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

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**VOLUME 2, PART 5 (O-S)**

**Building Data Sheets : Local Heritage Places**

**2004**

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**SHOP**

**Address:** 21 O'Connell Street  
(includes 122-123 Ward Street)

**Certificate of Title:** 5451/152

**Use:** Commercial

**Mainstreet (O'Connell)**

**Zone:** MS1

**Heritage Status:** LHP

**Other Assessments:** LHP(T)

**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This is a prominent two storey corner shop and residence, with a substantial parapet above the upper level verandah. It was constructed in 1878 for A A Huddleston, a grocer. Describing the building improvements for 1877, the *South Australian Register* for 23 March 1878 wrote, 'Mr A A Huddleston has had a good shop with dwelling house attached erected in O'Connell Street for £900.' The Huddleston family occupied or owned this property until 1918. The Huddleston family had a long association with the retail industry in O'Connell Street, operating grocers premises at various locations from 1853.

This shop at 21 O'Connell Street has been used for variety of businesses. In 1882 it was a dressmakers; in 1890 an upholsterer's; in 1900 a greengrocer's shop; and in 1910 a piano tuner and music sellers. From about the First World War until at least the 1950s it was a confectionary shop.

**STATEMENT OF HERITAGE VALUE:**

This two storey shop, built at the end of 1877 is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

- (a) This shop displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy and the provision of retail services for 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:**

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls and verandah form.

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

**Shop**

Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Rate Assessments 1871-1893
- Smith Survey 1880

**SHOP**, 21 O'Connell Street (includes 122-123 Ward Street)

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- LTO titles
- GRO RPA Application 11194 1/3/1871
- SA *Directories* 1873-1970
- State Library of South Australia early photograph B 5437



SLSA - B 5437- 1929

**SHOP**

**Address:** 24 O'Connell Street  
**Certificate of Title:** 5286/786; 5235/558

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This two storey shop is one of the earliest remaining in O'Connell Street and its early date of construction is reflected in the simple form and detailing of its front elevation. It was built for Thomas Wright, a blacksmith, in 1853. A lease that he had signed for ten guineas per year in August 1850 contained a proviso that he had to 'erect build and finish...a good and substantial messuage and tenement to the value of £70 at least'. It also had to be of brick or stone and roofed with either slate or shingles. He took up an option and bought the property in June 1853 and rented it out to A A Huddleston, a grocer. The rate assessments for 1853 record that it comprised five rooms and had a rateable value of £50 which is quite substantial for the period.

In 1868 the shop was bought by Mary Hannah Osborne and AA Huddleston who were related in some way. They owned the property until 1915 when the land size was reduced to 24 x 105 ft when sold. When the property was transferred to William Osborne, a chemist, it became a chemist shop from 1882 for over ninety years until around 1978.

**STATEMENT OF HERITAGE VALUE:**

This 1850s shop building is representative of the development of commercial facilities and services during the early Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the creation of a local 'High Street' for this section of North Adelaide.

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

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

**EXTENT OF LISTING:**

Original external form, materials and details of the two storey shop including parapet form and detail, masonry walls. Excludes verandah and shopfronts.

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

Shop  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Rate Assessments 1852-1853

- Smith Survey 1880
- LTO CTs 114/237, 1037/39, 2238/9
- GRO RPA Application 9073 1/4/1868
- *SA Directories* 1873-1970

**ROW SHOPS**

**Address:** 25, 25a & 27 O'Connell Street  
**Certificate of Title:** 5175/187; 5169/434; 5302/129

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

**Heritage Status:** LHP  
**Other Assessments:** LHP(T) No 27 only  
 Townscape Initiative 1993  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

It is presumed that this row of one storey shops were constructed in the early 1870s as they predate the two storey corner shop of 1877 and were built for A A Huddleston, a North Adelaide grocer. Huddleston bought the land in 1870. The Huddleston family had a long association with the retail industry in O'Connell Street. They rented the one storey shop across the road at 24 O'Connell Street from 1853 where they ran a grocer's shop until they built these shops, and they also owned another shop, across the street at 26 O'Connell Street until 1913. The row of shops were given separate titles in 1911 and the Huddleston family owned them until 1929. These shops were bought by migrants to Australia in the mid 1960s. Properties such as this were attractive city investment properties following the Second World War.

The shops retain their low scale and simple parapet with low hipped roof behind.

**STATEMENT OF HERITAGE VALUE:**

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

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

- (a) These shops display historical and social themes that are of importance to North Adelaide as they reflect 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) These shops display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of single storey commercial buildings of the Victorian period.

**EXTENT OF LISTING:**

The external form, materials and details of the row of single storey shops, including front parapets, roof and verandah form.

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

Nos 25 & 25a Shop  
 Row of single storey shops

No 27 Shop  
 Frontage and side wall returns visible from the street

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

**ROW SHOPS, 25, 25a & 27 O'Connell (cont)**

**REFERENCES**

- ACC Rate Assessments 1871-1878
- Smith Survey 1880
- LTO CTs 153/193, 1097/27, 3485/179, 80, 4384/422, 5302/129
- SA Directories 1873-1970
- State Library of South Australia early photographs B 5437 & B 20642



SLSA - B 5437 - 1929



SLSA - B 20642 - 1970

**SHOP**

**Address:** 26 O'Connell Street  
**Certificate of Title:** 5235/558

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This shop was constructed in 1913 and replaced a small house which had been on the site since 1852. The house was brought under the Real Property Act and sold to Robert Cooper. He was related by marriage to the Osborne and Huddleston families who also owned shops in the locality. After Cooper's death in 1908, the property was demolished and remained vacant until 1913 when it was sold to Ann and DJ Ahern, who built this shop. The parapet and verandah are indicative of the date its construction during the Edwardian period.

The shop was rented out and the SA Directories for 1919 refer to V Weber who was an organ and piano builder operating from here. From 1921 to 1946 cabinet maker Arthur E Horwood owned the shop. From 1949 until 1977 the shop was known as Bagot's Antiques. It was during this period, the shop windows were replaced by others from another shop in Rundle Street.

**STATEMENT OF HERITAGE VALUE:**

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

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

- (b) 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 single storey commercial building of the Edwardian period.

**EXTENT OF LISTING:**

The external form, materials and details of this single storey shop, including front parapets and roof form. Excludes shopfronts

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

Shop  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Building Surveyors Plan Books 13/10/1913
- ACC Rate Assessments 1852-1914
- Smith Survey 1880

- Sally Hopton (nee Bagot) verbal information about shop windows
- LTO CTs 696/142, 969/17, 4301/268, 5235/558
- *SA Directories* 1873-1970

**ROW SHOPS**

**Address:** 45, 47, 49, 49a & 51  
O'Connell Street  
**Certificate of Title:** 5366/828; 5270/57;  
5290/183; 5174/535

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

**Heritage Status:** LHP  
**Other Assessments:** LHP(T) Nos 45, 47 49a &  
51 only  
**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

This row of two storey shops were constructed in 1898 for George Rothe and W Stewart. Shortly after the shops were completed, they were transferred to John Acraman. When Acraman brought the shops under the Real Property Act in 1914 in which they were valued at £2250, they were all rented out. At that time they were occupied by a greengrocer, a fish shop, light refreshments, a tailor and a tobacconist. Since that time each of the shops has had a variety of owners and occupants.

This row of shops is an excellent example of a two storey 1890s commercial building. It retains important stylistic elements including a continuous balustraded parapet, paired arched windows, decorative moulding and a central projecting pediment.

**STATEMENT OF HERITAGE VALUE:**

This row of two storey shops, constructed in 1898, is representative of the development of commercial facilities and services during the early Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell 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) These shops display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy.
- (c) They have played an important part in the lives of local residents as 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 an excellent example of a two storey commercial building of the Edwardian period.

**EXTENT OF LISTING:**

The external form, materials and details of this row of two storey shops, including front parapets and roof form. Excludes any later changes to shopfronts.

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

Nos 45, 47 49a & 51 Row Shops  
Frontage and side wall returns visible from the street

No 49 Row Shop  
Part of row of two storey shops

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

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**ROW SHOPS, 45, 47, 49, 49a & 51 O'Connell Street (cont)**

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**REFERENCES**

- ACC Building Surveyors Plan Books 31/10/1898
  - ACC Rate Assessments 1890-1905
  - Smith Survey 1880
  - LTO CTs 1027/41, 1767/122, 2569/116, 3328/61, 62, 63; 3857/135, 4146/667, 4323/934; 5174/535,6; 5290/183
  - GRO RPA Application 26313 17/3/1914
  - SA Directories 1873-1970
  - State Library of South Australia early photograph B 38112
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SLSA - B 38112 - 1980

**SHOP**

**Address:** 52-54 O'Connell Street  
**Certificate of Title:** 5886/132

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This two storey shop is constructed of sandstone with rendered detailed quoins and window dressings and parapet. It is an excellent example of an 1880s masonry shop retaining typical stylistic elements.

It was constructed after 1880 as the site, the yard of the former Huntsman Hotel, is shown as vacant in the Smith Survey. The hotel was rebuilt in 1882 and this building followed soon after.

**STATEMENT OF HERITAGE VALUE:**

This shop building is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell 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*):**

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

**EXTENT OF LISTING:**

The external form, materials and details of this c1885 two storey shop, including walls, parapets and roof form associated with building style.

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

Shop  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

## SHOPS

**Address:** 53-53b O'Connell Street  
**Certificate of Title:** 5441/202

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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



### HISTORY AND DESCRIPTION:

This pair of two storey shops was built in 1906, and replaced earlier shops on the site. The design for the shops was by architects Davies & Rutt, for owners GWC Rothe and W Stewart. The first tenant was William Compton Davies, a draper. This pair was built alongside five 1899 two storey shops between 45 and 51 O'Connell Street which were also built for Rothe and Stewart. Shortly after Davies bought the shops from Rothe in 1907, he had balconies installed by builder CH Martin. The balconies have been removed but the building retains its characteristic arch headed windows to the first floor and balustraded parapet.

The shops have been used for a variety of outlets such as Miss J Goldsmith's costume shop, Mrs Mary Fawcett's whitework manufacturer, LJ Mack grocers, the Adelaide Towel & Coat Supplies, the School of Kodokan judo instructors, Griffs (SA) Ltd furniture and the Academy of Ballroom Dancing.

### STATEMENT OF HERITAGE VALUE:

This shop building was designed by architects Davies & Rutt and built in 1906. It is representative of the development of commercial facilities and services during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street / Melbourne Street and reflects the continued development of a local 'High Street' for this section of North Adelaide.

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

- (e) This shop building 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 building 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 building 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 Edwardian period, designed by architects Davies and Rutt.

### EXTENT OF LISTING:

The external form, materials and details of this 1906 two storey shop, including walls, parapets and roof form associated with 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:

#### Shops

Frontage and side wall returns visible from the street

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

### REFERENCES

- ACC Building Surveyors Plan Books 31/8/1906, 24/9/1908.

**SHOPS**, 53-53b O'Connell Street

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- ACC Rate Assessments 1890-1908
- Smith Survey 1880
- LTO CTs 757/144, 3132/109, 5441/202
- GRO RPA Application by John Acraman, November 1906.
- SA Directories 1873-1970
- State Library of South Australia early photograph B 38113



SLSA - B 38113 - 1980

**SEMI-DETACHED SHOPS**

**Address:** 89 & 91 O'Connell Street  
**Certificate of Title:** 5311/240; 5311/189

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This pair of shops is an example of a semi-detached 1870s-1880s commercial building. The original timber shopfront to 91 O'Connell Street survives. The shop at 89 was built by 1876, while that at 91 was built by 1883.

John George Osborne, a builder, bought land in 1868 measuring 32 x 116 feet on which he built a house and shop by 1876 at 91 O'Connell Street. They were given a rateable value of £24 suggesting a modest structure for the time. When the property was sold to bootmaker Heinrich Langeluddecke in 1878, he built another shop, which by 1883 saw the annual rateable value double to £65 for both shops. He sold his shop onto another bootmaker, Patrick O'Connor in 1893. This shop was a bootmakers until about the Second World War.

Langeluddecke, was one of seven German immigrants with shops in O'Connell Street in 1880. The number of German traders with shops in the street stayed constant until about the First World War.

**STATEMENT OF HERITAGE VALUE:**

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell 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):**

- (a) These shops display 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 examples of a single storey commercial building of the Victorian period.

**EXTENT OF LISTING:**

The original external form, materials and details of the c1875 one storey shops including original shopfront and entrance to 91.

**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 shops  
 c1875 one storey shops. Excludes shopfront to 89

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

**REFERENCES**

- ACC Rate Assessments 1865-1894
- Smith Survey 1880
- LTO CTs 123/52, 417/212, 583/170, 2815/169, 5311/189
- *SA Directories* 1873-1973

**SHOP**

**Address:** 95a O'Connell Street  
**Certificate of Title:** 5131/874

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This small 1860s single storey shop retains a highly decorative pedimented parapet. A shop was built on this allotment for Joseph Drewer, a carpenter, in about 1861. He and his family owned the shop until 1902. The *SA Directory* for 1910 records that William Boyle was tenant of the shop as a tailor and outfitters for many years before he bought it in 1934. After his death in 1948, his family continued the business and owned the shop until 1981.

Between 1902 and 1981 only two other families have owned the shop, perhaps explaining why the shop has retained its simple one storey form. The shop also retains an early shopfront.

**STATEMENT OF HERITAGE VALUE:**

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell 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):**

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

**EXTENT OF LISTING:**

The external form, materials and details of the c1875 one storey shop including original shopfront.

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

Shop  
 c1875 one storey shop

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

**REFERENCES**

- ACC Rate Assessments 1857-1911
- Smith Survey 1880
- LTO CTs 79/111, 687/97, 5131/866-876, 5131/873.
- *SA Directories* 1873-1970

**SHOP**

**Address:** 97 O'Connell Street  
**Certificate of Title:** 5131/873

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This is a two storey shop with a simple curved parapet and sash windows to the upper floor. A shop was built on this site shortly after Ainsworth A Huddleston, a grocer, bought the property in 1872. By 1876 the shop on site had an annual rateable value of £40 which had doubled by 1892, suggesting the addition of the second storey.

The Huddleston family owned the property until 1937, in which time the property was tenanted to William Beaney as a draper's shop for almost forty years. Thereafter, when it was bought by Oswald and Ernest Smith it was for a number of years a shop for Ernsmiths Radio. It has also been used as a bookmakers and for Godolphins Decorations. After the Bank of Adelaide bought it in 1956, for some time it was used as a bank premises.

**STATEMENT OF HERITAGE VALUE:**

These shops are representative of the development of commercial facilities and services during the Victorian period in North Adelaide. They contribute to the historic streetscape of O'Connell 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*):**

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

**EXTENT OF LISTING:**

The external form materials and details of the c1875 and c 1895 two storey shop.

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

Shop  
 c1875 two storey shop

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

**REFERENCES**

- ACC Building Surveyors Plan Books
- ACC Rate Assessments
- Smith Survey 1880
- SA Directories 1873-1970

## SHOPS

**Address:** 114-118 O'Connell Street  
**Certificate of Title:** 5197/2; 5197/9

**Use:** Commercial  
**Mainstreet (O'Connell):** MS1

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



### HISTORY AND DESCRIPTION:

These shops with a ninety foot frontage to O'Connell Street date from 1863 when Adelaide City Council rate assessment records referred to '2 unfinished buildings' for J Harrington. With an annual rateable value given as £20 for the unfinished buildings, by 1864 there were four shops for Harrington recorded for this address. The larger shop on the corner of George and O'Connell Street was rated at £50, while the three adjoining ones were £28 each.

Apart from subsequent changes to the shop fronts on the ground floor, the form of these shops appears relatively intact. The shops were alongside the first Royal Oak Hotel which was relocated and rebuilt in 1866 on the opposite side of the road.

A member of the Harrington family, Benjamin Harrington, sold the shops in 1897. The shops remained on one title until 1927 when one of the shops was sold separately. The remaining shops were given separate title in 1948.

### STATEMENT OF HERITAGE VALUE:

This row of two storey shops is representative of the development of commercial facilities and services during the Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell 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 row of shops 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 row of shops 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 row of shops 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:

The external form, materials and details of the c1865 two storey row of 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  
c1885 two storey row of shops](#)

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

### REFERENCES

- ACC Rate Assessments 1860-1900
- Smith Survey 1880

**SHOPS**, 114-118 O'Connell Street (cont)

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- LTO CTs 473/13, 1458/71, 1462/29, 1982/153-154, 3575/80, 4071/921, 5197/2, 5197/9
- *SA Directories* 1873-1970



SLSA - B 37969 - 1980

**ROYAL OAK HOTEL**

**Address:** 121-129 O'Connell Street  
**Certificate of Title:** 5603/87

**Use:** Hotel  
**Mainstreet (O'Connell)**  
**Zone:** MS1

**Heritage Status:** LHP  
**Other Assessments:** Former City Significance  
*Heritage of the City of  
 Adelaide, ACC, 1990*

**Conservation Reports:** Nil

**HISTORY AND DESCRIPTION:**

The Royal Oak Hotel was first licensed in June 1855 on the other side of the road at the location of 112 O'Connell Street on Town Acre 865. However, a new hotel was built on this site in 1866 to enable owner Carl Frederick Monteton more room to expand in a period when O'Connell Street was consolidating its position as the main North Adelaide thoroughfare to and from the city. In 1874 the hotel was sold to brewers W H Beaglehole & Johnstone, followed by the Lion Brewing & Malting Co Ltd from 1890 until 1975. The practice of the competitive brewers buying hotels, or creating 'tied hotels' from the mid 1870s onwards, ensured outlets for their own brew.

Of the fifteen city hotels established in the 1860s decade, only four are still trading, while it is believed that the Royal Oak Hotel is the only known city hotel to be entirely rebuilt in this period and is therefore of a style unlike those rebuilt after the mid 1870s. However, it can be compared to the Tivoli Hotel in Pirie Street, which has a similar character. The fact that the Royal Oak Hotel was relocated and the Caledonian Hotel was established three years later further along the road, is an indication of the rising importance of O'Connell Street in this period.

**STATEMENT OF HERITAGE VALUE:**

The Royal Oak hotel is evidence of the development of commercial facilities and services during the early Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell 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 hotel displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (b) It represents customs or ways of life that are characteristic of the local area.
- (c) It has played an important part in the lives of local residents as in the provision of goods and services to residents of the immediate area and the wider local community.
- (d) This hotel displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a 1860s two storey hotel building of the early Victorian period.
- (f) The Royal Oak Hotel is a notable landmark in the area.

**EXTENT OF LISTING:**

The external and interior form, materials and details of the 1866 two storey hotel and 1881 verandah.

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

Royal Oak Hotel  
 1866 hotel building, including interior and 1881 verandah

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

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#### REFERENCES

- ACC Rate Assessments 1855-1870
- Smith Survey 1880
- Hoad, JL, *Hotels and publicans in South Australia 1836-1993*, Second Edition, p397.
- LTO CTs 27/45, 198/172, 672/44, 4069/237, 4364/115, 5603/87
- State Library photo, B21364 c 1870.

**SHOP**

**Address:** 124 O'Connell Street  
**Certificate of Title:** 5404/07

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This attractive one storey shop with a balustraded pediment was built in 1889 for William Pullin, a butcher, who applied in May of that year to the Adelaide City Council to build a shop and residence estimated to cost £900.

William Pullin's butcher shop traded for sixty seven years. After his death in 1933 a portion of his land with a sixty six foot frontage to O'Connell Street was sold while other members of the family continued running the butchers shop on this the remaining twenty two foot frontage. The family sold the shop premises in 1957 to Arthur Pimlott and the shop became a timber merchants for a number of years.

Between 1880 and 1900 there were three butcher shops in O'Connell Street, one of which was a German butchers, only four shops away. This suggests there was a big enough market for a number of years to cater for their customers specific needs. While butchers' shops came and went, three or four butchers shops were able to trade successfully in O'Connell Street until at least 1970 according to the *SA Directories*.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

**EXTENT OF LISTING:**

The external form, materials and details of the 1889 one storey shop including parapet with pediment and balustrade and verandah form.

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

Shop  
 c1885 one storey shop

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

**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 31/5/1889
- ACC Building Surveyors Dept - Return of Surveyors Notices 31/5/1889

**SHOP**, 124 O'Connell Street (cont)

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- Smith Survey 1880
- SA Directories 1873-1970
- State Library of South Australia early photograph B 13927



SLSA - B 13927 - 1957

**SHOP**

**Address:** 177 O'Connell Street  
**Certificate of Title:** 5546/674

**Use:** Commercial  
**Mainstreet (O'Connell):**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This single storey building is an excellent example of an 1890s – 1920s shop. Constructed of brick (and now rendered), it retains important stylistic elements including symmetrical façade, pilasters, string coursing and an unusual gable with roughcast render and strapping.

In 1899, the owner, Mrs E Black was granted consent to build a shop and dwelling on the site. Upon completion the shop was leased to a dressmaker.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

**EXTENT OF LISTING:**

The external form, materials and details of the 1899 one storey shop including gable fronted central entrance.

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

Shop  
 c1890 one storey shop

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

**REFERENCES**

- ACC Rate Assessments



SLSA - B 18246- 1916

**SHOP**

**Address:** 201 O'Connell Street  
**Certificate of Title:** 5309/91

**Use:** Commercial  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

This former residence was constructed in 1892, on the site of two earlier houses. Arthur Lovely bought the property and made an application for shops and a dwelling which were expected to cost £900. This large cost for a shop suggests a substantial two storey structure.

This shop and residence is an excellent example of an 1890s commercial/residential building. It retains important stylistic elements including bluestone walls and rendered door and window surrounds.

**STATEMENT OF HERITAGE VALUE:**

This 1892 building is representative of the development of commercial facilities and services during the late Victorian period in North Adelaide. It contributes to the historic streetscape of O'Connell Street and reflects the continuing development of a local 'High Street' for this section of North Adelaide.

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

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

**EXTENT OF LISTING:**

The external form, materials and details of the 1892 two storey shop building, 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:

**Shop**

Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Building Surveyors Dept - Surveyor of Notices 31/12/1892, 31/8/1910.
- ACC Rate Assessments 1883-1914
- Smith Survey 1880
- LTO Title records
- SA Directories 1873-1970
- State Library of SA photo B6916 17/12/1936

## SHOPS

**Address:** 207-209 O'Connell Street  
**Certificate of Title:** 5330/508

**Use:** Commercial  
**Mainstreet (O'Connell):** MS1

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



### HISTORY AND DESCRIPTION:

This pair of two storey semi-detached houses were built in 1911 by owner and builder John Hogg replacing two earlier houses that are recorded on the 1880 Smith Survey. By 1914 John Hogg's property is recorded as comprising two tenanted houses on site, each with an annual rateable value of £64. The property appears to have had a history of providing low cost accommodation. The SA *Directory* for 1970 refers to the property as St David Flats. The property is currently used as offices

This pair of former houses is an excellent example of a two storey 1890s – 1920s Edwardian transitional building. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door trim, verandah form and a corrugated iron hipped roof. Timber balustrading has replaced the original cast iron panelling.

### STATEMENT OF HERITAGE VALUE:

This pair of semi-detached former residences is representative of the development of residential and commercial facilities during the Edwardian period in North Adelaide. It contributes to the historic streetscape of O'Connell 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) These former houses display historical and social themes that are of importance to North Adelaide as they reflect the development of a local North Adelaide economy and 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 former houses display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of a two storey Edwardian transitional building.

### EXTENT OF LISTING:

The external form materials and details of the pair of attached two storey c1910 former dwellings including masonry walls, two level verandah form and 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 - Pair of attached two storey c1890 former dwellings. Excludes additions to western elevation.

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

### REFERENCES

- ACC Building Surveyor Dept - Return of Surveyor Notices 30/9/1911
- ACC Rate Assessments 1883-1914
- Smith Survey 1880
- LTO CTs 185/7, 416/46, 691/9, 1574/119, 3402/132, 4386/495, 5330/558
- SA *Directories* 1873-1970
- State Library of SA photos B7409 1937

**CALEDONIAN INN**

**Address:** 211-219 O'Connell Street  
**Certificate of Title:** 5140/830

**Use:** Hotel  
**Mainstreet (O'Connell)**  
**Zone:** MS1

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

**HISTORY AND DESCRIPTION:**

The Caledonian Hotel was licensed in 1869 as a bluestone single storey structure. The Caledonian and the Queen's Head in Kermodie Street, the only single storey hotels in the city, are both in North Adelaide. After the mid 1850s it was unusual to rebuild or establish a new hotel as a one storey structure. The Brecknock Arms in King William Street was rebuilt in 1873 as a single storey hotel, but transformed into a two storey hotel in the 1920s.

Three years before the licensing of the Caledonian, the Royal Oak Hotel which had been on the eastern side of O'Connell Street, was relocated on the opposite of the road at 121 O'Connell Street. This is an indication of the rising importance of O'Connell Street in this period.

In 1882 the pub was renamed the Caledonian Hotel and in 1883 it was sold to William R Sawyers and Arthur B Malcolm who owned the Naracoorte Brewery. In 1889 it was sold to another brewer, William Sawyers, who also bought the Union Brewing & Malting Co Ltd. in the east end of Adelaide. From 1926 until 1934 the hotel was owned by Port Adelaide hotel publican, AG Hillwood, who sold it to the SA Brewing Company.

The corner of Barton Terrace and O'Connell Street in front of the Caledonian Hotel became a horse tram terminus following the introduction of the services to North Adelaide in 1878. Nearby, off Gover Street, the stables for the A & S Tramway Company stables were located. Tram activity guaranteed such a healthy trade for the hotel, that extensive additions were made to the hotel in 1883. As part of the extensions, the hotel was given a substantial new facade which was rendered and stuccoed.

The paint removal to stone, facade conservation works, street verandah and extension to the west were undertaken in 2003, to the design of architect David Dawson.

**STATEMENT OF HERITAGE VALUE:**

The Caledonian Hotel is one of only two single storey hotels in the city. It is unusual for being constructed as a single storey hotel in the city when by the mid 1850s period, they were built as two storey structures. It is also one of only nine new hotels (of which only four are still trading) to be licensed between 1870 and 1900.

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

- (a) The Caledonian Inn displays historical and social themes that are of importance to North Adelaide as it reflects the development of a local North Adelaide economy.
- (c) It 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) The Caledonian Inn displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of a single storey commercial building of the Victorian period.

**EXTENT OF LISTING:**

The external form, materials and detail of the single storey 1882 hotel including roof form and masonry parapeted walls, window and door configuration and joinery where original. Excludes later

**CALEDONIAN INN, 211-219 O'Connell Street (cont)**

extensions, in particular restaurant section which accommodates services (toilets, etc). Also excludes new openings in early section.

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

**Caledonian Inn**

Single storey 1882 hotel. Excludes alterations, including the restaurant section, services, amenities and French door openings in façade.

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

**REFERENCES**

- ACC Building Surveyors Plan Books 31/1/1896
- ACC Rate Assessments 1865-1880
- Smith Survey 1880
- KM Deutscher, *The Breweries of Australia: a history*, 1999, pp.223, 236.
- LTO CTs 131/228, 676/42, 767/3, 1443/181, 5140/830
- *SA Register* 8/1/1883 p. 2 - Tender by WH Campbell
- State Library of SA photos B5111 (c1879), B10294 (1911), 31787 (1936)



SLSA - B10294 - 1911

## HOUSE

**Address:** 98 Old Street  
**Certificate of Title:** 5906/782; 5900/781

**Use:** Residence  
**Stanley West**  
**Policy Area:** PA10  
**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 1850s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display simple hipped roof form and are one or two rooms in depth.

The outline of this small cottage is shown on Town Acre 1024 at the end of the yard of no 228 Stanley Street. The same arrangement existed for no 226 Stanley Street but that cottage has been demolished. This cottage remains an important indication of the type of modest residences constructed in small internal streets in North Adelaide during the 1860s, and the use of sandstone and bricks as a building material.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE (AQUINAS COLLEGE), FENCE & GARDEN (GLEESON HOUSE)

**Address:** 19 Palmer Place  
**Certificate of Title:** 5740/660

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

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



### HISTORY AND DESCRIPTION:

A large house built for pastoralist Abraham Scott in 1853 was demolished on this site in the late 1920s to make room for a new mansion for merchant Norman Darling. An application to build it in February 1928, was made by contractor T A Cook & Co, who estimated its cost to be £14,000.

This house is an excellent example of the Inter War Mediterranean style and displays characteristic design elements of that style including smooth rendered walls, columned verandah and balcony with wrought iron balustrades, and generally classical proportions and details.

### STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences replacing earlier houses on Town Acres which were already developed before WW1.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Mediterranean style residence displaying consistent use of typical materials such as smooth rendered walls, balustraded parapet, verandahs with masonry pillars and expansive hipped roof.

### EXTENT OF LISTING:

The external and interior form, materials and details of this Inter War Mediterranean residence, including walls, verandah and roof form associated with the house style. Also includes single storey building to Jeffcott Street, masonry and iron fence and sunken garden

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

House (Aquinas College – Gleeson House), fence & garden  
 Two storey Mediterranean Revival Inter-War residence including interior, and single storey building to Jeffcott Street and masonry and iron fence and eastern sunken garden.

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

### REFERENCES

- ACC Building Surveyors Dept - Register of Plans February 1928

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**HOUSE (AQUINAS COLLEGE), FENCE & GARDEN, 19 Palmer Place (cont)**

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- ACC Rate Assessments 1851-1930
- Smith Survey 1880
- LTO CTs 1526/113, 5740/120
- State Library photo B5137, 1929.



SLSA - B 5137 - 1929

## HOUSE & FENCE

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**Address:** 29 Palmer Place  
**Certificate of Title:** 5783/315

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

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

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### HISTORY AND DESCRIPTION:

This house is an example of an 1870s two storey symmetrically fronted bluestone residence. The outline of the house is shown in Town Acre 746 on the Smith Survey of 1880. It retains important stylistic elements from the 1870s including rendered quoins and facings to windows and doors.

However, in the mid 1920s there was a trend to build large classical Mediterranean style houses or give nineteenth century houses this character by rendering stone exteriors and removing all traces of Victorian embellishments. This pre 1880 two storey stone villa underwent alterations to create this character in 1927 and 1928. Photographs of the building before and after the makeover record the transformation that took place.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

The external form, materials and details of this 1870s symmetrically fronted residence, including walls and roof form associated with the house style, also includes masonry and iron fence.

**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

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**HOUSE & FENCE, 29 Palmer Place (cont)**

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans
  - ACC Building Surveyors Dept - Return of Surveyor's Notices
  - ACC Rate Assessments 1880-1930
  - Smith Survey 1880
  - LTO CTs 1086/52, 5783/315
  - State Library photos B4207, 4884.
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SLSA - B 4207 - 1927



SLSA - B 4884 - 1928

**HOUSE (HARLEY)**

**Address:** 63 Palmer PLace  
**Certificate of Title:** 5397/189

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

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

**HISTORY AND DESCRIPTION:**

This large two storey mansion was built in 1901 for Sir William Milne. Builder W B Bland made the application to erect a house costing £5000 to the Adelaide City Council in April 1901. It replaced an earlier house that was built before 1851 for Francis S Dutton on an acre and a half. Milne was a wine and spirit merchant, politician, director and chairman of the Wallaroo and Moont Mining and Smelting Company. He was knighted in 1876.

Although the name of the architect was not given in the application, the property has the character of one designed by English & Soward. The asymmetrical massing and construction materials are typical of architect designed houses at the turn of the century. The house retains face sandstone walls and brick front bay and window, door and arch dressings.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

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

**EXTENT OF LISTING:**

The external form, materials and details of this two storey Edwardian former residence, including walls and roof form associated with the house style. Later upper level balcony infill is not included.

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

House (Harley)  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Building Surveyors Dept - Return of Plans 30/4/1901
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/4/1901

- ACC Rate Assessments 1851-1902
- Smith Survey 1880
- LTO CTs 1311/114, 5864/174

**HOUSE**

**Address:** 64 Palmer Place  
**Certificate of Title:** 5864/174

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

**Heritage Status:** LHP  
**Other Assessments:** LHP(T)  
**Conservation Reports:** McDougall & Vines 1993

**HISTORY AND DESCRIPTION:**

This large house was constructed in 1925 for Dr M J Symons. The design was by architects Garlick and Jackman. This house is an excellent example of an Inter-War Old English Revival style 'Gentleman's residence. It retains important stylistic elements including rendered masonry walls, steeply pitched terracotta tiled roof, a masonry verandah porch and timber joinery. The western elevation displayed 'Tudor striping', and this can be seen in photographs taken of the house soon after construction.

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

**STATEMENT OF HERITAGE VALUE:**

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences as infill or replacement during the interwar period.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Old English Revival residence design displaying consistent use of typical materials such as rendered brick walls, steeply pitched terracotta tiled roof and distinctive porch and verandah elements.

**EXTENT OF LISTING:**

The substantial whole of the two storey 1925 former residence including roof form, rendered masonry walls, expansive verandah/balcony form and gabled arched entrance.

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

House  
 Frontage and side wall returns visible from the street

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

**HOUSE**, 64 Palmer Place (cont)

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**REFERENCES**

- ACC Rate Assessments
- *The Builder*, 30 July 1924



SLSA - B4212 - 1927

**HOUSE**

**Address:** 81 Palmer Place  
**Certificate of Title:** 5250/323

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

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

**HISTORY AND DESCRIPTION:**

When builders Hennessey & Son applied to build a £3200 new residence for Marion Aldridge in 1923, an earlier house on site was demolished to make way for it. Marion was married to George S Aldridge who was the president of the Stock Exchange of Adelaide between 1889-1903. He was also brother of Rose, who was the mother of composer Percy Grainger.

This house is an excellent example of an Inter War Georgian Revival style mansion. It retains a symmetrical elevation with painted brick walls, hipped terracotta tiled roof and generally classically derived proportions and details, particularly to the front elevation.

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

**STATEMENT OF HERITAGE VALUE:**

This substantial twentieth century two storey residence was built in 1923 for Mrs Marion Aldridge.

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1920s displaying consistent use of typical materials such as masonry walls, hipped roof and classically derived detailing.

**EXTENT OF LISTING:**

Original external form, materials and details of this Inter War Georgian revival style 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  
 Inter-War Georgian revival style residence

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

**REFERENCES**

- ACC Building Surveyors Plan Books 28/2/1923
- Smith Survey 1880
- RM Gibbs, *Bulls Bears and Wildcats: A Centenary History of the Stock Exchange of Adelaide*, 1988, p 68.
- S Marsden, P Stark and P Sumerling, *Heritage of the City of Adelaide: an Illustrated Guide*, 1990, pp 329-330.

**HOUSE**

**Address:** 40 Pennington Terrace  
**Certificate of Title:** 5868/100

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

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

**HISTORY AND DESCRIPTION:**

According to the Adelaide City Council's Rate Assessment records, this residence was built after November 1881 and before November 1882. While the Smith Survey of 1880 records two small structures on site, this dwelling is not one of them.

Built for the Carruther's family, the residence was built behind an earlier structure that was almost on the footpath, and an outbuilding to the rear of the property. The property had two other owners before being transferred to the Synod of the Church of England in the Diocese of Adelaide in February 1922.

This house is a good example of an 1880s asymmetrically fronted brick and stone residence. It retains important stylistic elements including bluestone and face brick construction, timber windows and doors, rendered quoins, window and door facings and chimneys. The front facade has a distinctive circular gable vent above the central opening.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This 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 typical materials such as brick masonry walls, detailed render and gabled ended wing.
- (e) It is associated with St Peters Cathedral as the dean's residence.

**EXTENT OF LISTING:**

The external form, materials and details of the Victorian asymmetrically fronted house 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 residence](#)

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

**REFERENCES**

- ACC Rate Assessments 1881-1886
- Smith Survey 1880

**HOUSE**

**Address:** 66 Pennington Terrace  
**Certificate of Title:** 5254/835

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of a Georgian Revival style house constructed after the constraints on construction were lifted after the Second World War. It retains a symmetrical elevation with a breakfront, brick walls, quoining, hipped roof form boxed eaves and generally classically derived proportions and details, particularly to the front elevation.

This large two storey house was built on the site of an earlier property in 1940 for Sir Thomas and Lady Francis Coombe. Born in 1877 in Melrose, South Australia, Coombe made his name in Western Australian in the cinema industry in Perth. He was also the founder and donor of the Sir Thomas Coombe scholarships, awarded annually to enable two metropolitan junior candidates to attend a private school. Apart from building this dwelling, he also converted old premises at 92 Brougham Place in the same period. He returned briefly to South Australia before the Second World War to live at Glenelg before retiring to Surrey, England in the mid 1950s where he died in July 1959.

In 1942 he sold the Pennington residence to journalist, Archer Kyffin Thomas who owned the property for eleven years. In 1967 the house was converted into flats by Milne, Boehm, Twopeny & Hodge.

**STATEMENT OF HERITAGE VALUE:**

This house remains an important example of the type of residences constructed after the War as infill or replacement in North Adelaide, and reflects the fashion for Georgian architecture of the time.

*The significant number of stone and brick residences, like this house, constructed in the Post War period after 1950 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences within North Adelaide as infill or replacement, reflecting the continuing popularity of the area as a favoured place of residence once restrictions on building materials were lifted after the War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical Georgian revival residence of the 1950s displaying consistent use of typical materials such as brick walls, hipped roof and classically derived detailing.

**EXTENT OF LISTING:**

Original external form, materials and details of this Post-War Georgian revival style residence, including the walls, the details of the front elevation and the roof form associated with the house style.

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

House  
 Post war Georgian revival style residence. Excludes rear of building

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

**REFERENCES**

- ACC Digest of Proceedings, 1939-40, p 247
- ACC Plan 16773
- Smith Survey 1880
- *Advertiser*, 25/7/1959 p 6.
- LTO CTs 867/155, 4217/99,
- *Western Australian*, 24/7/1959, p 14.

**HOUSE**

**Address:** 7 Provost Street  
**Certificate of Title:** 5225/363

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of an earlier structure is visible on this allotment in the Smith Survey. This house would have replaced that during the 1880s. This house remains an important indication of the type of residences constructed at that time, and the use of sandstone and bricks 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-1880s.
- (d) This symmetrically fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as sandstone/bluestone masonry walls, detailed render and highly decorative cast iron.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880
- State Library of South Australia early photograph B 28737

**HOUSE**, 7 Provost Street (cont)

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SLSA - B 38737 - 1980

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## HOUSE

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**Address:** 8 Provost Street  
**Certificate of Title:** 5448/138

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

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

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### HISTORY AND DESCRIPTION:

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

The outline of this house is shown on Town Acre 971 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of sandstone and bricks as a building material.

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

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### STATEMENT OF HERITAGE VALUE:

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

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

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

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### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

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### REFERENCES

- Smith Survey 1880

**HOUSE**

**Address:** 17 Provost Street  
**Certificate of Title:** 5282/165

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house is shown on Town Acre 971 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 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 1860s and early 1870s.

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

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

**EXTENT OF LISTING:**

Original external form, materials and details of this early Victorian residence, including the walls and roof form associated with the house style, excluding 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  
 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 Provost Street (cnr  
Bower Street)  
**Certificate of Title:** 5116/471

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house is shown on Town Acre 972 in the Smith Survey of 1880.. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian 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.
- (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 bluestone masonry walls and moulded render.

**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:** 28 Provost Street  
**Certificate of Title:** 5822/329

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

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

**HISTORY AND DESCRIPTION:**

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

The outline of this house is shown on Town Acre 972 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of rubble masonry and bricks as a building material.

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

**STATEMENT OF HERITAGE VALUE:**

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

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

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

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 30 Provost Street  
**Certificate of Title:** 5774/217

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

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

**HISTORY AND DESCRIPTION:**

This house is an excellent example of an 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 outline of this house is shown on Town Acre 972 in the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of bluestone masonry and bricks as a building material.

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

**STATEMENT OF HERITAGE VALUE:**

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of materials such as 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 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:** 34 Provost Street  
**Certificate of Title:** 5805/525

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

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



### HISTORY AND DESCRIPTION:

This single storey gable ended cottage is a good example of a 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 a gable ended roof form and are one or two rooms in depth. This house would appear to have been built before 1853, according to rate assessments.

The outline of the cottage is visible on the Smith Survey of 1880. The area around Provost Street was intensively developed by this stage. These houses remain an important indication of the type of residences constructed during the 1850s, and the use of rubble masonry and bricks as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s-60s residence displaying consistent use of materials such as 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 roof form associated with the house style.

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

House  
 Early Victorian residence. Excludes rear of building

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

### REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

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## HOUSE

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**Address:** 12 Ralston Street  
**Certificate of Title:** 5380/720

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

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

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### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

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### 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.*

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### 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 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and decorative timber details.
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### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

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### REFERENCES

- Smith Survey 1880
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**HOUSE**

**Address:** 14 Ralston Street  
**Certificate of Title:** 5575/538

**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 a 1880s single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 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 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and decorative timber details.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 15 Ralston Street  
**Certificate of Title:** 5822/60

**Use:** Residence  
**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 house is an excellent example of an 1880s asymmetrically fronted stone 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 section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian stone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

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

**EXTENT OF LISTING:**

Original external form, materials and details of this Victorian asymmetrically 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 asymmetrically 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:** 16 Ralston Street  
**Certificate of Title:** 5322/301

**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 1880s single fronted sandstone residence. It retains important stylistic elements including eaves brackets, rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1880s.
- (d) This single 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 stone walls, detailed render and cast iron.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 18 Ralston Street  
**Certificate of Title:** 5265/730

**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 a 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

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

*The significant number of stone and brick residences, like these 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 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 walls, moulded render and decorative timber details.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

**HOUSE**

**Address:** 19 Ralston Street  
**Certificate of Title:** 5642/836

**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 1880s symmetrically fronted sandstone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, brick banding, eaves brackets, and verandah with cast iron decorative brackets and frieze.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

**STATEMENT OF HERITAGE VALUE:**

This house is an important example of the type of residences constructed in North Adelaide during the 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 sandstone masonry walls, face brick and decorative cast iron.

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880

## HOUSE

**Address:** 20 Ralston Street  
**Certificate of Title:** 2609/24

**Use:** Residence  
**Margaret Street**  
**Policy Area:** R6  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of a 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, including elaborate moulding above the front window. Decorative timber detailing is applied to the front porch and gable.

The section of Town Acre 911 is shown as vacant in the Smith Survey of 1880, but was built on soon after. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

*The significant number of stone and brick residences, like these 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 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 walls, moulded render and decorative timber details.

### EXTENT OF LISTING:

Original external form, materials and details of this Victorian single fronted cottage, including the walls, porch 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. Excludes 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:** 21 Ralston Street  
**Certificate of Title:** 5304/55

**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 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.

The Smith Survey shows the outline of this small cottage in Town Acre 914 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed during the 1860s, and the use of rubble masonry and bricks as a building material.

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

**STATEMENT OF HERITAGE VALUE:**

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

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

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

**EXTENT OF LISTING:**

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

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

House  
 Frontage and side wall returns visible from the street

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

**REFERENCES**

- Smith Survey 1880