

SEMI-DETACHED HOUSES

Address: 16 & 18 Mansfield Street
Certificate of Title: 5199/892; 5781/147

Use: Residences
Tynte Policy Area: PA4
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: LHP(T) (No 16 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

These houses are a good example of semi-detached 1920s-1930s Inter-War Bungalow style residences. They retain important stylistic elements including broad roof form, gable ends, pebble dash chimneys, masonry verandah pillars, brick walls.

This style of semi-detached house was constructed as infill development as Town Acres such as this one (TA 880) were further subdivided between the wars. These houses remain 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:

These houses are an example of the type of residences constructed in North Adelaide during the 1920s-1930s, 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 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):

- (d) These houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) These houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical 1920s-1930s Inter-War residences displaying consistent use of typical materials such as brick walls, gable ends, verandahs with masonry pillars.

EXTENT OF LISTING:

Original external form, materials and details of this Inter-War Bungalow style pair of residences, 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:

No 16 House - Frontage and side wall returns visible from the street
 No 18 Semi-detached house - Inter-War bungalow style residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 20 Mansfield Street
Certificate of Title: 5210/120

Use: Residence
Tynte Policy Area: PA4
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 single fronted sandstone residence. It retains important stylistic elements including the verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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 at that time.

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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

ROW HOUSES

Address: 21, 23 & 25 Mansfield Street
Certificate of Title: 5108/615; 5501/832;
 5665/972

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

Heritage Status: LHP
Other Assessments: LHP(T) (Nos 21 & 23 only)
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This row of houses is an excellent example of 1880s single fronted bluestone attached residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This row of houses 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 row of houses is an important example of the type of residences constructed in North Adelaide during the 1870s-1880s. They reflect the design, details and building materials characteristic at that time.

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

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

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

EXTENT OF LISTING:

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

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

No 21 – Row house – Row of Victorian single fronted cottages
 No 23 – Row house - Frontage and side wall returns visible from the street
 No 25 – Row house – Row of Victorian single fronted cottages

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

ROW HOUSES, 21, 23 & 25 Mansfield Street (cont)

REFERENCES

- State Library of South Australia, early photograph B52972
 - Smith Survey 1880
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SLSA - B52972 - 1984

HOUSE

Address: 22 Mansfield Street
Certificate of Title: 5418/791

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 very good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors and a verandah.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s-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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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
 Victorian single fronted cottage

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 24 Mansfield Street
Certificate of Title: 5135/992

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 very good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1870s-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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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

HOUSE

Address: 26 Mansfield Street
Certificate of Title: 5135/993

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 an excellent example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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

HOUSE

Address: 27 Mansfield Street
Certificate of Title: 5160/80

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

The Smith Survey shows this part of Town Acre 880 vacant in 1880 but this house would have been constructed when the area was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian local stone and brick as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian symmetrically fronted 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

HOUSE

Address:	40 Margaret Street
Certificate of Title:	5842/200

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1890s-1920s red face brick single fronted cottage. It retains important stylistic elements including brick walls, roughcast render gable ends, window hood with timber detailing.

The Smith Survey shows the outline of an earlier house on this allotment in 1880. This house remains an important indication of the type of cottages constructed as replacement development in the 1920s, and the use of face brick and timber detailing.

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 replacement residences on subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian cottage, displaying consistent use of typical materials such as face brick walls, roughcast render and decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this red brick Edwardian 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 residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 47 Margaret Street
Certificate of Title: 5794/371

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

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



HISTORY AND DESCRIPTION:

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

Rate Assessments indicate that this house was constructed prior to 1852. The outline of this early residence shows on the Smith Survey of 1880. The Town Acres along Margaret Street were closely subdivided and built up by that time. This house remains an important indication of the type of residences constructed during the 1850s and 1860s, and the use of rubble masonry as a building material.

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

STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s 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 is a typical 1850s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of this early Victorian residence, including the walls and the roof form associated with the house style. The interior is also included in the listing.

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

House
 Early Victorian residence, including interior

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

REFERENCES

- Smith Survey 1880.
- Marsden, Stark and Sumerling, 1988

SEMI-DETACHED HOUSES

Address: 68 & 68a Margaret Street
Certificate of Title: 5900/200

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 pair of houses is an excellent example of attached 1870s single fronted bluestone residences. They retain important stylistic elements including brick quoins, parapet and facings to windows and doors and a verandah. The stepped and raked parapet with louvred gable vent is an unusual feature of these houses.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880 and the outline of this pair shows on the Survey. This pair of houses remains important indications 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 pair of houses is an important example of the type of semi-detached residences constructed in North Adelaide during the 1870s-1880s, and reflects the design, details and building materials characteristic at that time.

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted pair of cottages, 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: 71 Margaret Street
Certificate of Title: 5685/93

Use: Residence
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 hipped and gabled roof form, corrugated iron roof, face brick chimneys, quoins and trim to windows and doors, a verandah with decorative cast iron brackets.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. This house remains an important indication of the type of residences constructed at in the subsequent decades, 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, face brick and decorative cast iron elements.

EXTENT OF LISTING:

Original external form, materials and details of this symmetrical 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

SEMI-DETACHED HOUSES

Address: 72 & 72a Margaret Street
Certificate of Title: 5409/602; 5728/477

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 pair of houses is an good example of semi-detached 1890s-1920s cottages of a transitional design. They retains important stylistic elements including masonry wall construction, combined with corrugated iron tiled roof and rendered trim to windows and doors.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in the decades following, some of which, like this were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian transitional pair of single fronted masonry residences, including walls, verandah and roof form associated with the house style. Excludes verandah infill.

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: 73 Margaret Street
Certificate of Title: 5784/202

Use: Residence
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 red face brick residence. It retains important stylistic elements including brick walls, tall brick chimneys, hipped and gabled corrugated iron roof, decorative timber verandah brackets and bullnose verandah roof profile.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Arts and Crafts, and Art Nouveau.

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 brick masonry walls, and decorative timber elements.

EXTENT OF LISTING:

Original external form, materials and details of this asymmetrical 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

HOUSE

Address: 76 Margaret Street
Certificate of Title: 5758/852

Use: Residence
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 hipped and gabled corrugated iron roof with louvred gable vent, tall brick chimneys, brick quoins and trim to windows and doors, and verandah with bullnose roof.

The Smith Survey shows that Little Margaret Street, as this northern end was known, as being well built up by 1880. The outline of an earlier building is visible on this allotment in Town Acre 824 at that time. These houses remain an indication of the type of residences constructed as replacement development in 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 face brick and sandstone walls, and timber verandah elements.

EXTENT OF LISTING:

Original 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

SEMI-DETACHED HOUSES

Address: 111 & 113 Margaret Street
Certificate of Title: 5193/878; 5344/679

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 pair of house is an excellent example of a semi-detached 1890s-1920s red face brick residence. It retains important stylistic elements including face brick walls, complex roof form, brick and roughcast render chimneys and verandah piers, timber strapping to projecting gable

The Smith Survey shows this allotment in Town Acre 868 as vacant at that time, although there was close development on adjacent allotments. This pair of houses remains an important indication of the type of residences constructed in the subsequent decades, and the use of design sources from Europe and Britain including Arts and Crafts, and Art Nouveau.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this red brick Edwardian pair of residences, 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:

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

- State Library of South Australia early photograph B 7036

SEMI-DETACHED HOUSES, 111 & 113 Margaret Street (cont)



SLSA - B 7036 - 1937

HALL

Address: 112 Margaret Street
Certificate of Title: 5900/197

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

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

**HISTORY AND DESCRIPTION:**

This simple stone barn-like structure is an excellent example of a Victorian service building. It retains important stylistic elements including bluestone masonry walls, brick quoins and facings to windows and doors and a narrow ventilating louvre window above the front door.

This building was constructed in the 1880s as a grain store for Frederick Winter. For some time, between 1911 and 1924, it was used by the Salvation Army. Subsequently it served as a flour store for Golden Crust Bakery before being converted to a studio for the Citizens Art Group from 1964. This building remains an important indication of the type of service structures constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

This simple stone structure is an important counterpoint to the residential character of the Margaret Street area within this precinct of North Adelaide as it is indicative of the type of service buildings which were constructed within a densely settled residential area.

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

- (a) This hall displays historical and social themes that are of importance to North Adelaide as it represents continued development on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (c) It has played an important part in the lives of local residents as a store and hall.
- (d) This hall displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Victorian service building displaying consistent use of typical materials such as bluestone masonry walls, face brick quoining, window and door dressing and simple corrugated iron gabled roof.

EXTENT OF LISTING:

The external form, materials and detail of the stone and brick hall including walls and roof form.

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

Hall
 Stone and brick hall

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 114 Margaret Street
Certificate of Title: 5461/569

Use: Residential
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 good example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including masonry wall construction, tall brick chimneys, half gabled corrugated iron roof and bullnose roof verandah with cast iron brackets.

The Smith Survey of 1880 shows an earlier building on this allotment in Town Acre 868. This house remains an important indication of the type of residences constructed as replacement development, 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, corrugated iron roof and decorative verandah elements.

EXTENT OF LISTING:

Original external form, materials and details of this Edwardian single fronted cottage, including the walls, the verandah and the roof form associated with the house style. Also includes timber picket fence which is characteristic of this 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: 116 Margaret Street
Certificate of Title: 5775/609

Use: Residence
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 a good example of an 1880s single fronted masonry residence. It retains important stylistic elements including verandah with cast iron decorative brackets.

The Smith Survey of 1880 shows an earlier building set well back on this allotment in Town Acre 868. This house would appear to be a front addition of the 1880s, 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 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 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 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone/sandstone masonry walls, and a verandah with decorative cast iron details.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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

HOUSE

Address: 118 Margaret Street
Certificate of Title: 5527/141

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and concave roofed verandah.

The Town Acres along Margaret Street were closely subdivided and well developed by the time of the Smith Survey in 1880, and the outline of this house is visible in the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This 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 masonry walls, moulded render and a verandah.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, 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 single fronted cottage

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 119 Margaret Street
Certificate of Title: 5545/116

Use: Residence
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 a good example of an 1880s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

The Smith Survey of 1880 shows this allotment in Town Acre 868 vacant at that time but this house would have been constructed soon after. 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 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 single fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls and face brick trim

EXTENT OF LISTING:

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

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 121-129 Margaret Street
Certificate of Title: 5881/667 & 668

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

The outline of this long row of cottages is visible in Town Acre 873 on the Smith Survey of 1880, and the Town Acre is only partly developed at that time. This row of houses remains an important indication of the type of residences constructed during the early Victorian period, and the use of local stone as building materials.

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

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This row of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1860s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as masonry walls, and low scale and simple form.

EXTENT OF LISTING:

Original external form, materials and details of this Victorian row of single fronted cottages, 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:

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

- State Library of South Australia, early photograph B 32659
- Smith Survey 1880

ROW HOUSES, 121-129 Margaret Street (cont)



SLSA - B 32659 - 1976