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

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**VOLUME 2, PART 3 (H-L)**

**Building Data Sheets : Local Heritage Places**

**2004**

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## HOUSE

**Address:** 18 Hack Street  
**Certificate of Title:** 5232/18

**Use:** Residence  
**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 house is an excellent example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the one to the north are visible on the Survey. 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, and reflects the design, details and building materials characteristic of that time.

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

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

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

**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 & WALL

**Address:** 22 Hack Street  
**Certificate of Title:** 5248/342

**Use:** Residence  
**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 house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah. It also retains a masonry boundary wall which is characteristic of this house style.

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the one to the south are visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

**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:** 26 Hack Street  
**Certificate of Title:** 5094/148

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

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the ones either side are visible on the Survey. This house remains an important indication of the type of residences constructed during the 1860s, and the use of South Australian masonry as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 28 Hack Street  
**Certificate of Title:** 5411/743

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

Town Acres 939 and 950, which Hack Street, formerly Barton Street, bisects were fully developed with small houses on small allotments by the time of the Smith Survey in 1880. The outline of this house and the ones to the south are visible on the Survey. This house remains an important indication of the type of residences constructed during the 1860s, and the use of South Australian masonry as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

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

**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 Hart Street  
**Certificate of Title:** 5707/883

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

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



### HISTORY AND DESCRIPTION:

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

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided 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 Victorian/Edwardian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

### EXTENT OF LISTING:

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

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:** 12 Hart Street  
**Certificate of Title:** 5566/864

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

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



### HISTORY AND DESCRIPTION:

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

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian 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

**Address:** 15 Hart Street  
**Certificate of Title:** 5194/137

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

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



### HISTORY AND DESCRIPTION:

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

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### 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:

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:** 16 Hart Street  
**Certificate of Title:** 5331/160

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

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



### HISTORY AND DESCRIPTION:

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

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

**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:** 19 Hart Street  
**Certificate of Title:** 5678/876

**Use:** Residence  
**Kentish Arms**  
**Policy Area:** PA11  
**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 late Victorian residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with complex roof form, corrugated iron roof, rendered quoins to windows and doors, eaves brackets verandah and decorative timber elements to gable.

This area of North Adelaide was not subdivided until after 1880, as the Town Acres are shown vacant on the Smith Survey. It was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1900, 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 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-1900.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence of a transitional design, displaying consistent use of typical materials such as masonry walls, detailed render and decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this late Victorian transitional masonry 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 transitional masonry residence

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 20 Hart Street  
**Certificate of Title:** 5501/85

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

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



### HISTORY AND DESCRIPTION:

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

The Town Acres in this section of North Adelaide are shown as vacant in the Smith Survey of 1880 and they were subdivided and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

**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:** 15 Hill Street  
**Certificate of Title:** 5248/611

**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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, pebble dash and brick chimneys, masonry verandah pillars, brick walls.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

**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

**Address:** 21 Hill Street  
**Certificate of Title:** 5304/210

**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 a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, pebble dash and brick chimneys, masonry verandah pillars, brick walls.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

**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

## RED BRICK FENCE

**Address:** 2-40 (associated with original Calvary Buildings)  
Hill Street

**Certificate of Title:** 5888/266; 5187/582-5844,  
587-591

**Use:** Boundary wall

**Hill Street Policy Area:** PA1

**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP

**Other Assessments:** Nil

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This substantial boundary wall to the Calvary Hospital is an important streetscape element at this significant corner of Hill Street and Strangways Terrace. It is associated with the development and expansion of the hospital during the 1930s and 1940s.

Calvary Hospital which was established utilising a former large mansion on Town Acre 763 and was originally set up as the North Adelaide Private Hospital from 1883, expanded and developed across six Town Acres. Becoming Calvary Hospital in 1900, and with plans to expand, Town Acre 769 on the corner of Hill and Barnard streets was bought in 1914 as vacant land.

The wall is believed to be constructed between 1917 and 1922. In 1917 when substantial additions were undertaken on the site of the earlier hospital buildings by Woods Bagot Jory & Laybourn Smith, for £6200, nurse's quarters costing £2500 were also built on the vacant town acre. There does not appear to be a specific reference to the building of the wall along this Hill Street boundary at this time. However, it is assumed because nurses were 'protected' and were subject to curfews and other draconian regulations, a wall such as this would have been apt as one nurse remembered, 'returning to the nurses' home after 11 pm curfew on their one late leave per week entailed some fancy footwork to avoid detection'.

Additions to the nurses' home were also undertaken in 1921. In 1922 it was stated that a large sum of money was advanced 'to build a fence around the enclosure of the private hospital and the site of the projected general hospital'.

### STATEMENT OF HERITAGE VALUE:

This substantial red brick wall is an important element in the historic streetscape of this section of upper North Adelaide.

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

- (d) This wall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a consistent and well designed brick boundary wall which establishes the character of this section of the streetscape.

### EXTENT OF LISTING:

Full extent of red brick fence to Hill Street.

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

Red brick fence  
Full extent of red brick fence to Hill Street and Barnard 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 31/5/1917
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1917
- ACC Rate Assessments 1875-1920
- ACC Smith Survey 1880 - 1925
- Ian Forbes, Calvary Hospital Adelaide, 2000, pp 53-58
- LTO CTs 1003/30, 5888/266

## HOUSE

**Address:** 52 Hill Street  
**Certificate of Title:** 5523/996

**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 two storey house is an excellent example of a 1920s-1930s Inter-War "Gentleman's" Bungalow style residence. It retains important stylistic elements including broad roof form, bracketed gable ends, brick chimneys, masonry verandah pillars, brick or walls.

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

An application to build a dwelling on this site was first made in 1916. Built for TC Craven, the residence was to be built by contractor HSC Jarvis for £1500. In November 1926 there was a further application by T C Craven to build on this site. This time it was for £4000 with the builder being Vincent Dutton.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of two storey 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 two storey 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 two storey 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:

The external form, materials and details of the two storey Inter War gentleman's Bungalow including walls, verandah and roof form associated with the house style. Excludes later infill to verandah.

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

House  
 Frontage and side wall returns visible from the street

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

**HOUSE**, 52 Hill Street (cont)

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans November 1926
  - ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1916
  - ACC Rate Assessments 1914-1928
  - Smith Survey 1880
  - LTO Title records
- 



SLSA - B4881 - 1928

## HOUSE

**Address:** 77 Hill Street  
**Certificate of Title:** 5547/481

**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 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, and eaves brackets.

Town acre 799 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of 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 1880s, and reflects the design, details and building materials characteristic of that time.

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

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

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

**Address:** 82 Hill Street  
**Certificate of Title:** 5753/317

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

Although Town Acre 853 remained vacant until the 1890s, by 1898 there were three properties on site. In February 1902 an application was made to the Adelaide City Council on behalf of builder J E Murphy for owner John Howell (a former governor of the Adelaide Gaol) to build this property on a commanding corner site at 82 Hill Street for £1300.

### 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 elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian 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  
 Victorian masonry 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 Surveyor's Notices February 1902
- ACC Rate Assessments 1889-1911
- Smith Survey 1880
- LTO Title Records

## HOUSE & FENCE

**Address:** 83 Hill Street  
**Certificate of Title:** 5104/441

**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 1870s asymmetrical-fronted bluestone/sandstone residence. It retains important stylistic elements including projecting front wing, brick/rendered quoins and facings to windows and doors and eaves brackets. It also retains a masonry and iron fence characteristic of this house style. The characteristic 1870s verandah has been altered and now has solid columns.

This dwelling was part of a pair that was built in 1878 by James Peek in the corner allotment of Town Acre 852. The attached dwelling to the north has now been demolished.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- ACC Rate Assessments 1875-1880
- Smith Survey 1880
- LTO Title Records

## SEMI-DETACHED HOUSES

**Address:** 88 & 90 Hill Street  
**Certificate of Title:** 5269/82; 5231/576

**Use:** Residences  
**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 an 1890s-1920s semi-detached residence of a transitional design. It retains important stylistic elements including masonry wall construction, corrugated iron roof, eaves brackets and quoins and trim to windows and doors, with verandah.

Town Acre 853 is shown as vacant in the Smith Survey of 1880 and 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, some of which, like this one were transitional in that they retained some elements of earlier house design.

### 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 residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian semi-detached residence of a transitional design, displaying consistent use of typical materials.

### EXTENT OF LISTING:

External form, materials and details of this pair of Edwardian transitional 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:

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:** 96 Hill Street  
**Certificate of Title:** 5782/249

**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 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.

Town Acre 853 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 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 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian 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

- SLSA B 6809 - 1936
- Smith Survey 1880

**HOUSE**, 96 Hill Street (cont)

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SLSA - B 6809 - 1936

## HOUSE

**Address:** 102 Hill Street  
**Certificate of Title:** 5315/338

**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 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 bracket and frieze elements, and eaves brackets.

Town Acres 835 and 888 are shown as vacant in the Smith Survey of 1880 and were subsequently developed during the decades following. This property which was built for Miss CA Thomas in 1897 was designed by architect J H Cowell. It was built by J H Mattingly and cost £650. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 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 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form 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 31/5/1897

- ACC Rate Assessments 1905-1915
- Smith Survey 1880
- LTO Title records

## HOUSE

**Address:** 106 Hill Street  
**Certificate of Title:** 5775/620

**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 bracket and frieze elements, and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s and 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-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and cast iron.

### EXTENT OF LISTING:

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

**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:** 110 Hill Street  
**Certificate of Title:** 5565/574

**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 1880s-1890s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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 North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-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 materials such as sandstone masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

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

**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:** 114 Hill Street  
**Certificate of Title:** 5266/17

**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 1880s-1890s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets.

Town Acre 888 is shown as vacant in the Smith Survey of 1880 and was subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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 North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s-1890s Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form 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:** 118 Hill Street  
**Certificate of Title:** 5223/873

**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 an excellent example of an 1880s-1890s asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

Town Acre 888 on which this house is located was vacant at the time of the Smith Survey of 1880 but was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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 North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s-1890s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

Original 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  
 Victorian asymmetrically fronted residence

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

### REFERENCES

- Smith Survey 1880

## HOUSE & FENCE

**Address:** 144 Hill Street  
**Certificate of Title:** 5751/235

**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 a 1900 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

Town Acre 930 remained unsubdivided at the time of the Smith Survey in 1880, and was subsequently developed in the following decades. This single storey dwelling was built in 1900. Similarly styled dwellings at 154 and 160 Hill Street were built a year later in 1901, possibly by the same architect who was responsible for this property. The builder for this house was F Tomlinson, while those built alongside a year later were by Boyce & Son.

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 turn of the century, 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 at the turn of the century throughout this section of the city, 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 asymmetrically 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 early 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1900s Edwardian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative timber elements.

## EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, 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**

- ACC Building Surveyors Dept - Return of Surveyor's Notices 28/2/1900
- ACC Rate Assessments 1898-1905
- Smith Survey 1880
- LTO Title Records

## HOUSE & FENCE

**Address:** 145 Hill Street  
**Certificate of Title:** 5896/106

**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 was designed by notable South Australian architect J Quinton Bruce and was built in 1910 for A G Wald. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends and bullnose verandah roof profile. It would appear to have lost its decorative timber verandah elements which were probably of a curvilinear form. It retains a characteristic iron and stone fence.

This area of upper North Adelaide was not subdivided until the early 1900s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian/Federation style residence, including the walls and roof form associated with the house style. The fence is also 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 fence](#)

[Edwardian transitional asymmetrically fronted masonry 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

**Address:** 154 Hill Street  
**Certificate of Title:** 5478/544

**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 a 1900 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

Town Acre 930 remained unsubdivided at the time of the Smith Survey in 1880, and was subsequently developed in the following decades. This single storey dwelling was built in 1901. Similarly styled dwellings at 144 and 160 Hill Street were built between 1900 and 1901, possibly by the same architect who was responsible for this property. The builder for this house Boyce & Son.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the turn of the century, 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 at the turn of the century throughout this section of the city, 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 asymmetrically 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 early 1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1900s Edwardian residence displaying consistent use of materials such as sandstone masonry walls, detailed render and highly decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian masonry residence, including the walls, 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

- ACC Building Surveyors Dept - Return of Surveyor's Notices 28/2/1900
- ACC Rate Assessments 1898-1905
- Smith Survey 1880
- LTO Title Records

## HOUSE

**Address:** 160 Hill Street  
**Certificate of Title:** 5061/534

**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 was constructed in 1900 for well known SA journalist A T Saunders. It is an excellent example of an 1890s-1920s symmetrically fronted residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with a dominant roof form, tall chimneys, corrugated iron roof, and decorative timber verandah and gable elements.

This area of upper North Adelaide was not subdivided until the early 1900s 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, tall brick chimneys and highly decorative timber elements.

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional symmetrically fronted masonry 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

Edwardian transitional symmetrically fronted residence and front boundary masonry wall. Excludes fence, rear of building and verandah.

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 & FENCE

**Address:** 44 Jeffcott Street  
**Certificate of Title:** 5855/313

**Use:** Residence  
**Carclew Policy Area:** RA5  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house was designed by notable SA architect J Quinton Bruce and constructed in 1896 for C H Winnall. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including masonry walls, complex roof form, tall brick chimneys, elaborate gable ends, and highly decorative timber verandah elements. It also retains a masonry and iron fence characteristic of this house style.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

Original external form, materials and details of this Edwardian/Federation period residence, including the walls and roof form, and the masonry and iron 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 and fence

Edwardian/federation asymmetrically fronted period residence and masonry and iron fence.

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

### REFERENCES

- ACC Rates Assessments
- Smith Survey 1880

**HOUSE & FENCE, 44 Jeffcott Street (cont)**

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SLSA - B5866 - 1930 view of 44 Jeffcott Street

## HOUSE

**Address:** 61 Jeffcott Street  
**Certificate of Title:** 5897/258

**Use:** Residence  
**Carclew Policy Area:** PA5  
**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 two storey Victorian masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, two level verandah and eaves brackets. There was already an 1850s residence on the site and the Smith Survey shows the outline of both the earlier small structure and this house on Town Acre 752 in 1880.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

Original external form materials and details of the two storey Victorian residence including walls, roof and verandah form associated with the house style. Excludes later enclosure of upper verandah area.

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

#### House

Two storey Victorian residence. Excludes later enclosure of upper verandah.

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

### REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

## CHRIST CHURCH HALL & WALL

**Address:** 62-80 Jeffcott Street  
**Certificate of Title:** 5874/229

**Use:** Community  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

The new hall for Christ Church was constructed in 1952-3 on land which was subdivided from the allotment which contained the manse fronting Palmer Place. It is constructed in face red brick and is a 1950s form of ecclesiastical Tudor revival. It retains some of its original timber window joinery and the central roof fleche.

### STATEMENT OF HERITAGE VALUE:

This hall is an indication of the construction of large facilities for community religious and social use during the Post War period. Its significance is similar to the construction of a church or chapel within a predominantly residential area.

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

- (a) Christ Church Hall displays historical and social themes that are of importance to North Adelaide as it reflects the construction of large facilities for community religious and social use during the Post War period.
- (c) Christ Church Hall has played an important part in the lives of local residents as a place for social and religious activities.
- (d) Christ Church Hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is substantial building of architectural merit from the mid 1950s.
- (e) Christ Church Hall is associated with the ongoing development of the Christ Church complex.

### EXTENT OF LISTING:

The external form, materials and details of the brick hall including walls and roof form associated with the building design, and the low masonry fence.

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

Christ Church Hall  
 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:** 67 Jeffcott Street  
**Certificate of Title:** 696/39

**Use:** Residence  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house was constructed in 1902 for F G Downs and was designed by an architect. It is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, tall brick chimneys, elaborate gable ends, highly decorative verandah elements, bullnose verandah roof profile. It also retains a masonry and iron fence characteristic of this house style.

This area of North Adelaide was closely subdivided soon after settlement and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed during the Federation period, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau which were often, as in this case, blended with earlier Victorian design details to produce a house style of a transitional nature.

### 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 elements such as sandstone masonry walls, complex roof forms and highly decorative verandah and gable elements.

### EXTENT OF LISTING:

The external form, materials and details of the Edwardian transitional residence including walls and roof and verandah form and masonry and iron 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 and fence  
 Edwardian transitional residence and masonry and iron fence

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

### REFERENCES

- ACC Assessments
- Smith Survey 1880

## HOUSE

**Address:** 79 Jeffcott Street  
**Certificate of Title:** 5354/885

**Use:** Residence  
**Carclew Policy Area:** PA5  
**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 masonry wall construction, combined with hipped and vented gable roof form, with decorative timber verandah elements.

The Smith Survey shows this Town Acre 752 allotment as vacant in 1880 while the remainder of the Town acre was built on. This house is an example of infill development in the subsequent decades and remains an 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 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 and decorative timber elements.

### EXTENT OF LISTING:

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

**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:** 88 & 90 Jeffcott Street  
**Certificate of Title:** 5018/515

**Use:** Residential  
**Carclew Policy Area:** PA5  
**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 dwellings is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, combined with projecting central bay, complex roof form, corrugated iron roof, brick quoins and facings to windows and doors, with decorative timber verandah elements.

These semidetached houses were built to accommodate members of the clergy. The building was undertaken by the Trustees of the Anglican Church Office in 1897, and cost £3000. The builder was named in the building application in January 1897 as Chris Hammond. The western half of Town Acre 744 had remained vacant until this time.

### STATEMENT OF HERITAGE VALUE:

This pair of houses 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 pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This 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 substantial whole of the pair of two storey Edwardian residences including roof and verandah form and detail, stone and brick 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:

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 Dept - Return of Plans 31/1/1897
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/1/1897
- ACC Rate Assessments 1896-1902
- Smith Survey 1880
- LTO Title records

## HOUSE & FENCE

**Address:** 93 (85-89) Jeffcott Street  
**Certificate of Title:** 5332/810

**Use:** Residential  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odum, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odum acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-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/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 & FENCE**, 93 (85-89) Jeffcott Street (cont)[House and fence](#)

[Two storey Victorian residence, including interior and masonry and iron fence](#)

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

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

## HOUSE & FENCE

**Address:** 95 (91-95) Jeffcott Street  
**Certificate of Title:** 5301/963

**Use:** Residential  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
 Register of City of Adelaide,  
 Heritage Items 1986-1991

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odum, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odum acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-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/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.

**HOUSE & FENCE**, 95 (91-95) Jeffcott Street (cont)

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 fence

Two storey Victorian residence, including interior and masonry and iron fence

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

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

## HOUSE & FENCE

**Address:** 97 (97-99) Jeffcott Street  
**Certificate of Title:** 5285/932

**Use:** Residential  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
 Register of City of Adelaide,  
 Heritage Items 1986-1991

**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This group of three two storey bluestone villas 93-99 Jeffcott Street were built between 1882 and 1883. Built for Michael Odum, who constructed a number of villa residences in upper North Adelaide during the building speculation boom period of the 1880s and 1890s, he either sold them on completion or rented them out. In this case he rented all three out to wealthy tenants and his family owned them until into the 1950s. When Odum acquired the land on which the houses are situated in 1881 he built the first of the three villas at 99 Jeffcott Street which was completed in 1882 by Evans & Evans. The two at 93 and 95 Jeffcott Street were built together in 1883.

While this property was initially leased to individual tenants, large residences such as these became too large for early twentieth century families and were converted for institutional homes, professional rooms and guests or boarding houses. The houses on this site were first used as a boarding house in the 1920s. Around 1927 the houses became known as the Milford House Private Hotel and in 1965 they became the Milford Private Hospital. In the mid 1950s, the Milford House Private Hotel was reputed to be the fourth largest private hospital in South Australia, accommodating from 65 to 85 guests. Until the 1990s they were linked together and utilised as 'a good class private hospital for aged and infirm patients'.

The houses are excellent example of 1880s symmetrically fronted two storey sandstone residences. They display important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. They also retains a masonry and iron fence characteristic of this house style. The group is significant as they contribute to a notable substantially intact streetscape of diverse yet cohesive buildings, all which illustrate the nineteenth century character and development of North Adelaide.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-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/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.

**HOUSE & FENCE**, 97 (97-99) Jeffcott Street (cont)

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 fence

Two storey Victorian residence, including interior and masonry and iron fence

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

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/4/1882, 31/1/1883.
- ACC Rate Assessments 1879-1884
- ACC, Review of *Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 63, 99 Jeffcott Street.
- Smith Survey 1880
- LTO Title records

## ROW HOUSES

**Address:** 113, 115, 117 & 119  
Jeffcott Street  
**Certificate of Title:** 5860/779; 5860/780;  
5438/826; 5537/217

**Use:** Residential  
**Carclew Policy Area:** PA5  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T)  
(115,117,119 only)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

This row of attached cottages is an excellent example of late 1850s attached dwellings. It retains important stylistic elements including masonry walls and simple roof form extending along the row.

These row houses were built in 1857 for Moses Firth who rented them out. Shortly afterwards, he sold the row houses to R Raphael who continued to lease them. (Another property built for Firth was Gable House at 176-180 Ward Street in 1856.) By 1859 there were eleven dwellings fronting Jeffcott Street on this Town Acre. By 1880 the Smith Survey records the number to be reduced to nine, while there was one dwelling on the other half of the acre in Ward Street. There are now four remaining of this row.

A significant number of small residences, like this row, remain from the earliest period of housing development in North Adelaide. Row houses were once a common form of accommodation in the city.

### 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 and 1860s.

### 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 1850s and 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late 1850s residential form displaying consistent low scale and simple form.

### EXTENT OF LISTING:

External form, materials and details of this early Victorian row of attached cottages, 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:

No 113

Row House - Single storey early Victorian row house. Excludes front verandah

Nos 115, 117, 119

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

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## REFERENCES

- ACC Rate Assessments 1855-1865
- Smith Survey 1880
- LTO Title records.

## HOUSE

**Address:** 121 Jeffcott Street  
**Certificate of Title:** 5783/274

**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 an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with asymmetrical roof form, flying gable and with decorative timber and stucco elements.

The Smith Survey of 1880 shows an earlier building on this allotment in Town Acre 793. This house may be a front addition to that building, but remains an important indication of the type of residences constructed during the 1890s, some of which, like this one were transitional in that they retained some elements of earlier house design.

### STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on 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, and decorative timber and stucco 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. Also includes the bluestone and brick wall at the rear.

**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:** 122 Jeffcott Street  
**Certificate of Title:** 5893/220

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

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



### HISTORY AND DESCRIPTION:

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

Town Acre 792 is shown as vacant in the Smith Survey of 1880 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### 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 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

Victorian symmetrically fronted residence and the masonry and iron fence

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

### REFERENCES

- Smith Survey 1880

## APARTMENTS (WOODLANDS)

**Address:** 125 Jeffcott Street  
**Certificate of Title:** 5022/910

**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:

These apartments known as 'Woodlands' were converted from a mid 1880s two storey residence by owner Sydney Gordon Cocks in 1940. The conversion costing £3800 and undertaken by builder T Williamson, created four self-contained flats. The external style reflected the architectural trends of the time immediately before the Second World War

Apartment living which was a trend between the wars, did not gain popularity again until the 1970s when there was a revival for apartment living. While these flats were not purpose built like Deep Acres, Greenways and Sunningdale, they were converted to create self-contained flats as opposed to the creation of rooms for rental within a private house which are more associated with a lodging house or low cost guest house.

### STATEMENT OF HERITAGE VALUE:

Woodlands apartments were part of a trend for this type of city living between the wars, and demonstrate the conversion of earlier single residences to a number of dwellings.

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

- (a) The apartments display historical and social themes that are of importance to North Adelaide as they reflect the provision of a new form of residential accommodation in the 1930s.
- (d) The apartments display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of Inter-War design.
- (e) The apartments are associated with the trend to apartment living in the city during the 1930s and 1940s

### EXTENT OF LISTING:

The external form, materials and details of the block of Inter War apartments walls, and roof form and masonry fence associated with the building style.

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

Apartment (Woodlands)  
 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 February 1940
- ACC Rate Assessments 1887-1940
- Smith Survey 1880
- LTO Title Records
- State Library photo B10418 1941

**APARTMENTS (WOODLANDS),** 125 Jeffcott Street (cont)

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SLSA - B10418 - 1941

## HOUSE & FENCE

**Address:** 132 Jeffcott Street  
**Certificate of Title:** 5155/995

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

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
**Conservation Reports:** McDougall & Vines, 1996



### HISTORY AND DESCRIPTION:

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. It was built in 1882 for Thomas Jenkin Trathen, and was the first of this group of three houses to be built after Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr.

For a number of years, the house was associated with Cornelius Proud who was a founding member of the Adelaide Stock Exchange. He was also politically active in the field of women's suffrage, presenting a petition on their behalf to the House of Assembly signed by over 11,000 supporters. In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, the two houses to the north were rented by the college. In the late 1920s no 132 Jeffcott Street became the residence for female students. The Lutheran Church of Australia acquired the house in 1970, but it is now once again a private residence.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic of that time. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

*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, detailed render and highly decorative cast iron.
- (e) The dwelling was associated with Cornelius Proud, a supporter of women's suffrage.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form and stone and masonry 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 and fence  
 Two storey Victorian residence, including interior and masonry and iron fence

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

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## REFERENCES

- ACC Rate Assessments 1878-1890
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 132 Jeffcott Street.

## HOUSE & FENCE

**Address:** 134 Jeffcott Street  
**Certificate of Title:** 5129/851

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

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



### HISTORY AND DESCRIPTION:

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. Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr. This two storey dwelling and that at Number 136 were built in 1884 for Vivian Stewart Martin. Martin lived in this house and his parents lived next door at 136 Jeffcott Street. In July 1888, Augustus Frederick Cormack bought the house and the family owned it for over sixty years.

In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, these three houses were rented by the college.

### 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. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

*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, 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 and stone and masonry 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 and fence

Two storey Victorian residence, including interior and masonry and iron fence. Excludes balcony lacework

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

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**HOUSE & FENCE, 134 Jeffcott Street (cont)**

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**REFERENCES**

- ACC Rate Assessments 1878-1890
  - ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 134 Jeffcott Street
  - State Library photograph B700 1890-7
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SLSA - B 700 - c1890

## HOUSE & FENCE

**Address:** 136 Jeffcott Street  
**Certificate of Title:** 5187/459

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

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



### HISTORY AND DESCRIPTION:

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. Town Acre 792 was subdivided in fourteen lots in 1878 by G A Farr. This two storey dwelling and that at Number 136 were built in 1884 for Vivian Stewart Martin. While he lived at 134 Jeffcott Street, his parents lived at this address.

In 1923 the Tanunda based Immanuel College moved into the former Whinham College in Jeffcott Street. When the activities of the seminary and college expanded, these three houses were rented by the college.

### STATEMENT OF HERITAGE VALUE:

This precinct comprising the three dwellings, shop and college form a visually intact streetscape of quality buildings that encapsulate the nineteenth century character of this part of North Adelaide and which has seen little change in more than 110 years.

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

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. It sits in a group which forms a visually intact streetscape that encapsulates the nineteenth century character of this part of North Adelaide.

*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, 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 and stone and masonry 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 and fence  
 Two storey Victorian residence, including interior and masonry and iron fence

## HOUSE & FENCE, 136 Jeffcott Street (cont)

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

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### REFERENCES

- ACC Rate Assessments 1878-1890
  - ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 66, 134 Jeffcott Street
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SLSA - B 700 - c1890

## HOUSE & FENCE

**Address:** 153 Jeffcott Street  
**Certificate of Title:** 5196/837

**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 an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 883 is fully subdivided and developed by the time of the Smith Survey in 1880 and the outline of this house is shown facing Jeffcott Street. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

## STATEMENT OF HERITAGE VALUE:

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

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

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

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

## EXTENT OF LISTING:

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

Victorian symmetrically fronted residence and the masonry and iron fence

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

## REFERENCES

- Smith Survey 1880

## SHOP

**Address:** 165 Jeffcott Street  
**Certificate of Title:** 5904/213

**Use:** Commercial  
**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 single storey 1870s corner shop is constructed of random bluestone with face red brick window and door dressings and parapet.

This corner building has operated as a shop over a period of almost 120 years. Following subdivision of Town Acre 900 in 1873, a house was built for Mary & S S Sanders in 1874 and appears on the 1880 Smith Survey. On completion, they rented it out to Edward G Tims before selling it to him a year later. Between 1882 and 1883 major alterations were made to the property which saw the annual rateable value increase from £36 to £50. The nature of the additions are not known, but a year after Miss M Malone bought the house in 1884, she opened it as a shop. She appears to have run the shop until into the 1900s.

### STATEMENT OF HERITAGE VALUE:

This single storey building is an excellent example of an 1870s-1880s bluestone shop. It retains important stylistic elements including face bluestone and brick walls and corrugated iron hipped roof behind a parapet.

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

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

### EXTENT OF LISTING:

External form, materials and details of the single storey shop including walls, parapet and roof form associated with the building type.

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

Shop  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- ACC Rate Assessments 1855-1900
- Smith Survey 1880
- LTO Title records

## HOUSE & FENCE

**Address:** 169 Jeffcott Street  
**Certificate of Title:** 5904/214

**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 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 bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This allotment in Town Acre 900 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form and the masonry and iron 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:** 172 Jeffcott Street  
**Certificate of Title:** 5603/701

**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 early Victorian dwelling dates to 1869 when a 'U' shaped structure was built on site. The building's form is recorded on the 1880 Smith Survey and can be seen to have changed little on contemporary building maps. It retains the low scale and simple detailing characteristic of the period.

By the time of its construction, there were already three small properties on Town Acre 901 fronting Jeffcott Street with three others in Gover Street.

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

Original external form, materials and details of the early 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

- ACC Rate Assessments 1863-1880
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, p 296

## HOUSE & FENCE

**Address:** 173 Jeffcott Street  
**Certificate of Title:** 5551/480

**Use:** Residence  
**Hill Street Policy Area:** PA1  
**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 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

On the Smith Survey of 1880 this allotment is shown as vacant in Town Acre 900. It would have been built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, verandah and roof form and the masonry and iron 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  
 Victorian bay fronted residence and masonry and iron fence

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

### REFERENCES

- Smith Survey 1880
- LTO Records
- ACC Rate Assessments

## HOUSE

**Address:** 180 Jeffcott Street  
**Certificate of Title:** 5172/626

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

The outline of this house is shown in Town Acre 901 in the Smith Survey of 1880. The frontage to Jeffcott Street was fully developed at this time. This house remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

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

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

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:** 183 Jeffcott Street  
**Certificate of Title:** 5885/512

**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 symmetrically fronted bluestone fronted sandstone residence. It retains important stylistic elements including red brick quoins and facings to windows and doors, and verandah.

The outline of this house in Town Acre 925 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 bluestone and 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 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 and 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

**Address:** 187 Jeffcott Street  
**Certificate of Title:** 5888/364

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

The outline of this house is shown in Town Acre 925 in the Smith Survey of 1880. It was constructed c1862, and remains an important indication of the type of residences constructed at that time, and the use of masonry as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this early 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
- ACC Rate Assessments

**HOUSE**, 187 Jeffcott Street (cont)

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SLSA - B9425 - 1940 view

## HOUSE

**Address:** 189 Jeffcott Street  
**Certificate of Title:** 5888/365

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

The first four rooms on this site were constructed in 1862 for C Endersby. Town Acre 925 was fully subdivided and most allotments had houses on them by the time of the Smith Survey in 1880. This house, together with the one adjacent at no 187, remains an important indication of the type of residences constructed at that time, and the use of rubble masonry and brick as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

Original external form, materials and details of this early Victorian residence, including the walls 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  
 Early Victorian residence

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

### REFERENCES

- Smith Survey 1880
- ACC Rate Assessments

**HOUSE**, 189 Jeffcott Street (cont)

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SLSA - B9425 - 1940 view

## HOUSE

**Address:** 193 Jeffcott Street  
**Certificate of Title:** 5814/609

**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 example of an 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The outline of this house is shown in Town Acre 925 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 bluestone masonry and bricks 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 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 with red brick detail.

### 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 & WALL

**Address:** 195 Jeffcott Street  
**Certificate of Title:** 5618/893

**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 single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this house on Town Acre 925 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 house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic at that time.

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls, verandah and roof form associated with the house style. The northern boundary masonry wall is included in 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 & WALL

**Address:** 199 Jeffcott Street  
**Certificate of Title:** 5848/133

**Use:** Residence  
**Hill Street Policy Area:** R1  
**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 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, elaborate rendered quoins and facings to windows and door and eaves brackets. There is also a small section of original stone and brick fencing with a substantial brick pier at the corner of the property.

Town Acre 925 was subdivided and houses had been constructed on almost all allotments by the time of the Smith Survey in 1880. This house is shown in the Survey and remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, 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 Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof and verandah form associated with the house style. Includes the remaining section of masonry fence and pier.

**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 asymmetrically fronted residence and front boundary masonry wall. Excludes fence, rear of building and verandah.

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

### REFERENCES

- Smith Survey 1880

**HALL**

**Address:** 200 Jeffcott Street  
**Certificate of Title:** 5772/752, 5896/107

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

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

**HISTORY AND DESCRIPTION:**

This hall was constructed in 1923 as the parish hall for the Dominican Fathers. The front elevation of the building, facing Jeffcott Street, is highly articulated with a central bay and two identical flanking bays. The predominant element is the tall pilasters which extend above the front parapet line and are capped with cornices and half spheres. The photograph taken soon after the hall's completion shows its original face brick wall finish. The main hall section extends along Childers Street.

More recently the hall has been used by the Latvian community.

**STATEMENT OF HERITAGE VALUE:**

This hall is an indication of the continued construction of large facilities for community religious and social use during the Inter War period. Its significance is similar to the construction of a church or chapel within a predominantly residential area.

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

- (a) This hall displays historical and social themes that are of importance to North Adelaide as it reflects the continued construction of large facilities for community religious and social use during the Inter War period.
- (c) The hall has played an important part in the lives of local residents as a place for social and religious activities.
- (d) This hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a substantial building of architectural merit from the Inter War period.
- (e) The hall is associated with the Dominican Fathers and post war migrant groups - Latvians.

**EXTENT OF LISTING:**

The external form materials and details of the 1923 hall.

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

Hall  
 1923 Hall

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

**REFERENCES**

- ACC Town Clerks Digests

**HALL**, 200 Jeffcott Street (cont)

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SLSA - B1784 - 1923 view

## ROW HOUSES & OUTBUILDINGS & WALLS

**Address:** 204, 206 & 208 Jeffcott Street  
**Certificate of Title:** 5637/118; 5863/418; 5863/429

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

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



### HISTORY AND DESCRIPTION:

The three two storeyed terrace houses and single storey former shop (facing Childers Street) were built in two stages for James Harrington an early colonist who came to South Australia on the *Katherine Stewart Forbes* in 1837. As a lime burner he lived on eight acres in Prospect. He bought these three lots fronting Jeffcott Street in May 1855 for £220 and he and his family owned this property until 1920. The former corner shop and adjoining small terrace house were built in 1859. The northerly two terraces were completed in early 1866 as two separate houses. The terraces all remained on one title until 1955. Harrington was also involved in the erection of the heritage listed Steam Saw Mill in George Street, North Adelaide.

The terraces which are built to the footpath are rendered and painted but the construction material of the walls would appear to be brick and limestone. The design reflects the simple detailing characteristic of early Victorian building in North Adelaide, in contrast to the often the more florid designs of the later boom period. Each terrace has a galvanised iron porch projecting from the rear wall, its steeply pitched gable decorated with timber, bargeboards and finial, distinctly cottage ornee in appearance. The backyards of the houses contain an intact set of outhouses that once accompanied all nineteenth century housing. There are several single storey brick outbuildings several with tall narrow brick chimneys.

### STATEMENT OF HERITAGE VALUE:

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

### EXTENT OF LISTING:

External form, materials and details of the early Victorian two storey row houses, including walls and roof form associated with the house style. Also includes interiors, rear masonry outbuildings and walls to street boundaries.

**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, outbuildings and walls

Early Victorian two storey row houses, including interiors, and rear masonry outbuildings and walls to street boundaries

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

**REFERENCES**

- ACC Rate Assessment Books from 1860
- LTO CTs 474/80, 1157/36, 2389/41, 2544/151, 2680/78, 2807/147.
- GRO, Application No 20313
- *Prospector* June/July 1980 p. 13, 'profile - James Harrington'.
- Smith Survey 1880
- J Statton, Biographical index of South Australians for J Harrington

## HOUSE & WALL

**Address:** 213 Jeffcott Street  
**Certificate of Title:** 5354/851

**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 asymmetrical-fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house is shown on Town Acre 938 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls and roof form associated with the house style. The northern boundary masonry wall is included in 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

## SEMI-DETACHED HOUSES

**Address:** 214 Jeffcott Street  
**Certificate of Title:** 5892/988

**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 1850s-1860s workers cottages. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction, including a low decorated parapet and originally, arched front openings to both houses.. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth.

The outline of this pair of cottages is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This pair remains an important indication of the type of residences constructed at that time, and the use of rendered rubble masonry (or bricks) as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

### EXTENT OF LISTING:

External form, materials and details of the pair of early Victorian residences, including the walls and roof form associated with the house style. Later alterations to front elevation 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 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 & WALL

**Address:** 217 Jeffcott Street  
**Certificate of Title:** 5370/599

**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 asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors and eaves brackets.

The outline of this house is shown on Town Acre 938 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, 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 & OUTBUILDING

**Address:** 218 Jeffcott Street  
**Certificate of Title:** 5797/280

**Use:** Residence  
**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 house is an excellent example of an 1860s residence. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple roof form behind a parapet, window and door moulding, string courses and are one or two rooms in depth.

The outline of this cottage is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. This cottage remains an important indication of the type of residences constructed at that time, and the use of rendered rubble masonry as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style. The outbuilding is included in 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 & OUTBUILDING** 218 Jeffcott Street (cont)



View of rear outbuilding

## HOUSE

**Address:** 220 Jeffcott Street  
**Certificate of Title:** 5141//596

**Use:** Residence  
**Chidlers East**  
**Policy Area:** PA2  
**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 symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah.

The outline of this cottage is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. 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 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 sandstone masonry walls and face brick trim.

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted cottage, 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:** 222 & 226, Jeffcott Street  
**Certificate of Title:** 5304/234; 5136/96;

**Use:** Residence  
**Chidlers East**  
**Policy Area:** PA2  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of 1870s symmetrically fronted bluestone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, and a continuous verandah with a low parapet above.

The outline of these attached houses is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. These 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-1880s, and reflect the design, details and building materials characteristic of that time.

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

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

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

### EXTENT OF LISTING:

External form, materials and details of these 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 & WALL

**Address:** 223 Jeffcott Street  
**Certificate of Title:** 5814/642

**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 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets.

The outline of this house with an adjacent mirror image to the north, now demolished, is shown in Town Acre 938 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls, verandah and roof form associated with the house style. The northern boundary wall is included in 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:** 228 Jeffcott Street  
**Certificate of Title:** 5272/497

**Use:** Residence  
**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 house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, low parapet and verandah.

The outline of this house is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. 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.
- (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.

### 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

**Address:** 232 Jeffcott Street  
**Certificate of Title:** 5159/481

**Use:** Residence  
**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 house is an excellent example of an 1870s-1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah.

The outline of this house is visible in Town Acre 939 in the Smith Survey of 1880. Town Acres 950 and 939 were bisected by Barton, now Hack Street and fully built up with moderate sized dwellings of similar scale by this time. 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

## ROW HOUSES

**Address:** 4-10 Jerminham Street  
**Certificate of Title:** 5182/412; 5194/94; 5504/895;  
 5771/96; 5722/533

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

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



### HISTORY AND DESCRIPTION:

This row of residences is an excellent example of 1860s attached dwellings. It retains important stylistic elements including masonry walls and simple roof form extending along the row.

The original row stretched the full width of the area between MacKinnon Parade and Provost Street, as is shown on the Smith Survey of 1880. However, the end dwellings have been redeveloped over time. The remaining row of houses is an important indication of the type of residences constructed at that time.

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

### 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 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 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of typical materials such as rendered masonry walls, low scale and simple form.

### EXTENT OF LISTING:

External form, materials and details of this early 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

**SHOP**

**Address:** 58 Jerningham Street  
**Certificate of Title:** 5700/225

**Use:** Commercial  
**Mainstreet (Melbourne Street) Zone:** MS2

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

**HISTORY AND DESCRIPTION:**

William Field declared in 1885 when bringing his several lots [that included these former semidetached cottages] under the Real Property Act that, 'I arrived SA 1839 - in 1841 I purchased lots 1, 2,3 & 114 of TA 1003 and took possession of lots 112 & 113. In 1841 I built on the said allotments butcher's shop and premises and that the whole of the buildings and fence as shown in the map per plan herewith was built within a period of 18 months and that I have remained in possession of the same by myself or tenants until the present time.' The former cottages are all that are left of a clutch of buildings that included a butcher's, baker's shop, bakehouse, slaughter house and three cottages. Strategically located near a corner position, the former cottages were at the hub of activity in the immediate area.

In 1965 the cottages were declared unfit for habitation, and converted to commercial use by Gerald Elder. Following his renovations which included new ceilings, dampcourse and a pair of windows with an early form, the limestone and brick quoined shop has been an important element in the Jerningham Street streetscape since that time.

**STATEMENT OF HERITAGE VALUE:**

This is one of the oldest surviving buildings in North Adelaide, having been built before the end of 1842. It reflects its early date of construction in its low scale and simple form. Also significant for buildings of this age, is that Adelaide limestone was used, possibly quarried from the site.

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

- (a) This former residence displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This former residence displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s building displaying consistent use of materials such as limestone masonry walls, low scale and simple form.
- (e) The shop is associated with a notable event, the rescue of its early fabric in 1965.

**EXTENT OF LISTING:**

External form, materials and details of the early Victorian former residence, including the walls and roof form associated with the building style.

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

Shop  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Property file 5263.
- ACC Rate Assessments
- Smith Survey 1880
- *Biographical Index of South Australians* for William Field
- GRO Application 20300, 1885.
- LTO Title records.
- *SA Directories*

**SHOP**

**Address:** 59 Jerningham Street  
**Certificate of Title:** 5554/319

**Use:** Retail  
**Mainstreet (Melbourne Street) Zone:** MS2

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

**HISTORY AND DESCRIPTION:**

This house was built in three stages from 1853. The first structure was a small brick lean-to which was built on this 24 x 146ft lot in 1853 which was recorded as a dwelling in 1855. When the property was transferred to Emanuel Alfred Lawson in 1905, a Thebarton grocer, he gained permission in March 1905 to build a shop, costing £208 using Rob Dunn as builder. Then in March 1913 Lawson applied to build a five room house on site which was estimated to cost £650. After his death in 1929 the property was transferred to family member Maria S Lawson.

The building is constructed in face bluestone with brick dressings and retains timber shopfront fittings and simple verandahs to both house and shop.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

**EXTENT OF LISTING:**

Original external form, materials and details of the single storey shop and house including walls, roof and verandah form associated with the building type. Includes both 1905 and 1913 elements.

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

Shop  
 Frontage and side wall returns visible from the street

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

**SHOP**, 59 Jerningham Street (cont)

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**REFERENCES**

- ACC Building Surveyors Plan Books 31/3/1905, March 1913.
  - ACC Rate Assessments 1849-1917
  - Smith Survey 1880
  - GRO RPA Application 23847
  - LTO Title records
  - *SA Directories*
- 



SLSA - B5724 - 1930

## SEMI-DETACHED HOUSES

**Address:** 61 & 63 Jerningham Street  
**Certificate of Title:** 5868/193; 5868/194

**Use:** Residences  
**Stanley West Policy Area:** PA10  
**North Adelaide Historic (Conservation) Zone**

**Heritage Status:** LHP  
**Other Assessments:** Former LHP(T) (63 only)  
**Conservation Reports:** Nil



### HISTORY AND DESCRIPTION:

These houses are an excellent example of semi-detached 1870s-1880s single fronted bluestone residences. They retain important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The outline of this pair of attached cottages is shown in Town Acre 971 in the Smith Survey of 1880. These 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-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) These single fronted semi-detached houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) These single fronted semi-detached houses display aesthetic merit and design characteristics of significance to North Adelaide as they are a typical single fronted 1870s Victorian pair of residences displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and verandahs with decorative cast iron details.

### EXTENT OF LISTING:

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

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

No 61 Semi-detached house  
 Victorian single fronted cottage

No 63 Semi-detached 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:** 64 Jerningham Street  
**Certificate of Title:** 3748/68

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

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



### HISTORY AND DESCRIPTION:

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

This allotment in Town Acre 1018 is shown as the yard of the adjacent property to the north in the Smith Survey of 1880. This house would have been constructed soon after and it remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic 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 already subdivided Town Acres, particularly during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and face brick 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.

**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:** 66 & 70 Jerningham Street  
**Certificate of Title:** 5233/917; 5559/586

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of semi-detached 1870s-1880s symmetrically fronted sandstone residences. 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 outline of this pair of houses is shown on Town acre 1018 in the Smith Survey of 1880. This pair of houses remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This pair of houses is an important example of the type of residences constructed in North Adelaide during the 1870s, 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 already subdivided Town Acres, particularly during the 1870s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as they typical 1870s Victorian residences displaying consistent use of materials such as sandstone masonry walls, detailed render and decorative cast iron.

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of 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

## HOUSE & FENCE

**Address:** 67 Jerningham Street  
**Certificate of Title:** 5200/534

**Use:** Residence  
**Stanley West**  
**Policy Area:** PA10  
**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 symmetrically fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 1019 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.
- (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, brick trim 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 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:** 81 Jerningham Street (crn Stanley Street)  
**Certificate of Title:** 5361/553

**Use:** Residence  
**Stanley West Policy Area:** PA10  
**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.

Town acre 1031 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### 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

**Address:** 84 Jerningham Street (cnr Stanley Street)  
**Certificate of Title:** 5800/601

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

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



### HISTORY AND DESCRIPTION:

This house is 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 and gable elements.

Town Acre 1032 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. 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 sandstone walls, brick quoins, window and door trim and decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional 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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 86 Jerningham Street  
**Certificate of Title:** 5418/767

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

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



### HISTORY AND DESCRIPTION:

This house is 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 1032 is shown as vacant in the Smith Survey but was subdivided and this house constructed in the following decade. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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