

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

REFERENCES

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

HOUSE & FENCE PLINTH

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

Use: Residence
Hill Street Policy Area: PA1
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 with a shallow bay window beneath the verandah. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements and eaves brackets. It also retains a masonry fence plinth characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residence
Hill Street Policy Area: PA1
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 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah elements.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 117 Barnard Street
Certificate of Title: 5846/893

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

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



SLSA - B9539 - 1940

HOUSE & FENCE

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

Use: Residence
Hill Street Policy Area: PA1
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 with a shallow bay window beneath the verandah. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 125 Barnard Street
Certificate of Title: 5727/109

Use: Residence
Hill Street Policy Area: PA1
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 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and eaves brackets.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: residential
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T) 152 only
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

No 150 Barnard Street
 Semi-detached houses
 Pair of two storey Victorian single fronted residences

No 152 Barnard Street
 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

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

SEMI-DETACHED HOUSES

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

Use: Residential
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

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

HOUSE

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

Use: Residence
Hill Street Policy Area: PA1
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, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 165 Barnard Street
Certificate of Title: 5405/330

Use: Residence
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

[House](#)
[Inter-War Bungalow style residence](#)

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

REFERENCES

SEMI-DETACHED HOUSES

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

Use: Residential
Lefevre Policy Area: PA7
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 a semi-detached 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements and bullnose verandah roof profile.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE

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

Use: Nil
Lefevre Policy Area: PA7
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 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with hipped and gabled roof form, corrugated iron roof, brick quoins and trim to windows and doors, and decorative timber verandah elements.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residential
Lefevre Policy Area: PA7
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.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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 & FENCE

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

Use: Residence
Lefevre Policy Area: PA7
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 symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. Its original verandah has been replaced by a small central porch.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residential
Lefevre Policy Area: PA7
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 and double fronted semi-detached cottage. It retains important stylistic elements including rendered quoins and facings to windows and doors and a verandah with cast iron decorative bracket and frieze elements. The random stonework of the walls is now painted.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE

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

Use: Residential
Lefevre Policy Area: PA7
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 bracket and frieze elements and eaves brackets.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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 & FENCE & WALL

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

Use: Residence
Lefevre Policy Area: PA7
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 masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements. It also retains a masonry and iron fence characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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 & FENCE & WALL

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

Use: Residence
Lefevre Policy Area PA7
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House and wall

Victorian bay fronted residence and western boundary masonry wall. Excludes rear of building and fence

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

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residence
Lefevre Policy Area: PA7
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 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, eaves brackets and verandah

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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. Excludes later entrance gablet

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

REFERENCES

- Smith Survey 1880

HOUSE

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

Use: Residential
Lefevre Policy Area: PA7
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 a late Edwardian red face brick residence. It retains important stylistic elements including face brick walls, tall brick and stucco chimneys, stucco and timber battened gable, vented roof and bullnose verandah roof profile.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residential
Lefevre Policy Area: PA7
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 1890s-1920s semi-detached Edwardian residence constructed during the Federation period. It retains important stylistic elements including face brick walls, tall brick chimneys, stucco and timber gables, complex roof forms, elaborate gable ends, decorative timber verandah elements, and verandah roof profile.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

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



SLSA - B13833 - 1957

3 PAIRS OF SEMI-DETACHED HOUSES

Address: 101-102, 103, 105, 106, 108,
109 Barton Terrace West
Certificate of Title: 5544/971

Use: Residential
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

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

Conservation Reports: Nil



101-103 Barton Terrace West

HISTORY AND DESCRIPTION:

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

3 pairs of semi-detached houses, Ru Rua Mansions
Three pairs of residences, including interiors

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

REFERENCES

- Marsden et al. *Heritage of the City of Adelaide* 1990 p288-9
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108 Barton Terrace East



109 Barton Terrace East

SEMI-DETACHED HOUSES & FENCE

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

Use: Residential
Childers East
Policy Area: PA2
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 a semi-detached 1870s-1880s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and verandah. It also retains a masonry fence plinth and pillars characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

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

Use: Residential
Childers East
Policy Area: PA2
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE

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

Use: Residential
Hill Street Policy Area: PA1
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 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with complex roof form, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah and gable elements.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

Use: Residential
Hill Street Policy Area: PA1
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 a semi-detached 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including face red brick walls, stucco and timber gables, decorative timber verandah elements, bullnose verandah roof profile.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE

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

Use: Residence
Magaret 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 1880s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative brackets.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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 Bevis Street
Certificate of Title: 5881/246

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 residence of a Victorian transitional design. It retains important stylistic elements including sandstone walls, asymmetrical front, face brick quoining, window and door trim,

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 17 Bevis Street
Certificate of Title: 5407/960

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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: 18 Bevis Street
Certificate of Title: 5610/22

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Edwardian transitional masonry 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: 21 & 23 Bevis Street
Certificate of Title: 5183/832; 5231/579

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

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

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

Heritage Status: LHP
Other Assessments: Former LHP(T) (22 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

No 22

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

No 24

Semi-detached house – Victorian symmetrically fronted pair of residences. Excludes rear of building

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

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

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE

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

Use: Residence
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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 asymmetrically fronted residence

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

HOUSE 13 Brougham Court (cont)**REFERENCES**

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

HOUSE

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

Use: Residential
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE 14 Brougham Court (cont)

REFERENCES

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

HOUSE

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

Use: Residential
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE 17 Brougham Court (cont)

REFERENCES

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

HOUSE

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

Use: Residential
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

HOUSE 18 Brougham Court (cont)

REFERENCES

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

SEMI-DETACHED HOUSES

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

Use: Residential
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

22 & 24 Brougham Court (cont)

REFERENCES

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

SEMI-DETACHED HOUSES

Address: 26 & 28 Brougham Court
Certificate of Title: 5234/90; 5206/747

Use: Residential
Cathedral Policy Area: PA8
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

SEMI-DETACHED HOUSES

26 & 28 Brougham Court (cont)

REFERENCES

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