

**HOUSE**

**Address:** 13 Melbourne Street  
**Certificate of Title:** 5834/65

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows this section of Town Acre 979 not yet subdivided in 1880 but it 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 reflects the design, details and building materials commonly in use at that time.

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

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

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

**EXTENT OF LISTING:**

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof 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/Edwardian transitional 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**, 13 Melbourne Street (cont)

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SLSA - B19788 - 1970 view

**HOUSE**

**Address:** 17 Melbourne Street  
**Certificate of Title:** 5391/32

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

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

**HISTORY AND DESCRIPTION:**

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

The Smith Survey shows this section of Town Acre 979 not yet subdivided in 1880 but it 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 reflects the design, details and building materials commonly in use at that time.

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

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

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

**EXTENT OF LISTING:**

External form, materials and details of this Victorian asymmetrically fronted residence, including the walls and roof 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/Edwardian transitional 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**, 17 Melbourne Street (cont)

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SLSA - B19789 - 1970 view

**HOUSE**

**Address:** 18 Melbourne Street  
**Certificate of Title:** 5120/493

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house shows on the Smith Survey of 1880 as one of a run of four single fronted cottages along Melbourne Street. This house remains an important indication of the type of residences constructed at that time.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey

**HOUSE**

**Address:** 20 Melbourne Street  
**Certificate of Title:** 5451/520

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house shows on the Smith Survey of 1880 as one of a run of four single fronted cottages along Melbourne Street. This house remains an important indication of the type of residences constructed at that time.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 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 masonry walls and detailed render.

**EXTENT OF LISTING:**

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

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

House  
 Victorian single fronted cottage. Excludes later porch

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 30 Melbourne Street  
**Certificate of Title:** 5014/914 - 925

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, rendered quoins, window and door surrounds, elaborate gable ends, decorative timber verandah elements, bullnose verandah roof profile.

The Smith Survey shows this allotment in Town Acre 1009 as vacant at that time but it would have been developed in the decades following. This house remains an important indication of the type of residences constructed at the turn of the century, and the use of design sources from Europe and Britain including Queen Ann, 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 displaying consistent use of typical materials such as sandstone masonry walls, rendered quoins, window and door surrounds and decorative timber elements.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

## FORMER ROW HOUSES

**Address:** 32-38 Melbourne Street  
**Certificate of Title:** 5180/452; 5202/896;  
 5358/78; 5358/192;  
 5663/557

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

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



### HISTORY AND DESCRIPTION:

These houses are an excellent example of attached row houses constructed as speculative property investment during the 1860s, and subsequently upgraded during 1930. They retain important stylistic elements including brick quoins to windows and doors, projecting masonry dividing walls, with hipped roof and verandah extending along the row.

The outline of this row of cottages shows on the Smith Survey of 1880 in Town Acre 1009. The row was upgraded during the early 1930s with the installation of party walls and rationalisation of the roof form. (refer photographs following) This row remains an important indication of the reuse of early, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

This row of houses is an important example of one of the types of early residences constructed in North Adelaide and upgraded during 1930, and reflects the design, details and building materials commonly in use at that time.

### 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 primarily for rental on recently subdivided Town Acres, particularly during the 1860s and their upgrading for continued use in the 1930s.
- (d) This row of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical example of row houses displaying consistent use of materials such as masonry walls and simple roof form.

### EXTENT OF LISTING:

External form, materials and details of this 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:

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

- State Library of South Australia early photographs B 5794 and B 5913
- Smith Survey 1880

**FORMER ROW HOUSES, 32-38 Melbourne Street (cont)**

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SLSA - B 5794 - 1930



SLSA - B 5913 - 1931

## SHOPS

**Address:** 75-77, 79 Melbourne St  
**Certificate of Title:** 5135/347; 5135/348

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

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



### HISTORY AND DESCRIPTION:

This pair of properties were constructed after 1880, as the Smith Survey shows this corner of Town Acre 982 as vacant in 1880. The property was originally built as a corner shop with an attached residence, as early photographs indicate, but the residential use has ceased, as the this section of Melbourne Street now has a commercial function.

The corner property, no 79, retains important stylistic elements typical of 1880s commercial premises, including rendered masonry walls and a corrugated iron hipped/gabled roof behind a store front parapet. A recent verandah of appropriate form returns around the corner and the shopfront area has been enlarged. The shop at 75-77 was originally the attached residence for the corner shop. The former domestic use of the attached rear former residence is indicated by the set back and in the roof form. A linking element has enclosed the open space between the corner building and the shop at no 73, creating a row of commercial premises

### STATEMENT OF HERITAGE VALUE:

This shop and attached former residence is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It is indicative of the combined shop/residence form typical of this section of Melbourne Street at the time. It contributes to the historic streetscape of Melbourne Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop and attached former residence displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) This shop and attached former residence has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This shop and attached former residence displays aesthetic merit and design characteristics of significance to North Adelaide as it retains elements typical of single storey commercial buildings of the Victorian period.

### EXTENT OF LISTING:

External form, materials and details of the shop and attached former residence. Excludes later corner verandah and linking walls.

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

Shop and former dwelling  
 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

**SHOPS**, 75-77, 79 Melbourne Street (cont)

**REFERENCES**

- State Library of South Australia early photographs B 33306 and B 34400
- Smith Survey 1880



SLSA - B 33306 - 1977



SLSA - B 34400 - 1977

## TWO STOREY SHOP & HOUSE

**Address:** 82-84 Melbourne Street  
**Certificate of Title:** 5813/207

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

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



### HISTORY AND DESCRIPTION:

This two storey Victorian shop and attached residence was constructed in 1883-4 for H J Packer. It served as a butchers shop until the 1960s. The building is an excellent example of a well detailed two storey Victorian shop and attached residence. It is carefully detailed with fluted pilasters to No. 84 and a pierced parapet with projecting pediment above the first floor level. The building retains important stylistic elements including, face sandstone, rendered quins and facings, eaves brackets, detailed parapet balustrading and an upper floor verandah with cast iron balustrade.

### STATEMENT OF HERITAGE VALUE:

This two storey shop and attached residence remains substantially intact apart from some alterations to the ground floor shop front and the upper floor windows to the former residence. The building is an important early commercial structure in Melbourne Street, of extremely high quality finish and detailing. It is a long established retail property which retains its early form and is indicative of the former architectural character of this section of Melbourne Street.

Its two-storey scale is an important linking element between the later higher shops and offices to the west and the typical single storey strip of development to the east.

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

- (a) This two storey asymmetrically fronted former shop and residence displays historical and social themes that are of importance to North Adelaide as it represents the continued development of commercial buildings in this section of Melbourne Street during the 1880s.
- (c) This shop has played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community
- (d) This two storey building displays aesthetic merit and design characteristics of significance to North Adelaide as it is typical of a high quality Victorian shop and attached residence. displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

### EXTENT OF LISTING:

The external form, materials and details of the 1884 building including roof and verandah form and detail, masonry walls and parapet/pediment, window and door configuration and joinery.

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

[Shop & dwelling](#)  
[Two storey 1883 building](#)

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

### REFERENCES

- ACC Rate Assessments
- State Library of South Australia early photograph B4059

**TWO STOREY SHOP & HOUSE, 82-84 Melbourne Street (cont)**

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SLSA - B4059 - 1927 view

**HOUSE**

**Address:** 108 Melbourne Street  
**Certificate of Title:** 5154/920

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

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1870s-1880s single fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and hipped roof form. It has now been converted to a café.

The outline of the small cottage is visible on the Smith Survey of 1880. This former 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 former 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 former 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 former 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 and moulded render.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian single fronted former cottage, including the walls and roof form associated with the house style. Excludes later bay window café addition.

**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 former cottage

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

**REFERENCES**

- Smith Survey 1880

**FORMER CHAPEL**

**Address:** 110 Melbourne Street  
**Certificate of Title:** LT-X/20

**Use:** Function Centre  
**Mainstreet (Melbourne East) Zone:** MS2

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

**HISTORY AND DESCRIPTION:**

Little survives of the Wesleyan Church presence in North Adelaide, apart from a church hall in Archer Street and this former Wesleyan Chapel in Melbourne Street. The first main branch of the Wesleyan Church was a small chapel built in Kermode Street in 1842 which was replaced by a larger chapel built in Archer Street in 1856.

Trustees of the Wesleyan Church were responsible for building a school on this site in 1869. On the Smith Survey of 1880 it is marked as a Wesleyan Chapel as it was used as a school in the week and as a place of worship on Sundays. It was constructed in simple hall form with a projecting entrance porch facing Melbourne Street. The building materials are limestone walls with brick dressings.

This former Wesleyan church/school building is a pertinent reminder of more pious times and when small communities were served by their own 'village' like local church or school. In 1988 this property had still not been brought under the Real Property Act, but had been converted to a commercial premises during the 1970s.

**STATEMENT OF HERITAGE VALUE:**

This former chapel is an important part of the historic streetscape in Melbourne Street reflecting the provision of community religious and educational facilities during the 1860s for the immediate residents.

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

- (a) This building displays historical and social themes that are of importance to North Adelaide as it reflects the development of local communities and the provision of community religious and educational facilities for them during the 1860s.
- (b) It represents customs or ways of life that are characteristic of the local area as it is indicative of the development of village life in parts of North Adelaide.
- (c) It has played an important part in the lives of local residents as the church/school catered for the spiritual and educational needs of the many working class families living in this part of North Adelaide.
- (d) This building displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of an 1860s limestone and brick chapel building.

**EXTENT OF LISTING:**

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

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

Former chapel  
 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

**FORMER CHAPEL**, 110 Melbourne Street (cont)

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**REFERENCES**

- ACC Rate Assessments 1864-1870
- Smith Survey 1880
- Arnold Hunt, *This Side of Heaven*, 1986, pp 88-90
- LTO Title records
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 10926



SLSA - B 10926 - 1942

## SHOPS & HOUSES

**Address:** 111 & 113, 117 & 119  
Melbourne Street  
**Certificate of Title:** 5671/720; 5807/252

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

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



111 & 113 Melbourne Street

### HISTORY AND DESCRIPTION:

This pair of attached shops with projecting shopfront sections is shown on the Smith Survey as a pair of attached cottages. It would appear that the buildings were converted to Commercial use during the 1880s- 1890s when the shopfronts were added. This was a common form of adaptation during that period.

The shopfront to no 111 was added in 1898 for storeman J B Robertson and a verandah was added soon after. This shop was owned for some time from 1910 by licensed victualler Alfred Ernest Press, who had also been publican of the nearby Lord Melbourne Hotel. He owned this property and rented it out until his death in 1934. The shopfront to 117 was added earlier, probably in the 1880s when the building was owned by Stephen Clark, a tailor. Later owners were also tailors.

The shopfronts are important historic elements in the developing streetscape of Melbourne Street during the Victorian period.

### STATEMENT OF HERITAGE VALUE:

These shop buildings are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of Melbourne Street and reflect the creation of a local 'High Street' for this section of North Adelaide.

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

- (b) These shops displays historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) These shops have played an important part in the lives of local residents in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are excellent examples of single storey commercial buildings of the Victorian period.

### EXTENT OF LISTING:

External form, materials and details of this row of Victorian shops.

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

Shops & 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

**SHOPS & HOUSES, 111 & 113, 117 & 119 Melbourne Street (cont)**

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**REFERENCES**

- ACC Building Surveyors - Return of Plans 31/7/1898
- ACC Building Surveyors - Return of Surveyor of Notices 30/11/1911
- ACC Rate Assessments 1852-1954
- Smith Survey 1880
- LTO Title records
- *SA Directories* 1873-1970



117 & 119 Melbourne Street

## TWO STOREY SHOP & HOUSE

**Address:** 141 Melbourne Street  
**Certificate of Title:** 5235/557

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

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



### HISTORY AND DESCRIPTION:

This two storey shop with a substantial residence above was built for Charles Long in 1880. It was part of a large subdivision across the two Town Acres of 985 and 986 by William Thomas Foster. He bought the land in 1877 from Thomas Elder and J Hart.

George Murray, a builder, bought several lots of this subdivision along Parker Street (now Bower Street) in 1879 and built sixteen small houses. A year later this shop was built, possibly by local builder Thomas Gully, whose name is given in the rate assessment records for this property and four adjoining dwellings in Melbourne Street.

The shop has been used or known as a chemist and druggist, a bootmaker, Harford's Fish Shop, a fruit shop and a mixed business. It was a bootmakers for the longest period for at least thirty years in the early twentieth century.

### STATEMENT OF HERITAGE VALUE:

This prominent corner two storey shop represents the building speculation boom of the late 1870s and early 1880s. It is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contribute to the historic streetscape of Melbourne Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian two storey shop and residence, including walls, roof and verandah form associated with the building style.

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

Two storey shop & residence  
 Frontage and side wall returns visible from the street

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

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**TWO STOREY SHOP & HOUSE, 141 Melbourne Street (cont)**

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**REFERENCES**

- ACC Rate Assessments 1876-1897
  - ACC Smith Survey 1880
  - LTO CTs 237/142, 274/194, 327/180, 328/40, 1995/11, 4216/223, 5235/557
  - *SA Directories* 1880-1970
  - State Library of South Australia early photograph B 25460
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SLSA - B 25460 - 1972

## HOUSE

**Address:** 185 Melbourne Street  
**Certificate of Title:** 5248/779

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

**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, rendered quoins and facings to windows and doors, with decorative timber verandah and gable elements.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. This former 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, detailed render and decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional masonry residence, including walls, verandah form, gables 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:** 196 Melbourne Street  
**Certificate of Title:** 5512/454

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

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



### HISTORY AND DESCRIPTION:

This former 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 brackets and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. These semi-detached former houses remain 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 former 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 former 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 former 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 former 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 cast iron.

### EXTENT OF LISTING:

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

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

House  
 Victorian asymmetrically fronted former residence

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 202 Melbourne Street  
**Certificate of Title:** 5466/137

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1870s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The outline of this cottage is shown in Town Acre 1000 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

**EXTENT OF LISTING:**

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

## SEMI-DETACHED HOUSES

**Address:** 204 & 206 Melbourne Street  
**Certificate of Title:** 5205/16, 5394/912

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

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



### HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this pair of houses in 1880. These semi-detached former houses remain an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of single fronted cottages, including the walls and roof form associated with the house style. Excludes later front porches.

**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  
 Pair of Victorian single fronted former cottages. Excludes later front porch

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:** 208 & 210 Melbourne Street  
**Certificate of Title:** 5768/20, 5816/313

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

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



### HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of semi-detached 1870s-1880s single fronted sandstone residences. It retains important stylistic elements including rendered quoins and facings to windows and doors and eaves brackets.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this pair of houses in 1880. These semi-detached former houses remain an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of single fronted cottages, including the walls and roof form associated with the house style. Excludes later 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:

[Semi-detached houses](#)

[Pair of Victorian single fronted chamber cottages. Excludes later front porch and rear of building.](#)

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 209 Melbourne Street  
**Certificate of Title:** 5906/992, 993

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

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1840s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended roof form and are one or two rooms in depth. The office addition to the front has not obscured the original gable ended roof structure.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. This former house remain an important indication of the type of residences constructed during the 1860s.

**STATEMENT OF HERITAGE VALUE:**

Cottages like this former house, 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 former 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 former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

**EXTENT OF LISTING:**

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

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

House  
 Early Victorian house to rear of front office additions

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 15916



SLSA - B 15916 - 1965 view

## HOUSE & FENCE PLINTH

**Address:** 214 Melbourne Street  
**Certificate of Title:** 5543/887

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors. It also retains the bluestone front fence plinth which is characteristic of this house style.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house in 1880. This former house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls and roof form associated with the house style including the bluestone front fence plinth which is characteristic of this house style. Excludes later 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 and plinth

Victorian symmetrically fronted former residence and fence plinth. Excludes later front porch and rear of building.

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

### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 215 Melbourne Street  
**Certificate of Title:** 5545/515

**Use:** Commercial  
**Main Street (Melbourne West) Zone:** MS3

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

**HISTORY AND DESCRIPTION:**

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

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house, with its verandah and fence, in 1880. It remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This former 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 former 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 former 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 former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

**EXTENT OF LISTING:**

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

**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 and earlier sections of the symmetrically fronted former residence

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

**REFERENCES**

- Smith Survey 1880

**HOUSE & FENCE PLINTH**

**Address:** 220 Melbourne Street  
**Certificate of Title:** 5787/816

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

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

**HISTORY AND DESCRIPTION:**

This former house is a good example of an 1870s-1880s symmetrically fronted masonry residence. It retains important stylistic elements including stonework and original form. It also retains the stone and brick fence plinth which is characteristic of this house style.

The western end of Melbourne Street remained essentially residential while the eastern end had developed as the main street for Lower North Adelaide particularly during the 1870s and 1880s. The Smith Survey shows the outline of this house in 1880. It remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

**STATEMENT OF HERITAGE VALUE:**

This former 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 former 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 former 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 former house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as masonry walls.

**EXTENT OF LISTING:**

External form, materials and details of this Victorian symmetrically fronted house, including the walls and roof form associated with the house style. Excludes later 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 and fence plinth  
 Victorian single fronted former cottage and fence plinth. Excludes porch and rear of building.

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:** 231 & 237 Melbourne Street  
**Certificate of Title:** 5379/118

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

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



### HISTORY AND DESCRIPTION:

This pair of attached houses 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.

These attached houses were described as '2 houses unfinished' in the 1897 ACC Rate Assessments. Built for Mrs Mary Ann Trudgen, they were designed by architect Thomas Hyland Smeaton, who also designed the 1885 villa at 161-162 East Terrace known as Craigweil and a pair of 1892 attached houses at 334-340 Halifax Street.

Mary Trudgen's husband, Nicholas Wallis Trudgen, was the builder for the dwellings which were expected to cost £1300 to construct. The Trudgen's never lived here themselves but rented out the dwellings until they sold them in 1934. They have remained as residential properties in Melbourne Street.

### STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1890s-1920s.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Edwardian 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 attached pair of Edwardian transitional masonry residences, including walls, verandah (to 231 only), and roof form associated with the house style. The new verandah to 237 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:

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

**SEMI-DETACHED HOUSES, 231 & 237 Melbourne Street (cont)****REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/6/1897
- ACC Building Surveyors Dept - Return of Surveyor of Notices 31/8/1897
- ACC Rate Assessments 1888-1895
- ACC Smith Survey 1880
- LTO CTs 36/233, 782/51, 2560/146-7, 5379/118, 577/184
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 210, 217
- *SA Directories* 1873-1970
- State Library of South Australia early photograph B 14317



SLSA - B 14317 - 1960

## HOUSE

**Address:** 241 Melbourne Street  
**Certificate of Title:** 5789/10

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors and verandah.

Town Acre 991 is shown as vacant in the Smith Survey of 1880, and was subsequently subdivided and 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 bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, 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:** 281 Melbourne Street  
**Certificate of Title:** 5323/471

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

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

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1890s-1920s single fronted residence of a transitional design. It retains important stylistic elements including masonry wall construction, combined with corrugated iron half gabled roof and eaves brackets. A high boundary fence has replaced the front verandah

The western end of Melbourne Street was essentially residential and this house is indicative 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 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 half gabled roof and render details such as eaves brackets.

**EXTENT OF LISTING:**

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

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

House  
 Victorian/Edwardian transitional masonry residence. Excludes front additions.

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

**REFERENCES**

**HOUSE**

**Address:** 303 Melbourne Street  
**Certificate of Title:** 5419/322

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including masonry walls, tall brick chimneys, elaborate gable ends, complex roof form, roughcast render and decorative timber verandah and gable elements. The upstairs addition repeating roof form was built in 1995.

This house remains an important indication of the type of residences constructed at the turn of the century, 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 residences, like this house, constructed between 1890 and 1920 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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

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

**EXTENT OF LISTING:**

External form, materials and details of the Edwardian/Federation period residence, including the walls, verandah and roof form associated with the house style. Later second storey additions are not included.

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

House  
 Edwardian/Federation residence

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

**REFERENCES**

- Smith Survey 1880