

SEMI-DETACHED FORMER HOUSES

Address: 72-74 Kermode Street
Certificate of Title: 5776/232

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

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



HISTORY AND DESCRIPTION:

This more substantial pair of two storey attached dwellings was constructed in 1900 for Joshua Gurr. Gurr was also responsible for the building of four small houses in Brougham Court and the dwelling at 134 Kermode Street. Gurr was an ironmonger and merchant who was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence.

The design of the building was by architects Davies and Rutt who had also designed Taylor House at 8-10 Brougham Place and a detached two storey dwelling at 95 Hutt Street in 1909. This pair of former houses is an excellent example of an 1890s-1920s building of a transitional design. It retains important stylistic elements including sandstone and face red brick wall construction, combined with complex roof form, corrugated iron roof, brick quoins and facings to windows and doors, and decorative iron and timber verandah elements.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflects the design, details and building materials commonly in use at that time. It was designed by notable architects of the period Davies and Rutt.

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 former houses 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 pair of former houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed Edwardian building of a transitional character, displaying consistent use of typical materials such as masonry walls, brick detailing and highly decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this pair of two storey Edwardian transitional masonry residences, including, 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 former houses
 Frontage and side wall returns visible from the street

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

SEMI-DETACHED FORMER HOUSES, 72-74 Kermode Street (cont)**REFERENCES**

- ACC Building Surveyors Department Return of Notices received for building work 31/7/1900, J Gurr
- ACC Building Surveyors Department Return of Plans submitted to Council & Local Board of Health 31/7/1900, Davies & Rutt.
- Smith Survey 1880
- LTO Title records
- *SA Directories* 1890-1910
- E Warbuton, *The Paddocks Beneath, a history of Burnside from the beginning*, 1981, p 249.



SLSA - B13192 - 1954



SLSA - B13193 - 1954

ST MARKS COLLEGE & FENCE (MEMORIAL BUILDING)

Address: 73-95 Kermode Street
Certificate of Title: 5885/182, 5689/676

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

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



HISTORY AND DESCRIPTION:

The Newland Building at St Mark's College was constructed in six stages from 1926 to 1964. It was begun a year after St Mark's was established. Due to cost limitations, architect Walter H Bagot, 'resorted to the simplest possible plan'. This was a layout of long central corridors with rows of rooms off each side. Bagot's design allowed for additions as funds became available. By 1946 the building contained 50 rooms for students. The building was named after Sir Henry Simpson Newland, who had been chairman of the College Council.

STATEMENT OF HERITAGE VALUE:

The Newland Building represents the growth of St Mark's College in Particular and University residential colleges in general in the section of North Adelaide closest to the University across the park lands.

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

- (a) St Marks College displays historical and social themes that are of importance to North Adelaide as it represents the importance of the area as the location for places of residence for University students.
- (b) It represents customs or ways of life that are characteristic of the local area as the students formed a significant part of the population of the area during term time.
- (c) It has played an important part in the lives of local residents as it was established during the Inter War period and has functioned continuously since
- (d) St Marks College displays aesthetic merit and design characteristics of significance to North Adelaide as it is a major structure designed by architect Walter H Bagot.
- (e) It is associated with a notable event, the establishment of St Marks College.

EXTENT OF LISTING:

The external form, materials and detail of the Newland Building and 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:

St Marks College & fence (Memorial Building)
 Three storey main brick building and masonry fence

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

REFERENCES

- Gavin Walkey, *St Marks College: the buildings and grounds*, 1985

ST MARKS COLLEGE & FENCE (MEMORIAL BUILDING), 73-95 Kermode St (cont)



SLSA - B3397 - 1926



SLSA - B4794 - 1928



SLSA - B10298 - 1940

HOUSE

Address: 82 Kermode Street
Certificate of Title: 5291/669

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

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



HISTORY AND DESCRIPTION:

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

The Smith Survey shows this allotment in Town Acre 721 as vacant in 1880 but this house would have been constructed soon after. It remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

External form, materials and details of this Victorian asymmetrical-fronted residence, including the walls and the roof form associated

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 (AT REAR)

Address: 94-96 Kermode Street
Certificate of Title: 5869/330, 331

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

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

**HISTORY AND DESCRIPTION:**

This house was begun before 1850, as rate assessments indicate that a house and stables on half Town Acre 721 were occupied by Daniel Garlick, architect, and owned by George Tune at that date. By 1868-9 Garlick owned the property and substantially enlarged it.

The outline of the current house is the same as shown on the Smith Survey of 1880 and is presumably as Garlick built it. While it possibly incorporates an earlier section, it is an excellent example of a c1870s bay fronted stone residence and retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors and eaves brackets

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 bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a late 1860s bay fronted Victorian residence, designed by architect Daniel Garlick, displaying consistent use of materials and details characteristic of the period.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay 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 (at rear)
 Victorian bay fronted residence

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: 98 Kermode Street
Certificate of Title: 5559/394

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

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



HISTORY AND DESCRIPTION:

Richard Ingilly Winter bought land measuring 45 x 90 feet in Kermode Street for his house in August 1861 and constructed a single storey residence and shop in 1865. This two storey stone dwelling was built for Winter in 1880 and he continued to live here for eight years until his death in February 1888. Winter had been a butcher, painter and agent, and was very much involved in his community. He was a member of the City Council between 1864-69. He was also committee member for several city Lodges.

Various changes have been made to the exterior of this building over time but it retains the characteristic form and scale, and bluestone building materials of an 1880s building.

STATEMENT OF HERITAGE VALUE:

This former dwelling represents the expansion of Kermode Street as a residential area, and 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 two storey former house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences during a period of economic prosperity during the 1870s-1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s two storey Victorian residence displaying consistent use of materials such as bluestone masonry walls and render detail.

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian symmetrically fronted residence, including walls and roof form associated with the house style. Excludes rear single storey section.

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 symmetrically fronted residence. Excludes rear single storey building

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

REFERENCES

- ACC Rate Assessments 1877-1880
- Smith Survey 1880
- LTO Title records
- *Observer*, 11/2/1888, death notice and obituary of RI Winter
- *SA Directories* 1872-1882

HOUSE

Address: 128 Kermode Street
Certificate of Title: 5125/85

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

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



HISTORY AND DESCRIPTION:

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

This Smith Survey of 1880 shows Town acre 723 only partly developed and this section vacant and not yet subdivided. This house would have been constructed soon after and remains an important indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This 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 1870s-1880s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as masonry walls and detailed render.

EXTENT OF LISTING:

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

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: 134 (132-136) Kermode Street
Certificate of Title: 5125/84

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

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



HISTORY AND DESCRIPTION:

This one storey dwelling was built for Joshua Gurr who built the four small detached houses at the lower end of Brougham Court, 13, 14, 17 and 18 at the same time between 1898 and 1901. They were built shortly after the completion of the two pairs of semi-detached cottages between 22 and 28 Brougham Court in 1897. Gurr, an ironmonger, was one of the original '86 shop-keeping nobodies' that had an interest in the Burra copper mine which contributed greatly towards his financial independence.

This house is an excellent example of a late Victorian asymmetrically fronted masonry residence. It retains important stylistic elements including projecting front wing, quoins and facings to windows and doors.

STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide at the turn of the century, and reflects the design, details and building materials commonly in use at that time. It was part of an important speculative development.

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 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-1900s.
- (d) This asymmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical late Victorian residence displaying consistent use of materials such as masonry walls and distinctive quoining.

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Building Surveyors Plan Books
- ACC Rate Assessments 1880-1906
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 139 Kermode Street (crn Lakeman Street)
Certificate of Title: 5734/897

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone/ sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, two level verandah with cast iron elements and eaves brackets. (This current verandah incorporated the original cantilevered form visible in the early photograph following.) The house was constructed in 1880 for A S Martin, a mason.

Town Acre 710 in 1882 comprised thirteen houses, but this two storey residence, was the most substantial of them. The southwest part of the Cathedral Precinct, that includes Lakeman Street (formerly Union Street) that cuts through Town Acres 707 and 710, could be considered heavily populated even by the 1850s.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian two storey 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

HOUSE, 139 Kermode Street (crn Lakeman Street) (cont)

REFERENCES

- ACC Rate Assessments 1879-1913
 - Smith Survey 1880
 - LTO Title Records
 - S Twining, *Mildren Family History*, 1991
 - *SA Directories* 1880-1886
-



SLSA - B4883 - 1928

HOUSE

Address: 140 Kermode Street
Certificate of Title: 5147/535

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1930s Old English revival style residence of the Inter War period. It retains important stylistic elements including rendered walls, steeply pitched roof form, and some reference to Elizabethan/Tudor architectural details such as tall chimneys.

This style of houses was constructed both before and after the Second World War and they were either infill or replaced earlier houses. This house remains an important indication of the type of residences constructed at that time, and the use of revivalist styles of domestic design.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed before the War as infill or replacement in North Adelaide, and reflects the fashion for Old English revival architecture at the time.

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence during the period immediately before the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Inter War Old English revival residence displaying consistent use of typical materials such as smooth rendered, high pitched roof form, and tall chimneys.

EXTENT OF LISTING:

External form, materials and details of this Inter War Old English revival style residence, including the walls, the details of the front elevation and porch and the roof form associated with the house style.

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

House

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

REFERENCES

Photograph SLSA - B6954 - 1937

HOUSE, 140 Kermode Street (cnr Lakeman Street) (cont)



SLSA - B6954 - 1937

HOUSE

Address: 144 Kermode Street
Certificate of Title: 5131/290

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, timber gable ends, masonry verandah pillars, and stone walls. It also retains a stone fence characteristic of this house style.

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 freestone walls, timber gable ends and verandahs with masonry pillars

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
 Inter-war Bungalow style residence

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

REFERENCES

HOUSE

Address: 145 Kermode Street
Certificate of Title: 5155/864

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s two storey single 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. This two storey house was one of two built in Town Acre 709 in 1881 for Andrew Stephen Martin, who was a mason. In the year that they were built the council's rate assessments record that they had an annual rateable value of £30 for the pair.

From 1937, the dwelling was leased to the Travellers' Aid Society SA Inc for two years from 1937. The society then bought it in 1945 and owned it until 1957.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This two storey single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This two storey single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as bluestone/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 two storey 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 Rate Assessments 1878-1880
- Smith Survey 1880
- LTO Title records

HOUSE, 145 Kermode Street (cont)



SLSA - B6908 - 1936 view of 145 and 147 Kermode Street

HOUSE

Address: 147 Kermode Street
Certificate of Title: 5514/346

Use: Residence
Cathedral Policy Area: PA8
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 two storey single 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. This two storey house was one of two built on Town Acre 709 in 1881 for Andrew Stephen Martin, who was a mason. In the year that they were built the council's rate assessments record that they had an annual rateable value of £30 for the pair.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

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

REFERENCES

- ACC Rate Assessments 1878-1880
- Smith Survey 1880
- LTO Title records

SEMI-DETACHED HOUSES

Address: 152 & 154 Kermode Street
Certificate of Title: 5818/319

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

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



HISTORY AND DESCRIPTION:

This two storey stone building evolved from a one storey building that has its origins in 1852. Since then, it has undergone several major additions which gave the building its present form in the mid 1920s.

The first rate assessments for North Adelaide between 1849-1851 refers to a wooden shop on this site for tinsmith, John (Johann) Bohlmann, a German migrant from Bremen. In 1852 he built a substantial structure on site for there was a significant rise in the rateable value to £27 and his premises were described as a wooden workshop and stone house. By 1854 he had made further additions for once more the rateable value was increased, this time to £40 while buildings in the immediate vicinity remained the same. It is presumed that the eastern half of the two storey building was constructed at this time.

Bohlmann owned and lived at this property for fifty years until his death in 1901. He was a tinsmith with his business at his Kermode Street address for some time. He later joined the locomotive department of SA Railways which was located at Bowden. After his death, the property was transferred to other family members until 1922.

In 1922 the building was sold to Meliora K Cussen, a North Adelaide teacher involved in the renowned girl's school, Creveen, that operated at that time on the other side of Kermode Street. To cater for increased enrolments, 'the Misses Cussen' made an application in October 1925 to make significant additions to this property that were to cost £400. The following photographs indicate the changes made to the building in the 1920s. While the school was successful, it could not survive the depression years and was closed at the end of 1934. These premises continued to be owned by the Cussen family until 1955.

STATEMENT OF HERITAGE VALUE:

This building represents the early stages of settlement and activity in Kermode Street during the 1850s and the later consolidation of educational facilities in the area during the early twentieth century. It presents an interesting frontage to Kermode Street, with simple form and detailing indicative of the early date of the first stages of its construction.

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

- (a) This building displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and the expansion of private educational facilities during the early twentieth century.
- (d) This building displays design characteristics of significance to North Adelaide as it retains the form of a typical 1860s structure displaying consistent use of simple form, while actually being extended in the same style in the 1920s.

SEMI-DETACHED HOUSES, 152 & 154 Kermode Street (cont)**EXTENT OF LISTING:**

External form, materials and details of this early Victorian two storey pair 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:

Semi-detached houses

Frontage and side wall returns visible from the street

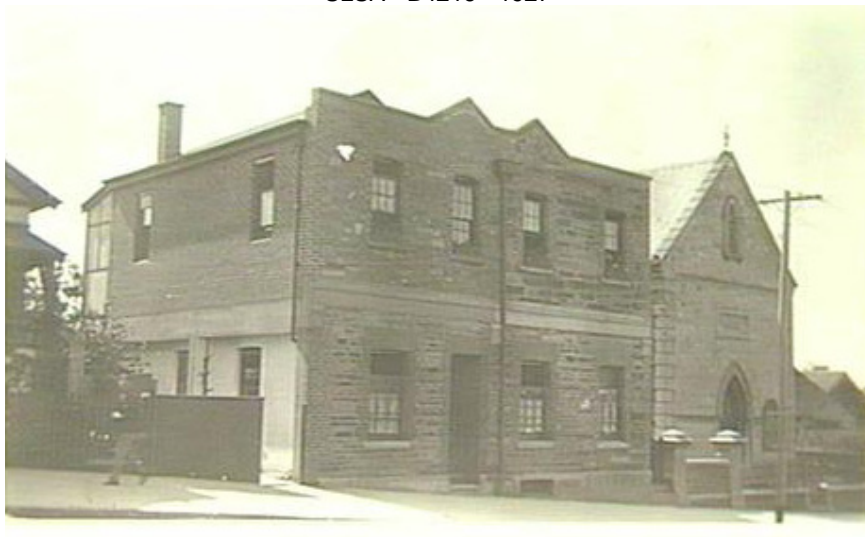
This is the legally recognised listing and should be used for the purposes of development application assessment

REFERENCES

- ACC Building Surveyors Dept - Register of Plans October 1925
- ACC Rate Assessments 1849-1933
- Smith Survey 1880
- LTO Title records
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 341-342
- *Observer*, 14/12/1901, death notice for Bohlmann; 21/12/1901, obituary of John Bohlmann.
- South Australian Directories 1872-1900
- State Library photograph B8849
- J Statton (ed) *Biographical index of South Australians* for Bohlmann.



SLSA - B4216 - 1927



SLSA - B 5911 - 1931

HOUSE

Address: 156 Kermode Street
Certificate of Title: 5240/612

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

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



HISTORY AND DESCRIPTION:

This house is an indicative example of a 1920s-1930s Inter-War Bungalow style residence. It retains stylistic elements including gable ended roof form, strapped and stuccoed gable end and face 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 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 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, strapped and roughcast gable ends,

EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including 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: 160 Kermode Street (crn Palmer Place)
Certificate of Title: 5794/368

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

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



HISTORY AND DESCRIPTION:

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

This section of Town Acre 709 was shown as vacant in the Smith Survey of 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

CATHEDRAL LODGE & OUTBUILDING

Address: 2-12 King William Road
Certificate of Title: 5665/228; 5401/646

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

Heritage Status: LHP
Other Assessments: Former City Significance
Heritage of the City of Adelaide, ACC, 1990
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

The origins of this former dwelling are believed to date to the 1840s as a two room brick dwelling. After James B Kinsela bought Town Acre 703 from the original owner, he leased it to John Terry in 1842 'together with the several messuages or Tenements or Dwelling houses erected thereon'. When he later bought the property, part of its frontage was sold off to the Adelaide City Council in 1858 to enable the northwards extension of King William Road. A further portion was sold in 1874 to enable further road widening.

In 1876 the dwelling underwent to major extensions to its current form when it was sold to the Anglican Church to become a vicarage for its ministers. The design is credited to architect EJ Woods as records of the architectural firm include drawings for the 'St Peters Cathedral Vicarage'.

From *Heritage of the City of Adelaide: an illustrated guide*, it is stated that 'the building is of architectural note due to the survival of the early brick building which forms the centrepiece of the structure. This early building with brickwork in Flemish bond and unusual casement windows is distinctive. The additions of 1876 are of interest with brick dressings of some quality and the small roof gables which modulate the south facing elevation. The recent additions which mirror the old are also of note. These received a Civic Trust Award (1981) for the category 'Buildings in their settings'.

STATEMENT OF HERITAGE VALUE:

The former dwelling represents several themes in North Adelaide's history. It provided a modest home for early migrants and later a home for Anglican ministers. In its more recent past, the building was converted to be used for various activities of the Anglican Church and later as a location for Child Adolescent & Family Health Services. It is an excellent example of a Victorian asymmetrically fronted bluestone residence.

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

- (a) Cathedral Lodge displays historical and social themes that are of importance to North Adelaide as it is indicative of the establishment of the Anglican Cathedral and the provision of residential facilities close by.
- (c) It has played an important part in the lives of local residents as the residence of the ministers from the Cathedral.
- (d) Cathedral Lodge displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.
- (e) It is associated with the Cathedral and its activities.

EXTENT OF LISTING:

External form, materials and details of the 1876 former residence including walls, roof and verandah form associated with the house style. Also includes the interior and rear outbuilding.

CATHEDRAL LODGE, 2-12 King William Road (cont)

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

Cathedral Lodge & outbuilding
1876 former residence, including interior and rear outbuilding

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

REFERENCES

- ACC Rate Assessments 1851-1878
- Smith Survey 1880
- GRO Real Property Act Application 13089, 1873
- LTO CTs 185/179, 189/59, 325/77, 2461/9, 5665/228
- S Marsden, P Stark, P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 349-350

CATHEDRAL HALL

Address: Rear 21 King William Road
Certificate of Title: 5665/226

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

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



HISTORY AND DESCRIPTION:

The hall at St Peters Cathedral was originally located on the Pennington Terrace side but was moved to its current location during the 1920s. It has recently undergone refurbishment, but its construction materials have been retained. Its external walls have a base section of timber panelling, surmounted by pressed metal panels of weatherboard profile. It is believed that these metal panels were produced by Simpson's metal works in Adelaide during the 1890s. They were also used on the prefabricated Methodist Church in Darwin of a similar date.

STATEMENT OF HERITAGE VALUE:

The hall associated with St Peters Cathedral reflects the requirements for additional meeting space close to but separate from the Cathedral building itself.

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

- (a) Cathedral Hall displays historical and social themes that are of importance to North Adelaide as it forms part of the St Peter's Cathedral complex.
- (d) Cathedral Hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is an example of the use in the 1890s of pressed metal with a profile mimicking weatherboarding.

EXTENT OF LISTING:

The external form materials and details of the hall. Later additions 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:

Cathedral Hall
Hall building

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

REFERENCES

- Cathedral Archives.

GREENWAY APARTMENTS & FENCE

Address: 41-51 King William Road
(crn Kermode Street)
Certificate of Title: 5020/689

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

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



HISTORY AND DESCRIPTION:

These apartments were constructed in 1939, as a block of twenty-seven residences. They were first proposed by L R Walker in 1936 but the plans did not go ahead as there was uncertainty about road widening of King William Road which would require the compulsory purchase of land from several properties in the vicinity. Several architects drew up plans before the final version by Harold A Krantz was submitted in March 1939. The flats were built as three semi-detached sections with separate three entrances.

Blocks of flats such as Sunningdale in Wellington Square which were built in 1935, demonstrated a trend for this type of interwar life-style, and this block, known as Greenways, followed this trend. These were followed by the construction of Deep Acres in Melbourne Street in 1941-42 designed by Jack Hobbs McConnell. However, the Second World War and the building restrictions that came into force in 1942, saw no more interest in this type of apartment living until after the mid 1960s.

In 1978 Greenways apartments were adapted to create eighteen flats. They were renovated to provide new kitchens, bathrooms and new windows along the street frontages and generally upgraded so that they could be issued with strata titles. The adaptation works retained the Inter War aesthetic of the block, with its face brickwork, semicircular balconies, small windows and projecting eaves line.

STATEMENT OF HERITAGE VALUE:

Greenways apartment block demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period, but which was cut short by the Second World War and subsequent building restrictions. They are a major element in the King William Road streetscape.

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

- (a) These apartments display historical and social themes that are of importance to North Adelaide as they demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period.
- (d) These apartments display aesthetic merit and design characteristics of significance to North Adelaide as they are an intact block of Inter War apartments, designed by architect Harold A Krantz.
- (f) The apartments are a notable landmark in the King William Road streetscape.

EXTENT OF LISTING:

External form, materials and details of the three storey apartment building. Includes low brick fence.

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

Greenway Apartments
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 *Digest of Proceedings*, 6 March 1939, approval for 27 flats
- ACC Dept of Building Surveying, Property File 4381 from 1936.
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 71, Sunningdale Flats, Wellington Square.
- LTO Title records

FORMER NURSES HOME

Address: 80 King William Road (cnr Brougham Place)
Certificate of Title: 1352/45

Use: Administration
Women's & Children's Hospital Policy Area: PA9
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This building forms part of the Adelaide Children's Hospital complex. Following a £10,000 donation from Mrs George Michell in 1943 for new physiotherapy rooms and a department for the surgical treatment of infants, this three storey building was constructed to provide for these specialist departments. This continued the tradition of prominent SA families' involvement in planning and development, making large donations towards new hospital buildings and specialist departments as and when they became needed. The foundation stone for the Michell Building was laid by Premier Tom Playford on 14 April 1944 and was completed by 1946. Designed by prominent local architects Woods Bagot, the new wing of the hospital was built by Frickers.

This building was constructed under conditions whereby a Commonwealth Act for cessation of building works was introduced in 1942 as part of war time restrictions. However, special permission was given for those building projects which were deemed crucial or part of the war effort. Recognising the need for further expansion following the construction of the Michell Building, the hospital committee embarked on a development plan for the hospital's future. Following the war the hospital needed a utility block, a new nurses' home, a central sterilising room, a nurses' training school and other accommodation.

When the hospital needed to expand again its 1973 Development Plan stated 'the role of any health facility within the community it serves can never be static and thus the building housing the institution must be able to adapt to the differing needs of the community at different times'. Within this context, the hospital has continually needed to replace buildings or adapt older retained buildings as and where appropriate. While the hospital is dominated by its more recent multiple storey buildings across six town acres, the Michell Building, together with the late nineteenth century Campbell and Angas buildings, represent the historical development of the hospital built for children, and which has more recently, also become a maternity hospital.

STATEMENT OF HERITAGE VALUE:

Designed by prominent Adelaide architects, Woods Bagot, this three storey building was considered essential by the state government when it was built during the Second World War at a time when only those building projects viewed as crucial or part of the war effort were allowed by war time building restrictions. A large donation towards its construction from the Michell family enabled it to be constructed.

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

- (a) This hospital building displays historical and social themes that are of importance to North Adelaide as it represents the continued expansion of the Children's Hospital during the Second World War.
- (b) It represents customs or ways of life that are characteristic of the local area as the Children's hospital has been located at this site since its inception.
- (c) It has played an important part in the lives of local residents as the focus of child health care for the area and the State.

FORMER NURSES HOME, 80 King William Road (cnr Brougham Place) (cont)

- (d) This former nurses home displays aesthetic merit and design characteristics of significance to North Adelaide as it is a 1940 purpose built hospital building designed by Woods Bagot architects.
- (f) The building is a notable landmark in the King William Road streetscape, at the bend up to O'Connell Street.
-

EXTENT OF LISTING:

External form, materials and details of the three storey 1940 front section of the building including walls and roof form. Later alterations are not included.

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

Former Nurses Home

Three storey front section of the building. Excludes balcony infill

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

REFERENCES

- ACC Building Plan 6472, Woods Bagot Architects
- ACC *Digest of Proceedings*, 18 October 1943, p 181.
- *Advertiser* 15/4/1944 p 5.
- Margaret Barbalet, *The Adelaide Children's Hospital 1876-1976*, p138, 187.



SLSA - B12324 - 1952