

HOUSE

Address: 14 Kingston Terrace
Certificate of Title: 5276/804

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a Victorian 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 1041 was not subdivided in 1880 at the time of the Smith Survey 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 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 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, verandah and roof form associated with the house style.

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

House
 Victorian asymmetrically fronted residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 16 Kingston Terrace
Certificate of Title: 5404/460

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

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

**HISTORY AND DESCRIPTION:**

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

Town Acre 1041 was not subdivided in 1880 at the time of the Smith Survey 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 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, the verandah form and the roof form associated with the house style.

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

House
 Edwardian transitional masonry residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 21 Kingston Terrace
Certificate of Title: 5493/651

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1880s symmetrically fronted masonry (now rendered) residence. It retains its original form and some stylistic elements including eaves brackets.

Town Acre 1041 was not subdivided in 1880 at the time of the Smith Survey but was subsequently developed during the decade following. This house remains an indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 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 form and use of materials such as bluestone/sandstone masonry.

EXTENT OF LISTING:

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

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 23 Kingston Terrace
Certificate of Title: 5249/73

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 an asymmetrical 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone wall construction, corrugated iron roof, brick quoins to windows and doors, with decorative timber verandah and gable elements.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Edwardian transitional masonry residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 44 Kingston Terrace
Certificate of Title: 5163/912

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

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

**HISTORY AND DESCRIPTION:**

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

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 45 Kingston Terrace
Certificate of Title: 5176/648

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s-1880s asymmetrically fronted 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.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 48 Kingston Terrace
Certificate of Title: 5760/49, 5694/460

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

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

**HISTORY AND DESCRIPTION:**

This two storey modernist house was designed by architect Jack McConnell as his own residence in 1967. While not typical of traditional residential development in North Adelaide the design of this house still respects the scale of characteristic housing in the area, and has significant architectural merit of its own.

STATEMENT OF HERITAGE VALUE:

An example of well designed new development in this section of North Adelaide, by architect Jack McConnell.

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

- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of modernist architecture translated into domestic scale during the 1960s by notable architect Jack McConnell.
- (e) This house is associated with notable Adelaide architect Jack McConnell, as his own residence.

EXTENT OF LISTING:

The external form, materials and details of the 1967 residence

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 Post War residence

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

REFERENCES

- ACC Building Records
- RAIA Twentieth Century Architecture Survey

SEMI-DETACHED HOUSES

Address: 33-34 Kingston Terrace
(also known as 60 Francis Street W)
Certificate of Title: 5683/432

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

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



HISTORY AND DESCRIPTION:

Local builder George Murray bought vacant Lot 1 of an eight lot subdivision on TA 1042 in June 1878 from Frederick Hamblin for around £70. Earlier in 1874 Hamblin had bought the vacant lot from James Botten for £25. Rate Assessments for 1879 record a vacant lot, but two semi-detached houses were recorded on site by November 1881 and appear on the Smith Survey. When Peter Martin and his second wife Mary lived here the two cottages with verandahs became one dwelling when they had plans passed in March 1898 for additions which are those on the corner.

Peter Martin and his wife Fanny lived here from 1897 until 1934 when the property was transferred to the Catholic Church Endowment Society Inc. Peter Martin whose occupation is given as grocer, merchant, importer and cordial manufacturer was the joint manager of a business known as the Import Company of Australasia. He died at his Francis Street residence in October 1924.

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.

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 an extended and adapted Victorian residence retaining characteristic form and details.

EXTENT OF LISTING:

Early Victorian/Victorian residence divided into two dwellings. Excludes verandah to Francis Street frontage and front entrance porch to Kingston Terrace frontage.

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

Early Victorian residence divided into two dwellings. Exclude verandah to Francis Street frontage and front entrance porch to Kingston Terrace frontage

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

SEMI-DETACHED HOUSES 60 Francis St West (also 30 Kingston Tce) (cont)

REFERENCES

- ACC Building Surveyors Plan Books & Health Board for 31/3/1898
- ACC Rate Assessments 1879-1936
- Smith Survey 1880.
- *Biographical Index of South Australians* for Peter Martin, p 1029
- GRO RPA Application 17164
- LTO CTs 302/16, 1868/85, 2064/112, 2238/149.
- *Observer* 25/10/1924 death notice for P Martin.
- *SA Directories* 1900-1910

HOUSE

Address: 74 Kingston Terrace
Certificate of Title: 5895/625

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

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

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

Henry Thomas Sheppy bought the property in 1892. An Evandale builder, he made an application for the building of two dwellings on Town Acre 1033 on 31 August 1893. It is more than likely that he built all four of the similar cottages on Kingston Terrace on this Town Acre.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet, 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 74 Kingston Tce (cont)

REFERENCES

- ACC Building Surveyors Plan Books 31/8/1893.
- ACC Rate Assessments 1875-1898
- Smith Survey 1880
- LTO CTs 406/195, 576/78, 3241/176, 3241/176
- *SA Directories* 1895-1900

HOUSE

Address: 75 Kingston Terrace
Certificate of Title: 5797/539

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

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

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

An application for building two cottages in Kingston Terrace on Town Acre 1033 by H T Sheppy, an Evandale builder, was made in August 1893. . It is more than likely that he built all four of the similar cottages on Kingston Terrace on this Town Acre. This dwelling was built between 1893 and 1894 for Thomas Gully, and was built at the same time as that at 74 Kingston Terrace. For nearly fifty years until 1951 the dwelling was owned and lived in by a Miss Emily Willow.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet, 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 75 Kingston Terrace (contd)

REFERENCES

- ACC Rate Assessments 1893-1896
- ACC Smith Survey 1880
- *Advertiser*, 10/3/1951 death notice - Emily Willow, 75 Kingston Tce.
- LTO CTs 406/195, 734/42
- *SA Directories* 1905-1914

HOUSE

Address: 77 Kingston Terrace
Certificate of Title: 5711/924

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

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

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

An application for building two cottages in Kingston Terrace on Town Acre 1033 by HT Sheppy, an Evandale builder, was made in August 1893. This dwelling was built between 1893 and 1894. It is more than likely that Sheppy built all four of the flamboyant cottages on Kingston Terrace on this Town Acre.

This property was owned for over fifty years until 1989 by theatrical identity Gwenneth Ballantyne who was the wife of Colin Ballantyne. He was a distinguished director, administrator, teacher and playwright and considered to have been the main force in the development of South Australian theatre from the 1930s. Since 1989, it has been the home of a prominent art gallery director.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

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

HOUSE, 77 Kingston Terrace (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

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 30 March and 31 August 1893
- ACC Rate Assessments 1892-1896
- ACC Smith Survey 1880
- *Biographical Index of South Australians* for Phillipson p1281.
- LTO CTs 406/195, 734/189, 1645/160, 3297/172
- Bernard O'Neil et al, *Playford's South Australia: Essays on the history of South Australia 1933-1968*, 1996, pp 312-313.
- *SA Directories* 1895-1905 for Phillipson family.

HOUSE

Address: 78 Kingston Terrace
Certificate of Title: 5880/515

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

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

**HISTORY AND DESCRIPTION:**

This is one of a set of four late Victorian houses along Kingston Terrace which retain highly distinctive and ornate pedimented and balustraded parapets to the front elevation. They are an important element in the Kingston Terrace streetscape.

At the time of the publication of the Smith Survey in 1880, Town Acre 1033 and the adjacent acres east of Jerningham Street were shown as undeveloped. While the City of Adelaide Land & Investment Company was in possession of the two Town Acres 1032 and 1033 in 1882, it was 1891 before any lots were sold.

Henry Thomas Sheppy bought this property in 1892. An Evandale builder, he made an application to build two dwellings on Town Acre 1033 on 31 August 1893. A few months earlier in March he had applied to build a cottage. It is more than likely that he built all four of the flamboyant cottages on Kingston Terrace on this Town Acre. This cottage was built in 1894 for W J & C Philipson. It was sold to Annie Esther Sara in 1905.

STATEMENT OF HERITAGE VALUE:

This cottage and the adjacent three are an important example of speculative building on newly subdivided Town Acres in the early 1890s. The houses display an exceptional degree of detail in the elaborate parapets above a traditional single fronted house design. They are an important feature of the eastern end of Kingston terrace fronting the Park Lands.

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted late Victorian residence displaying consistent use of characteristic materials such as masonry walls, ornate moulded render and a verandah with decorative cast iron details.
- (f) The group of four houses is a notable landmark in the area.

EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, incorporating the walls, parapet and roof form associated with the house style. Excludes later verandah.

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

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 78 Kingston Terrace (contd)

REFERENCES

- ACC Building Surveyors Plan Books 30 March, 31 August 1893
- ACC Rate Assessments 1892-1896
- ACC Smith Survey 1880
- *Biographical Index of South Australians* for Phillipson p1281.
- LTO CTs 577/174, 705/61, 1816/134, 3297/171
- *SA Directories* 1895-1905 for Phillipson family.

HOUSE

Address: 87 Kingston Terrace
Certificate of Title: 5908/73

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

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

**HISTORY AND DESCRIPTION:**

This house is an example of an 1890s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

The Smith Survey shows Town Acre 1032 vacant in 1880 and it was subsequently developed during the following decades. 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 1880s and 1890s.
- (d) This house displays design characteristics of significance to North Adelaide as it is a typical 1890s 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 late 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: 89 Kingston Terrace
Certificate of Title: 5390/810

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

Town Acre 1032 was undeveloped at the time of the Smith Survey in 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 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-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 and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as masonry walls and brick quoins and facings.

EXTENT OF LISTING:

External form, materials and details of this late Victorian symmetrically 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 symmetrically 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: 92 Kingston Terrace
Certificate of Title: 5466/472

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

Heritage Status: LHP
Other Assessments: LHP(T)
Conservation Reports: McDougall & Vines 1998



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s asymmetrically fronted bluestone 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. It also retains a masonry and iron fence characteristic of this house style.

Town Acre 1031 was undeveloped at the time of the Smith Survey in 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 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 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 design characteristics of significance to North Adelaide as it is a typical late 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, the verandah form, the 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 & FENCE

Address: 100 Kingston Terrace
Certificate of Title: 5733/671

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

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

**HISTORY AND DESCRIPTION:**

This house was built for Adelaide Louisa Rymill in 1935 by builders Webber & Williams. It was designed by architects E H McMichael and Harris. The longest term owner was Katherine Downer Verco who owned the property between 1950 and 1973.

This is an elegant Georgian revival style residence which was particularly popular during the Inter War period. It sits in a prominent location with views to the Park Lands to the north, continuing the type of large residences along this section of Kingston Terrace which had been constructed during the 1870s and earlier.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of 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, during the 1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

The external form, materials and detail of the two storey 1935 residence including walls, roof and verandah form associated with the house style.

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

House & fence
 Two storey 1935 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 Building Surveyors Plan Books February 1935
- ACC Rate Assessments 1914-1936
- ACC Smith Survey 1880
- LTO CTs 355/21, 371/65, 1072/198, 1632/175, 5733/671
- Architects drawings, Dec 1934

HOUSE & FENCE, 100 Kingston Terrace (cont)



SLSA - B6802 - 1935

HOUSE & FENCE

Address: 106 Kingston Terrace
Certificate of Title: 5878/787

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

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

**HISTORY AND DESCRIPTION:**

This is an elegant Georgian revival style residence which was particularly popular during the Inter War period. It sits in a prominent location with views to the Park Lands to the north, continuing the type of large residences along this section of Kingston Terrace which had been constructed during the 1870s and earlier.

Town Acre 1030 was subdivided by Thomas Worsnop who had invested in several vacant Town Acres in North Adelaide. After further subdivision, this allotment of 100ft x 53ft was purchased by Hilda Caroline Williamson in 1927. This large two storey house was built in 1929 for Hilda and Ernest Woolmer Williamson. It cost £4051 and the builders were Sands & Tinline. However, the property appears to have gone through further additions for by July 1934 the rateable value had climbed from £176 to £500. By this time the property was rated as three lots with a frontage of hundred feet. The property remained in the Williamson family name until about 1960 before being transferred to a pastoral company which may still have been associated to the Williamson family.

STATEMENT OF HERITAGE VALUE:

This house remains an important example of the type of residences constructed during the Inter War period as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of 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, during the 1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1930s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

EXTENT OF LISTING:

The external form, materials and detail of the two storey 1930s residence including walls, roof and verandah form associated with the house style.

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

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 & FENCE, 106 Kingston Terrace (cont)

REFERENCES

- ACC Building Surveyors Plan Books, submitted by Sands & Tinline, August 1929
 - ACC Rate Assessments 1881-1937
 - Smith Survey 1880
 - LTO Title records
-



SLSA - B5916 - 1931

HOUSE

Address: 31 Lakeman Street
Certificate of Title: 5116/992

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

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

**HISTORY AND DESCRIPTION:**

The Kingston Map of 1842 for Town Acre 710 records only one property in Kermode Street at the time. This cottage was recorded in the council's first rate assessments for North Adelaide adopted 1849-1851, but may well date several years before then. (Real Property Act Application 2413 documents which may have contained further evidence with regard to ownership and for dating the property, have been temporarily lost.)

By 1849-1851 Town Acre 710 had been subdivided into eleven properties, while that of TA 707 comprised a further nine properties, making for a small tight knit community in the southwest part of the Cathedral Precinct. Lakeman Street (formerly Union Street) cuts through these Town Acres which were heavily populated even by 1850. In this period this two room brick cottage was owned by J Bohlmann and described as being on the west side of the private street.

By September 1861 the rate assessments record that the two cottages on land measuring 52 x 40 ft were now in the ownership of saddler Wilhelm Bruggemann. Additions are recorded in 1872, probably the rear section. When Bruggemann died in 1909, the property was transferred to his widow who sold them two years later in 1911.

In more recent times, the two cottages were owned by well known local barrister John Jefferson Bray for seven years up until 1972. However, responsibility for their long term survival and refurbishment must go to later owner Horst Salomon, who renovated them before their resale in 1980.

STATEMENT OF HERITAGE VALUE:

These two pre 1850 brick cottages are significant for being part of a once tight knit community of other cottages of similar age and which were once to be found along Lakeman Street (formerly Union Street). 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 and 1860s.

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 displays Early Victorian characteristics such as rendered brick walls, low scale and simple form as well as characteristics of a typical single fronted

EXTENT OF LISTING:

The external form materials and detail of the early Victorian pre 1842 residence and 1872 addition including 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, 31 Lakeman Street (cont)

House

Early Victorian pre-1842 residence and 1872 addition

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

REFERENCES

- ACC Rate Assessments 1849-1863
- ACC *Smith Survey* 1880
- *Kingston Map* 1842
- LTO CTs 24/74, 1395/195, 2186/139, 4399/607, 5116/992
- *Observer*, 17/7/1909, p42 - Obituary and death notice for FCW Bruggemann
- *SA Directories* 1895-1905
- J Statton (ed) *Biographical Index of South Australians :1836-1885*, 1986, for Bruggemann family

HOUSE

Address: 15 Lefevre Terrace
Certificate of Title: 5327/758

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

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

**HISTORY AND DESCRIPTION:**

This house was built in 1918 for H Crawford. (The application was submitted by J P Menzies, who may have been the designer.) This house is an excellent example of a large c1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad and complex roof form, pebble dash rendered gable ends, pebble dash and brick chimneys, brick walls and verandah pillars.

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 First World War and during the 1920s-1930s, and reflects the design, details and building materials commonly in use at that time.

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

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

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

EXTENT OF LISTING:

External form, materials and details of this large 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

- ACC Rate Assessments

HOUSE & FENCE

Address: 32 Lefevre Terrace
Certificate of Title: 5775/252

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

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



HISTORY AND DESCRIPTION:

This two storey house was built in 1883, and replaced an earlier four roomed stone and brick cottage that was built before 1851. The 1880s house was built for E H Spicer and was designed by architects Evans & Evans. It sits in a prominent position on LeFevre Terrace with views to the east Park Lands.

This house is an excellent example of an 1880s two storey bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, brick quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a masonry and iron fence characteristic of this house style. 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 fronting the Park Lands 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 two storey bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on previously subdivided Town Acres, particularly during the 1880s.
- (d) This two storey 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, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of the two storey Victorian bay fronted residence including walls, roof and verandah form and masonry and iron fence associated with the house style. Includes interior.

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

The two storey Victorian bay fronted residence, including interior and masonry and iron fence and rear brick wing.

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 30/8/1882
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/8/1882
- ACC Rate Assessments 1851-1892
- Smith Survey 1880
- LTO Title records

HOUSE, WALL & GATE

Address: 38-40 Lefevre Terrace
Certificate of Title: 130/113

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

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

**HISTORY AND DESCRIPTION:**

This house was constructed in 1936 for the Lloyd family and designed by architect L Gregory Bruer. It is an excellent example of an Inter-War Georgian revival style residence. It retains important stylistic elements including classical proportions, fine face brickwork and quoining, twelve pane double hung windows of vertical proportions, a hipped roof with a breakfront, boxed eaves.

This house remains an important indication of the type of residences constructed between the wars, and evidence of the use of new styles of domestic architecture during this period. It continues the tradition of fine, well designed mansions along the park lands frontage.

STATEMENT OF HERITAGE VALUE:

This house is an important example of a Georgian revival style of residence 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 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 as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is an architect designed 1920s-1930s Georgian revival residence design displaying consistent use of characteristics such as fine face brickwork, hipped roof with breakfront and multi-paned openings of vertical proportions.
- (e) It is associated with long term North Adelaide residents, the Lloyds and Inter War architect Greg Bruer.

EXTENT OF LISTING:

External form, materials and details of the 1937 Georgian Revival two storey brick residence including walls, roof and upper level verandah form associated with the house style, and masonry fence to Lefevre Terrace and Archer Street.

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

House, wall & gate

Two storey 1937 Georgian Revival brick residence and masonry wall to Lefevre Terrace and Archer Street

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

REFERENCES

- ACC Rate Assessments

HOUSE, WALL & GATE, 38-40 Lefevre Terrace (cont)



SLSA - B6871 - 1936 view



SLSA - B7512 - 1938 view from Archer Street



SLSA - B7411 - 1938 view from LeFevre Terrace

HOUSE & WALL

Address: 41-43 Lefevre Terrace
Certificate of Title: 5016/795-798

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

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

**HISTORY AND DESCRIPTION:**

A six room stone residence with outbuildings and owned by the Wesleyan Mission Trust was built on this corner site before 1851. A few doors along Lefevre Terrace on the boundary of TA 827, was a Wesleyan chapel built in the same period. The corner property remained within the ownership of the Methodist Church in South Australia until about the Second World War.

The house underwent its first major alterations in the late 1920s. The property took on its essentially mid twentieth century character from this period onwards and was converted to a version of the Inter War bungalow style. Further major alterations were undertaken by the next owner, Dr J Helman in 1956.

STATEMENT OF HERITAGE VALUE:

This house is an indicative example of an Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, bracketed gable ends and brick or stone 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.

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 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:

External form, materials and details of the mid 1920s two storey residence including walls and roof form associated with the house style. Includes earlier masonry and iron fence to Le Fevre Terrace and stone wall to Archer Street.

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

House -Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Building Surveyors Dept - Register of Plans May 1941
- ACC Rate Assessments 1851-11955
- Smith Survey 1880
- LTO title records

HOUSE & WALL, 41-43 Lefevre Terrace (cont)



SLSA - B3180 - 1925



SLSA - B4110 - 1927

HOUSE & FENCE

Address: 51-53 Lefevre Terrace
Certificate of Title: 5037/103-105

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

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



HISTORY AND DESCRIPTION:

This two storey mansion built for E S Wigg, proprietor of the renown local printers, was referred to in the ACC rate assessments in 1871 as an unfinished house. It was built on the site of a former Wesleyan Church that was built here before 1851. While the property has been subject to alterations since it was first built, the original form of the property is easily recognisable on the 1880 Smith Survey. It is an excellent example of an 1870s-1880s two storey symmetrically fronted bluestone residence. It retains important stylistic elements including brick/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.

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 two storey 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 two storey 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 highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of the two storey Victorian symmetrically fronted residence including walls, 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
 Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Rate Assessments 1851-1875
- Smith Survey 1880
- LTO Title records

PRINCES LODGE

Address: 71-75 Lefevre Terrace
Certificate of Title: 5250/130

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

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



HISTORY AND DESCRIPTION:

This large residence was constructed in 1913 for Arthur Waterhouse. The style of the house is known as Edwardian free classicism. It is a style that attempts to bridge the Italianate character of the Victorian period and give a new interpretation of the classical style during the Edwardian period. It retains important stylistic elements including rendered masonry walls, rendered quoining, window and door moulding, an oversailing roof with boxed eaves and eaves bracketing, trabeated loggia and Marseilles tiled roof. An unadorned classical house was not a typical domestic architectural style during the Edwardian/ Federation period and this house would seem to be a forerunner of the Mediterranean/ Georgian Revival of the 1940s.

This house replaced a row of houses owned by the South Australian Company. This house remains an important indication of the type of residences constructed at that time, particularly the continuation of large residences along the park lands frontage.

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 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 an Edwardian residence of a transitional design, displaying the use of characteristics of such as rendered brick walls, quoining, window and door trim and tiled roof and a distinctive trabeated loggia.

EXTENT OF LISTING:

The external form, materials and details of the 1913 two storey former residence including 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:

Princes Lodge
 Two storey 1913 former residence

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

REFERENCES

- ACC Assessments

HOUSE

Address: 76 & 79 Lefevre Terrace
Certificate of Title: 5511/847; 5699/725; 5780/923

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

Heritage Status: LHP
Other Assessments: LHP(T) (76 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It was constructed for Lady Good in 1922, replacing semidetached houses that predate the 1880 Smith Survey. It cost £3000 and the builders were Fisher Brothers.

Though the house has now been converted to two residences, it retains important stylistic elements including sandstone walls, tall brick chimneys, strapped timber gables, terracotta tiled roof, complex roof forms and decorative timber verandah elements. 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 typical Edwardian Federation residence displaying consistent use of typical materials such as sandstone masonry walls, highly decorative timber elements and terracotta tiled roof.

EXTENT OF LISTING:

The substantial whole of the c1920 Federation Bungalow including roof and verandah form and detail, stone walls, masonry chimney, window and door configuration and joinery. Later carport is not included.

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

No 76 House - Frontage and side wall returns visible from the street
 No 79 House – Federation/Inter-War Bungalow. Excludes later carport

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 30/9/1922
- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/8/1922
- ACC Rate Assessments 1911-1927
- Smith Survey 1880
- LTO Title records

HOUSE

Address: 81-83 Lefevre Terrace
Certificate of Title: 5809/753

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

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

**HISTORY AND DESCRIPTION:**

This one storey residence was built in 1902 on a large vacant lot block comprising three lots owned for many years by a Dr W Barlow. When he subdivided the land, three houses were built between 1902 and 1904. This property was built for Charles Gerner for £590, while two houses were built alongside for WH Gilbert at 84 and 87 Lefevre Terrace between 1903 and 1904. This house underwent a degree of modernisation in the 1930s and now presents as an Inter War style.

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 adaptation of residences on Town Acres 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.

EXTENT OF LISTING:

External form, materials and details of this Inter-War revival style residence, including the walls, the details of the front elevation 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

- ACC Building Surveyors Dept - Return of Surveyor's Notices 31/5/1902
- ACC Rate Assessments 1879-1905
- Smith Survey 1880
- LTO Title records
- State Library of South Australia early photograph B 6198



SLSA - B6198 - 1932

HOUSE

Address: 84 Lefevre Terrace
Certificate of Title: 5709/54

Use: Residential
Lefevre Policy Area: PA7
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 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone/bluestone wall construction, combined with complex roof form, corrugated iron/terracotta tiled roof, brick quoins and facings to windows and doors, with decorative timber verandah elements.

Town Acre 912 was vacant along LeFevre Terrace at the time of the Smith Survey in 1880 and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional stone residence, including walls, and roof form associated with the house style. Later verandah form is not included.

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

House

Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880
- State Library of South Australia early photograph B 7412

HOUSE, 84 Lefevre Terrace (cont)



SLSA - B7412 - 1932

HOUSE

Address: 87 Lefevre Terrace
Certificate of Title: 5496/118

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

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

**HISTORY AND DESCRIPTION:**

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

The Town Acres along Le Fevre Terrace were only partly subdivided by 1880 when the Smith Survey was completed. They were 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 Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional stone 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 stone residence

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

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 13, 15 & 17 Little Archer Street
Certificate of Title: 5470/897; 5650/579; 5701/584

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

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



HISTORY AND DESCRIPTION:

This is a good example of an 1870s row of small cottages. It retains important stylistic elements including gabled ended roof form and brick chimneys. The outline of these row houses is visible in the Smith Survey of 1880. These row houses remain an indication of the type of residences constructed at that time.

STATEMENT OF HERITAGE VALUE:

This row 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 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) These row cottages display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s.
 - (d) These cottages display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1870s Victorian row cottages displaying consistent use of characteristic materials such as masonry and corrugated iron.
-

EXTENT OF LISTING:

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

SEMI-DETACHED HOUSES

Address: 18 & 20 Little Archer Street
Certificate of Title: 5104/133; 5546/587

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

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



HISTORY AND DESCRIPTION:

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/terracotta tiled roof, brick quoins to windows and doors, with decorative timber verandah elements.

The Smith Survey shows this allotment in Town Acre 825 still as part of the yard of the property facing LeFevre Terrace. These houses remain important indicators of the type of residences constructed when further subdivision took place. Some later residences like these were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

These houses are an important example of the type of residences constructed in North Adelaide during the 1890s-1920s, and reflect the design, details and building materials commonly in use at that time.

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

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

- (a) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on further subdivided Town Acres, particularly during the 1890s-1920s.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as typical Edwardian residences 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 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: 27 Lombard Street
Certificate of Title: 5545/920

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

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

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1880s symmetrically fronted masonry residence. It retains important stylistic elements including quoins and facings to windows and doors.

This allotment on Town Acre 905 is shown as vacant in the 1880 Smith Survey. This house would have been built when the allotment was subsequently developed during the decade following. This house remains an indication of the type of residences constructed at that time, and the use of South Australian bluestone/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 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.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including 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