

**HOUSE**

**Address:** 26 East Pallant Street  
**Certificate of Title:** 5112/897

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

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
**Conservation Reports:** ACC

**HISTORY AND DESCRIPTION:**

This property was built as a private house in 1857 for John Collard Cocker to rent out. It was being used as a retail outlet from 1859, and appears to have had a mixed history of being a shop or place of business, depending on the state of the local economy. However, it has changed little in form, retains its parapeted walls and hipped roof and its outline with chamfered corner is shown on the Smith Survey of 1880.

Cocker was owner and publican of the nearby Kentish Arms which he established in December 1848. He was one of the early promoters of cricket in South Australia. This property was also owned by Lord Mayor Lewis Cohen for a number of years until 1910 and thereafter by midwife, Elizabeth Botten. Another long term owner was Gordon M Morton from 1926 to 1945, who as a plumber living in nearby Sussex Street, would have found these premises ideal for his occupation.

**STATEMENT OF HERITAGE VALUE:**

This house/former shop building is representative of the development of commercial facilities in residences the early Victorian period in North Adelaide. It reflects the characteristic corner shop which served residents of the immediate area. Its early date of construction is evident in its low scale and simple detail.

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

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

**EXTENT OF LISTING:**

1860 brick and stone single storey residence, including interior.

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

House - 1860 brick and stone single storey residence, including interior

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

**REFERENCES**

- ACC Rate Assessments 1857-1905
- Smith Survey 1880
- LTO Titles records.
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated Guide*, 1990, pp 378-79

**HOUSE**

**Address:** 11 Edith Place  
**Certificate of Title:** 5508/352

**Use:** Residence  
**Finniss Policy Area:** PA12  
**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 sandstone residence. It retains important stylistic elements including rendered quins and facings to windows and doors, and verandah with decorative brackets.

Edith Place was originally known as Leader Place and it gave access to the centre of Town Acre 970. The outline of this house is visible on the Smith Survey of 1880. This area of North Adelaide was subdivided in stages and developed more intensively along Finniss Street at the turn of the century. 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 with rendered dressings.

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

House  
 Victorian symmetrically fronted residence

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

**EXTENT OF LISTING:**

Victorian symmetrically fronted residence.

**REFERENCES**

- Smith Survey 1880

## SEMI-DETACHED HOUSES & FENCE TO 15 & WALL

**Address:** 15 & 17 Edith Place  
**Certificate of Title:** 5840/892

**Use:** Residences  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of a pair of 1880s single fronted masonry attached residences. They retain important stylistic elements including now painted brick quoins and facings to windows and doors. There is also an early picket fence along the front of no 15. A substantial brick pier marks the start of a masonry side boundary wall.

Edith Place was originally known as Leader Place and it gave access to the centre of Town Acre 970. These houses were not constructed at the time of the Smith Survey in 1880 but would have been built soon after. This area of North Adelaide was subdivided in stages and developed more intensively along Finniss Street at the turn of the century. This pair of houses remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1880s, and reflect the design, details and building materials characteristic at that time.

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

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

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

### EXTENT OF LISTING:

Pair of Victorian single fronted cottages and timber picket fence to 15 and southern boundary masonry wall and pier to 15.

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 & fence to 15 and wall  
 Pair of Victorian single fronted cottages and timber picket fence to 15 and southern boundary masonry wall and pier to 15

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

### REFERENCES

- Smith Survey 1880

**HOUSE & FENCE**

**Address:** 10 Finnis Court  
**Certificate of Title:** 5787/835

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1870s-1880s symmetrically fronted brick residence. It retains important stylistic elements including all brick construction, timber windows and doors, verandah and tall brick chimney.

Town Acre 964 had been divided into long narrow allotments by the time of the Smith Survey in 1880 but the houses in the lane to be known as Finnis Court had not been constructed, and the area was developed in the subsequent decades. This house remains an important indication of the type of residences constructed at that time, and the use of brick as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is a good example of the type of residences constructed in North Adelaide during the 1880s, 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 brick masonry walls, timber windows and doors and corrugated iron roof.

**EXTENT OF LISTING:**

Frontage and side wall returns visible from the street.

**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:** 14 Finnis Court  
**Certificate of Title:** 5407/200

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted brick residence. It retains important stylistic elements including all brick construction, projecting front wing, timber windows and doors, and verandah.

Town Acre 964 had been divided into long narrow allotments by the time of the Smith Survey in 1880 but the houses in the lane to be known as Finnis Court had not been constructed and the area was developed in the subsequent decades. This house remains an important indication of the type of residences constructed at that time, and the use of brick 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 brick masonry walls, timber windows and doors and corrugated iron roof.

**EXTENT OF LISTING:**

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

**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 Finnis Court  
**Certificate of Title:** 5202/861

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house is an interesting example of an 1880s-1890s late Victorian brick straight fronted residence with a projecting gable at the northern end of the front wall.

Town Acre 964 had been divided into long narrow allotments by the time of the Smith Survey in 1880 but the houses in the lane to be known as Finnis Court had not been constructed. This house remains an important indication of the type of residences constructed after that time, and the use of brick 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 characteristic of that time.

*The significant number of stone and brick residences, like this house, constructed between 1880 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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

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

**EXTENT OF LISTING:**

Original external form, materials and details of this late Victorian residence, including the walls and roof form and verandah. Excludes rear extensions and carport.

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

House  
 Early Victorian residence. Excludes rear additions

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 18 Finnis Court  
**Certificate of Title:** 5133/559

**Use:** Residence  
**Finniss Policy Area:** PA12  
**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 Victorian asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing with gable vent. It is currently painted.

Town Acre 964 had been divided into long narrow allotments by the time of the Smith Survey in 1880 but the houses in the lane to be known as Finnis Court had not been constructed. This house remains an important indication of the type of residences constructed at that time, and the use of brick 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 North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s and 1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of typical materials and details such as masonry walls and hipped and gabled roof.

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian asymmetrically fronted brick residence, including the walls 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 symmetrically fronted brick residence and excludes verandah and rear lean-to.

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 10 Finnis Street  
**Certificate of Title:** 5343/155; 5343/160

**Use:** Commercial  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** 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. The house was built in 1886 for Joshua Tilbrook. Adjoining this property, Tilbrook owned a shop and a forge which he rented out. His property backed onto the Lion Brewery which was established in 1871.

While the eastern side of Jerningham Street in 1880 was well developed with many small cottages in and around Provost and Bower (formerly Parker) Streets, development between Jerningham Street and the British Hotel comprised less than a dozen properties on three Town Acres. This house remains an important indication of the type of residences constructed after 1880, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE**

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

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

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

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

**EXTENT OF LISTING:**

External form, materials and details of this Victorian symmetrically fronted former residence, including the walls 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 Surveyor's Notices 31/1/1886
- ACC Rate Assessments 1882-1889
- Smith Survey 1880
- LTO Titles records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 337-38.
- SA Directories

## SEMI-DETACHED HOUSES

**Address:** 16 & 18 Finnis Street  
**Certificate of Title:** 5343/156

**Use:** Residences  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows an earlier building on this allotment. This pair of houses was constructed in the subsequent decade and remains an important indication of the type of semi-detached residences constructed at that time, 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 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 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 semi-detached residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This pair of asymmetrically fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical -1880s Victorian semi-detached residence displaying consistent use of materials such as bluestone masonry walls, brick quoining, window and door trim.

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of asymmetrically fronted residences, including the walls, verandah and roof form and the masonry fence pillars 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

## PROVIDENCE CHAPEL

**Address:** 21-23 Finnis Street  
**Certificate of Title:** 5818/582

**Use:** Place of worship  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

The chapel known as the Providence Chapel was a Providence Strict Baptist Chapel. The foundation stone reads "In the providence of our triune God this stone was laid July 5, 1913 by Frank Althorp, pastor. For other foundation can no man lay than that is laid which is Jesus Christ. 1 Cor.3.11."

It is not clear why a little chapel like this was built when several others already existed in North Adelaide and the city. Perhaps the Reverend Estcourt Hughes, who wrote the centenary history of the Baptist Church, *The Story of Our First Hundred Years* gives a hint when he writes 'the pioneers of the Baptist Church in South Australia struggled bravely in the face of many discouragements and difficulties - some of their own making. Unfortunately, they showed a most unhappy tendency to quarrel over their beliefs and practices and to separate from one another without really sufficient reason'.

Later, David Hilliard writes 'while the Baptists lost some of their former energy and found it difficult to maintain a distinctive identity...during the 1950s the church entered a new phase of growth, boosted by the foundations of a theological college in 1952 and growing evangelical confidence'.

While the chapel may have once drawn its congregation from the nearby locality which was once made up of workers and their families, in more recent times it shares the experience of the City Synagogue before it closed and the Greek Orthodox Church in Franklin Street, in that their congregations were made up of worshippers from outside of the city.

The simply built chapel of rock faced stone with brick quoins has a high pitched gable with a roof clad in galvanised iron and buttresses on either side. As is typical for a church or chapel which hints at the Gothic, it has pointed arched windows and entrance door.

The chapel sits within a very diverse streetscape, adjacent to a former shop, reinforcing the development local clusters of community facilities for small neighbourhood areas.

### STATEMENT OF HERITAGE VALUE:

The small and simple styled Baptist Chapel adds to the character of the locality of Lower North Adelaide, of small scale shops, cottages and churches. It reflects the continuing growth of the social and cultural life of North Adelaide during the early years of the twentieth century.

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

- (a) Providence Chapel displays historic and social themes important to North Adelaide as it is part of the development of facilities for residents of the Lower North Adelaide community and reflects the continuing growth of the social and cultural life of North Adelaide during the early years of the twentieth century.
- (c) It has played an important part in the lives of local residents of the Baptist faith as a place of worship
- (d) The simply built chapel displays design characteristics common to small places of worship constructed for specific denominational groups within the larger church organisations. The chapel which typically hints at the Gothic, is constructed of face freestone with brick dressed pointed arched windows and entrance door.

---

**PROVIDENCE CHAPEL**, 21-23 Finnis Street (cont)

---

**EXTENT OF LISTING:**

External form materials and detail of the 1913 stone chapel.

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

Providence Chapel  
Gable ended hall

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

---

**REFERENCES**

- ACC, Planning & Development, Heritage File, 37/2114 for 21-23 Finnis Street.
- David Hilliard, 'Baptist Church' in *Wakefield Companion to South Australian History*, pp 66-67
- AC Hill, *Still Thy Church Extend*, 1963.
- H Estcourt Hughes, *The Story of our First Hundred Years*, 1937, pp 25, 137.
- LTO Title Records
- ACC Rate Assessments

---

## HOUSE

---

**Address:** 22 Finnis Street  
**Certificate of Title:** 5343/157

---

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

---

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

---




---

### HISTORY AND DESCRIPTION:

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

The Smith Survey shows Town Acre 969 only partly developed by 1880, and the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

---

### STATEMENT OF HERITAGE VALUE:

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

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

---

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

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

---

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form 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  
 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

## SHOP, HOUSE & OUTBUILDINGS

**Address:** 25-27 Finnis Street  
**Certificate of Title:** 5892/349

**Use:** Shop  
**Finniss Policy Area:** R12  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

Five years after Robert John Smith built a house in Finnis Street in 1870 he married Betsy Tilbrook whose family had settled in North Adelaide after their arrival in South Australia in 1854. The rate assessments record that the shop and stable were built on site in 1882 while land transactions and *SA Directories* record that his occupation was a butcher. During the depression years of the late 1880s and early 1890s, the property was transferred temporarily to Betsy's brother Henry Hammond Tilbrook while Robert moved to Semaphore and became a steward. This transaction was possibly to help in some financial capacity until the worst of the depression was over, for the property was transferred back to the Smiths in 1892 and Robert continued as a butcher. Robert's brother-in-law Henry was a notable newspaper proprietor having established the *Northern Argus*, the local Clare newspaper in 1869.

The property consists of a shop and attached residence, which is located both to the side and rear of the shop. The yard behind retains flagged and cobbled areas and the external walls of basic stables at the back of the allotment. These elements reflect the predominant use of the property as a butcher's premises.

### STATEMENT OF HERITAGE VALUE:

These premises demonstrate the importance of the local shop in providing essentials before the emergence of supermarkets and reflect the development of a local economy in North Adelaide. Robert John Smith and his family ran the local butcher's shop from 1870 until around the Second World War when the property was sold out of the family.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local economy in North Adelaide.
- (c) It has played an important part in the lives of local residents as a local shop in providing essentials in the immediate neighbourhood.
- (d) This shop displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of an 1870s-1880s butcher's shop, yard and residence.

### EXTENT OF LISTING:

External form, materials and details of the single storey pre-1880 brick building and 1882 shop and attached residence and rear outbuildings.

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

#### Shop and residence

Single storey pre-1880 brick building and 1882 shop and attached residence. Excludes rear outbuildings.

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

**REFERENCES**

- ACC Rate Assessments
- ACC Building Surveyors Plan Book
- *Biographical Index of South Australians* for Robert John Smith & HH Tilbrook.
- Lands Titles Office, Certificate of Title CT132/158, CT5892/349.
- *Northern Argus* 17/9/1937, obituary for HH Tilbrook
- *SA Directories* 1885-1893

## SEMI-DETACHED HOUSES

**Address:** 30 & 32 Finnis Street  
**Certificate of Title:** 5373/9

**Use:** Office  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

In 1881, South Australian born Thomas Fabian, the City Treasurer and employee of the City Corporation for over thirty years until his death in February 1898, subdivided part of TA 969 into several lots and shortly afterwards, sold six of them to fellow colleague Charles Henry Fuller. In 1882 Fuller was responsible for having this pair of semi-detached houses built. He submitted plans for the dwellings in February 1882 to be built by William Bunday, a local builder.

Bunday was a successful builder who was actively involved in civic affairs, holding office of alderman at several different periods before becoming mayor between 1882 and 1884. He was responsible for several substantial shops and dwellings in the local area including his own home at 74-75 MacKinnon Parade and the former two storey shop at 1-5 Finnis Street. He also built St Paul's Anglican Church in Pulteney Street (now deconsecrated).

Between 1906 and 1920, reputedly, one of the most popular officers in the police force, Sub-Inspector Stephen Wellington lived here with his wife Sarah and their twelve children. He lived here while he was stationed at Walkerville police station before moving onto the Hindmarsh station. He was once sent to Broken Hill at the head of a troop of thirty police during the 1917 strike. Shortly before he retired in 1922, he sold the property to Henry and Florence Codd who also owned property at 185 Melbourne Street.

### STATEMENT OF HERITAGE VALUE:

These semi-detached houses were constructed in 1882 for C H Fuller by a prominent local builder, William Bunday who built several other substantial properties in the area including his own home at 73-75 MacKinnon Parade and a two storey shop at 1-5 Finnis Street. For fourteen years up to 1920 it was the home of one of the SA most popular policemen, Sub Inspector Stephen Wellington.

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

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) These asymmetrically fronted semi-detached houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1870s-1880s Victorian residences displaying consistent use of materials such as sandstone walls, detailed render and eaves brackets.

### EXTENT OF LISTING:

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

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

[Semi-detached houses](#)  
[Pair of Victorian bay fronted residences.](#)

**SEMI-DETACHED HOUSES, 30 & 32 Finnis St (cont)**

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

**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1875-1885
- Smith Survey 1880
- *Biographical Index of South Australians* for Thomas Fabian and Stephen Wellington
- LTO Title records
- Marsden, Stark & Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, p 358 for William Bunday
- *Observer* 6/6/1896 death notice for CH Fuller; 26/3/1927 obituary for S Wellington; 13/11/1930 death notice for HE Codd; 20/11/1930 obituary for Henry Codd
- *SA Directories* for HE Codd, S Wellington, CH Fuller



SLSA - B39139 - 1981 photograph

**SEMI-DETACHED HOUSES**

**Address:** 36 & 38 Finnis Street  
(crn Edith Place)  
**Certificate of Title:** 5154/182; 5334/693

**Use:** Residences  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

These semi-detached houses were built at the same time as those at 30-32 Finnis Street. In 1881 Thomas Fabian, the City Treasurer, subdivided part of TA 969 into several lots and shortly after sold six of them to fellow colleague Charles Henry Fuller. Albert Edward Johnson is then recorded as being the owner and builder of two properties built in Finnis Street on TA 969 for October 1882. It is suggested that William Bunday who built the semi-detached homes at 30-32 Finnis Street may have provided plans to Johnson for these dwellings also, as they are the same.

Bunday was a successful builder who was actively involved in civic affairs, holding office of alderman at several different periods before becoming mayor between 1882 and 1884. He was responsible for several substantial shops and dwellings in the local area including his own home at 74-75 MacKinnon Parade and the former two storey shop at 1-5 Finnis Street. He also built St Paul's Anglican Church in Pulteney Street (now deconsecrated).

This pair of houses is an excellent example of a semi-detached 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 frieze and eaves brackets. This pair of houses remains an important indication of the type of semi-detached 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 semi-detached 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 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 1880s.
- (d) This asymmetrically fronted pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian semi-detached 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 pair Victorian asymmetrically fronted residences, including the walls, verandah roof form associated with the house style.

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 Building Surveyors Plan Books
- ACC Rate Assessments 1875-1885
- ACC Smith Survey 1880
- LTO Titles records
- Marsden, Stark & Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, p 358 for William Bunday
- *Observer* 6/6/1896 death notice for CH Fuller
- *SA Directories* for CH Fuller

**STABLE**

**Address:** 39 Finnis Street (rear of  
109 MacKinnon Pde)  
**Certificate of Title:** 5910/819

**Use:** Storage Shed  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

These red brick stables are the outbuildings to the house E J Woods designed for Frank Ayers in 1898. The house fronts MacKinnon Parade and Ayers property ran through to Finnis Street, incorporating two allotments. Both these allotments were vacant in 1880.

The stable building retains its face red brick walls and corrugated iron roof. The projecting timber loading gable is also still intact on the northern elevation. The stable also has a single storey attached section to the south which was probably staff accommodation.

**STATEMENT OF HERITAGE VALUE:**

This is an intact and rare Edwardian stable building which displays the various elements of domestic offices required for substantial households at that time. It is associated with E J Woods and owned by Frank Ayers.

**RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):8**

- (a) This stable displays historical and social themes that are of importance to North Adelaide as it displays the various elements of domestic offices required for substantial households during the Edwardian period.
- (b) It represents customs or ways of life that are characteristic of the local area as it reflects the use of horse drawn transport prior to the advent of the motor car.
- (d) This stable displays aesthetic merit and design characteristics of significance to North Adelaide as it is an intact and rare Edwardian stable building retaining a high degree of external integrity. It is part of a domestic complex designed by E J Woods
- (e) It is associated with a notable North Adelaide lawyer Frank Ayers, son of Sir Henry Ayers.

**EXTENT OF LISTING:**

External form materials and detail of 1898 red brick stables and attached outbuildings including roof form, red brick walls and window and door configuration.

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

Stable -1898 red brick stables and attached rear outbuilding.

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

**REFERENCES**

- Smith Survey 1880
- Refer 109 MacKinnon Parade

**DEMOLISHED**

**HOUSE**

**Address:** 46 Finnis Street  
**Certificate of Title:** 5474/536

**Use:** Residence  
**Finniss Policy Area:** R12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house is shown in Town Acre 968 in the Smith Survey of 1880, close to the British Hotel. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

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

**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 '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:** 52 Finniss Street  
**Certificate of Title:** 5062/328

**Use:** Residential  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

When the British Hotel alongside this villa was rebuilt in May 1883 to the design of Rowland Rees, there was also an application for a private house (also referred to as coach house) and stables designed by Rowland Rees for Beaglehole & Johnston. By November 1883 the ACC rate assessments record a house next to the public house, owned by George Harding and with an annual rateable value of £50.

Although it was previously believed that the architect for both the house and the hotel was Rowland Rees, further research has changed this. Building Surveyor Department records of plans for 30 June 1884 reveal that F W Dancker submitted plans on behalf of George Harding for a ten room dwelling and by November 1884 the house next door to the hotel owned by Harding now had an annual rateable value of £60, a rise of £10, while the hotel's value remained the same as in 1883.

There is also some confusion over ownership of this land on which the house stands for although the plans for the house were on behalf of George Harding, he did not actually own the property until 1892. There appears to have been a serious rift over ownership of the land as when it was owned by C Chamberlain between 1868 until 1892, there was a caveat placed on the site for this period. This was not lifted until the land was transferred to George Harding by Robinson Boothby, the sheriff, in August 1892.

At some point, this house was divided into flats and has a long history of being leased. Long term owners for twenty eight years until 1957 were the family of Anne and John Byrne who were Wallaroo farmers. From 1957 until 1962 when this property was owned by New Australians, it was subdivided into several lots for future town house development.

The property is a fine example of an architect designed substantial Victorian stone residence, with a projecting bay and an ornate gabled parapet. The house also has a semi-basement floor.

**STATEMENT OF HERITAGE VALUE:**

This Victorian villa was built in 1883 for a former publican, George Harding, of the British Hotel in the same period that the hotel was rebuilt. Probably designed by F W Dancker, it is a fine example of an asymmetrical two storey villa of distinctive design which is unusually elevated, with the lower storey partially excavated. With prominent bay window topped by a classical urn and an unusual curved and stepped gable, the property is distinctive in the streetscape.

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

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

**HOUSE**, 52 Finniss Street (cont)**EXTENT OF LISTING:**

Substantial whole of 1900 two storey residence including semi basement form, roof and verandah form and details, masonry walls, rendered bow front, front parapet and front entrance stair.

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

**House**

1900 two storey residence, including interior

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 23/6/1884
- ACC Rate Assessments 1880-1886
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 75, 52 Finniss Street.
- ACC Smith Survey 1880
- LTO CTs 41/7, 83/25, 565/61, 1570/56, 4289/455, 5062/328



SLSA - B17045 - 1967

**HOUSE**

**Address:** 92-96 Finniss Street  
**Certificate of Title:** 5535/591

**Use:** Residential  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

Several houses between numbers 92 and 120 Finniss Street were built between 1895 and 1905. This house was built in 1894 as a result of Simpson Newland subdividing thirteen lots on Town Acres 992, 965 and 966.

This villa was built in 1894 for Kate Harvey, wife of Alfred John Harvey a fruiterer, as an investment property while they continued to live in their own house at 48 Finniss Street. Harvey ran a fruit supply business in Rundle Street and King William Street but appears to have become a stockbroker prior to his move to Gover Street in 1904. Members of the Hannett family were owners of the house between 1904 and 1941. The next owner Reverend CJ Perry actually lived here between 1941 and 1965.

The architect of this house was John Quinton Bruce who is reknown for designing Carclew House on Montefiore Hill in 1901 and Electra House, adjacent to the General Post Office, in the same year. He was in partnership with WH Harral for the design of the Grand Lodge for use as the Freemasons Building on North Terrace in 1923 and undertook major additions to Bray House in Hutt Street for Lady Bray in 1895. Just in a ten year period until 1903, he had a long list of commissions for 'well-to-do' clients.

This house is an excellent example of an 1890s-1920s architect designed residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with asymmetrical roof form, rendered quoins to windows and doors, with decorative timber verandah elements. 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):**

- (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, detailed render and decorative timber elements.

---

**HOUSE**, 92-96 Finnis Street (cont)

---

**EXTENT OF LISTING:**

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

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 Plan Books
- ACC Rate Assessments
- Smith Survey 1880
- *Advertiser*, 4/11/1940 Death notice of Emma Hannet
- *Biographical Index of South Australians* for William and Emma Hannett.
- LTO CTs 592/37, 2273/242, 4110/331, 5535/591.
- Marsden, Stark & Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, for F Q Bruce .
- *SA Directories* 1896-1953

**HOUSE**

**Address:** 100 Finniss Street  
**Certificate of Title:** 5446/261

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house was built in 1894 as part of a small subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finniss Street. Built towards the end of a severe recession they were rented out until sold. As with many medium sized villas in North Adelaide, they were built for the rental market to provide a supplement to an income or purely for investment purposes. Further, many such properties were owned by married women for their own use or by single women wanting to add to their income.

Mrs Ann Watson and her family including Graham L Watson and Richard Livett Watson owned this dwelling for over forty years from 1905 until 1947. This house remains an important indication of the type of residences constructed in the early 1890s, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This dwelling is part of an speculative subdivision of several houses built in 1894 and is an important example of the type of residences constructed in North Adelaide during that time, 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 1895 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

**RELEVANT CRITERIA:**

- (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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s late 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/Edwardian symmetrically fronted residence, including the walls and roof form associated with the house style.

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 Plan Books
- ACC Rate Assessments 1893-1909
- Smith Survey 1880
- *Advertiser* 25/4/1931 Death notice for GL Watson, 7/5/1947 for RL Watson
- LTO CTs 654/49, 736/16, 5446/261
- *SA Directories* 1890-1920

**HOUSE**

**Address:** 102 Finniss Street  
**Certificate of Title:** 5797/858

**Use:** Residential  
**Finniss Policy Area:** R12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house was built in 1894 as part of a small subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finniss Street. Built towards the end of a severe recession they were rented out until sold. Many houses such as this built for the middle class in North Adelaide were investment properties for married and unmarried women who rented them out while they lived elsewhere.

This property at 102 Finniss Street on part lots 11 & 12 was sold to Agnes McEwin for £900 in June 1894. She owned the property until her death in May 1936. She was the widow of the Reverend John McEwin, who was a minister of the Hindmarsh Congregational Church. The house was transferred to two unmarried women Annie May Bell and MW Jeffries who owned the property for almost thirty years until 1965.

**STATEMENT OF HERITAGE VALUE:**

This dwelling is part of an speculative subdivision of several houses built in 1894 and is an important example of the type of residences constructed in North Adelaide during that time, 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 1895 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s late 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 1890s Edwardian transitional masonry residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

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 Plan Books February-June 1894
- ACC Rate Assessments 1893-1905
- Smith Survey 1880
- *Advertiser*, 18/5/1936, obituary and death notice for Mrs Agnes McEwin.
- LTO Title Records
- *SA Directories*

**HOUSE**

**Address:** 110 Finniss Street  
**Certificate of Title:** 5827/661

**Use:** Residential  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house was built in 1895 as part of a small subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finniss Street. Built towards the end of a severe recession they were rented out until sold. Prominent oarsman and lawn bowler Evan Cottier Clucas and his wife Florence owned this house as an investment property between 1904 and 1915 but preferred to live in their two storey home further along the road at 42 Finniss Street.

Clucas was actively involved in the North Adelaide community as city councillor for the McDonnell Ward for ten years from 1905. He also became a justice of the peace and frequently sat on the Adelaide Police and Local Court benches. He was reputed to be one of the oldest members of the Adelaide Rowing Club at the time of his death in July 1937 and was once an Adelaide champion bowler.

**STATEMENT OF HERITAGE VALUE:**

This dwelling is part of a speculative subdivision of several houses, built in 1895, and is an important example of the type of residences constructed in North Adelaide during that time, 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 1895 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s late 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 1895 Victorian/Edwardian transitional masonry residence, including the walls, verandah and roof form associated with the house style.

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 Plan Books
- ACC Rate Assessments 1892-1906
- Smith Survey 1880
- *Advertiser* 15/7/1937, obituary for EC Clucas and death notice
- LTO Titles Records.
- *SA Directories* 1892- 1914

**HOUSE**

**Address:** 114 Finniss Street  
**Certificate of Title:** 5558/497

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

This house was built in 1895 as part of a small speculative subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finniss Street. This one was built towards the end of a severe recession by owner and builder Thomas Henry Bond, who applied to build four houses in early 1894 on TA 965. Upon its completion this property was sold to Rachel Adelaide Lawrence (nee Solomon), wife of Edgar, for £875 in June 1894. The SA Directories show the Lawrences lived here for fifteen years before selling it to Samuel and Leah Myers in 1909. After his wife's death in 1938, Myers continued living here until his own death at this residence in July 1950. He was a manufacturer and a prominent race horse owner with winners at major racetracks in South Australia and Broken Hill particularly in the 1920s.

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

**STATEMENT OF HERITAGE VALUE:**

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

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

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

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

**EXTENT OF LISTING:**

External form, materials and details of this 1895 Victorian/Edwardian transitional masonry residence, incorporating the walls, verandah and roof form associated with the house style.

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 Plan Books February-June 1894
- ACC Rate Assessments 1893-1905
- Smith Survey 1880
- *Advertiser*, 10/7/1950 - obituary of Samuel Myers and death notice
- LTO Titles records
- *SA Directories* 1895-1926

**HOUSE**

**Address:** 116 Finnis Street  
**Certificate of Title:** 5687/235

**Use:** Residence  
**Finnis Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

Cecil Jenkins was responsible for building two villas and three cottages on TA 965 in 1907. The builder for these properties was J F Gilbert. This property and the one next door at 120 were built at this time. The property was owned for a time by Leah Myers who lived further along Finnis Street during the late 1890s

This is an excellent example of a transitional design of a single fronted cottage, displaying elements of both Victorian and Edwardian style. It retains face sandstone and face red brick walling with a hipped roof and unusual recessed entrance porch.

**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 distinctive single fronted Victorian/Edwardian residence of a transitional design, displaying consistent use of typical materials such as stone and brick walls and with a recessed entry porch.

**EXTENT OF LISTING:**

External form, materials and details of this 1907 Edwardian transitional single fronted masonry residence, including the walls, porch and roof form associated with the house style.

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 Plan of works 30/11/1907
- ACC Rate Assessments 1893-1908
- Smith Survey 1880
- *Advertiser*, 10/7/1950, obituary for Samuel Myers
- LTO Title records
- *SA Directories* 1906-1910

**HOUSE**

**Address:** 120 Finniss Street  
**Certificate of Title:** 5781/764

**Use:** Residence  
**Finniss Policy Area:** PA12  
**North Adelaide Historic (Conservation) Zone**

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

**HISTORY AND DESCRIPTION:**

Cecil Jenkins was responsible for building two villas and three cottages on TA 965 in 1907. The builder for these properties was J F Gilbert. This property and the one next door at 116 were built at this time. The first owner of the new dwelling was Walter Ashford who rented it out while he continued to live at Unley. When Ashford sold his dwelling to CHW and Florence Paterson in 1924 it was for £800.

This house is a good example of a single fronted 1890s-1920s cottage of a transitional design. It retains important stylistic elements including masonry wall construction, simple hipped roof and verandah

**STATEMENT OF HERITAGE VALUE:**

This cottage 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 cottage, 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 cottage 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 cottage 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, corrugated iron roof and timber windows, doors and verandah elements.

**EXTENT OF LISTING:**

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

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 Plan Books 16/11/1906, 26/11/1906.
- ACC Rate Assessments 1893- 1909.
- Smith Survey 1883-1909
- LTO Title Records
- SA Directories

## ROW HOUSES

**Address:** 13, 15,17 & 19 Fredrick Street  
**Certificate of Title:** 5344/529; 5872/376;  
 5526/111; 5775/483

**Use:** Residences  
**Mainstreet (Melbourne West) Zone:** MS3

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



### HISTORY AND DESCRIPTION:

This row of residences is an excellent example of 1880s attached dwellings. It retains important stylistic elements including bluestone masonry walls, face brick quoins, window and door trim, simple roof form extending along the row, and simple chimneys.

The Smith Survey shows this part of Town Acre 1001 vacant along an un-named Frederick Street in 1880. The street was subsequently developed during the next decade. This row of houses remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone and locally made brick as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

- (a) This row 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 1880s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian row displaying consistent use of materials such as bluestone masonry walls and brick details.

### EXTENT OF LISTING:

External form, materials and details of this Victorian row of residences, including the walls 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:

Row houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 18 Fredrick Street  
**Certificate of Title:** 5846/896

**Use:** Residence  
**Mainstreet (Melbourne East) Zone:** MS2

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows this part of Town Acre 1001 vacant along an un-named Frederick Street in 1880. The street was subsequently developed during the next decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone and locally made brick as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

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

**EXTENT OF LISTING:**

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

**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

## ROW HOUSES

**Address:** 25-35 George Street  
**Certificate of Title:** 5881/232; 5872/372;  
 5291/806; 5513/888;  
 5692/194; 5833/867

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

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



### HISTORY AND DESCRIPTION:

These houses are a good example of single fronted 1890s-1920s row cottages of a transitional design. They retain important stylistic elements including masonry construction, combined with corrugated iron roof, brick quoins to windows and doors, and verandahs.

Town Acre 866 is shown as mostly vacant on the Smith Survey of 1880 and subsequently developed during the decades following. These houses remain an important indication of the type of residences constructed at that time, some of which, like these were transitional in that they retained some elements of earlier house design.

### STATEMENT OF HERITAGE VALUE:

These row houses are an important example of a 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 these 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) These row houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical Edwardian row cottages of a transitional design, displaying consistent use of typical materials such as brick masonry walls, timber joinery and corrugated iron roofs.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional row of masonry 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:

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

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 20-22 Gibbon Lane  
**Certificate of Title:** 5579/483

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

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



### HISTORY AND DESCRIPTION:

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

Town Acre 759 is shown as mostly undeveloped in 1880 with an early building located on this site. This house may incorporate part of the earlier building. This house is an important indication of the type of residences constructed during the 1880s, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

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

Houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## ROW HOUSES

**Address:** 24-30 Gibbon Lane  
**Certificate of Title:** 5166/664; 5776/757;  
 5207/612; 5218/441

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

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of a two storey 1870s single fronted bluestone terrace of row houses. They retain important stylistic elements including rendered quoins and facings to windows and doors, verandah with highly decorative balustrade, brackets and frieze.

Town Acre 802 was subdivided into eight lots in 1877. In the following year the two storey terrace of four dwellings was built for Jonathon Fricker in a private street that was originally known as Westbourne Place, and the outline of this terrace can be seen in the Smith Survey of 1880. These two storey houses remain 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:

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

*The significant number of stone and brick residences, like these row 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) These two storey single fronted row 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, particularly during the 1870s.
- (d) These two storey single fronted row houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical two storey single fronted 1870s-1880s Victorian residences displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah with decorative timber details.

### EXTENT OF LISTING:

External form, materials and details of these Victorian two storey single fronted row 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:

Row houses  
 Two storey Victorian terrace, including interiors

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

### REFERENCES

- Smith Survey 1880.
- ACC Rate Assessments 1877-1880
- LTO Title records

**HOUSE**

**Address:** 13 Gloucester Place  
**Certificate of Title:** 5104/85

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

**Heritage Status:** LHP  
**Other Assessments:** 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 hipped roof and masonry walls.

The Smith Survey of 1880 shows the outline of this house in an un-named Gloucester Place, in the centre of Town Acre 837. 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 example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic of that time.

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

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

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

**EXTENT OF LISTING:**

External form, materials and details of this Victorian residence, including the walls 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:** 14 Gloucester Place  
**Certificate of Title:** 5507/31

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey of 1880 shows the outline of this house in an un-named Gloucester Place, in the centre of Town Acre 837. 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 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, timber joinery and contrasting quoins and facings to windows and doors.

**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.