

## HOUSE

**Address:** 5 Strangways Place  
**Certificate of Title:** 5597/545

**Use:** Residential  
**Hill Street Policy Area:** PA1  
**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 or simple hipped roof form and are one or two rooms in depth.

This two storey house evolved from a four roomed brick one storey cottage that may have been built as early as 1839. It is recorded on the Kingston Map of 1842 on the same location as this property and appears again on the 1880 Smith Survey. Current building maps show differences in form, but evidence suggests the early four room brick cottage which was first recorded in the 1851 annual rate assessments, still remains. This was the first year in which North Adelaide buildings were recorded, when buildings of 1849 are adopted in the 1851 assessments. (It should be noted that the first assessments for 1851 also referred to a 2 room and a 1 room cottage on site.)

Between November 1859 and December 1861 the annual rateable value for the four room brick cottage was increased from £10 to £15, suggesting the addition of a second storey or further one storey additions.

The original four roomed dwelling was built for James Holden who bought the lot, only 60ft x 44ft in size, from Worthy Worthington George Nicholls 16 November 1838 for ten pounds. Holden arrived in South Australia the year before in 1837. The 1841 census records a female under 50 and a male under 35 years using the name of Holden living on Strangways Terrace.

After James, a labourer, married Margaret Gahy on 9 September 1847, they had two daughters, Ellen in 1850 and Mary Ann in 1852. In the year Mary Ann was born, James made a will and set forth to the Victorian goldfields where he went into partnership with Thomas Row. Going to the goldfields to seek a fortune was the experience of many men wanting to improve their lot. Plenty of them found enough gold to make an improvement to their lives by buying land or starting businesses on their return. But there were as many who were unlucky and worse, there were those who never returned to South Australia through tragic accidents. James was one who never returned when he went to the diggings at Campbell's Creek, Victoria. In 1853 he drowned in a waterhole fifteen miles from the claim he had been working with Row. Thomas Row made a declaration giving details about his partnership and Holden's tragic death in a declaration in 1869. Margaret Holden eventually married her tenant, Joseph Carter and they continued to own and live this house until their own deaths. Joseph died in July 1877 and Margaret died in 1889.

While the rateable value from 1861 remained constant until into the 1900s, it appears that the two smaller houses next door (the one room pisé and two room stone and brick cottages) were referred to but included together in the same rateable value. Between 1909 and 1911 the rateable value for these two smaller cottages increased by ten pounds to twenty four pounds and by 1913 the three cottages were each given separate rateable value.

### 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 1840s, 1850s and 1860s.

**HOUSE**, 5 Strangways Place (cont)**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 1840s-50s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

**EXTENT OF LISTING:**

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

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

House

Frontage and side wall returns visible from the street

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

**REFERENCES**

- ACC Rate Assessments 1851-1867
- Smith Survey 1880 and Field Books for TA 758
- General Registry Office RPA Applications 9983 16/3/1869; 15221 26/6/1876
- Kingston Map 1842
- LTO CTs 133/174, 232/181, 525/151, 1823/66
- South Australia Census for 1841
- State Library photos B26906, 26909 1972
- J Statton, Biographical Index of South Australians, for James Holden

## HOUSE

**Address:** 31-33 Strangways Terrace  
**Certificate of Title:** 5105/845

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

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



### HISTORY AND DESCRIPTION:

This two storey house is an excellent example of a 1930s Inter-War residence which retains design elements from the previous period of domestic architectural design. It retains important stylistic elements including rendered masonry walls, terracotta tiled roof, vertically proportioned timber framed windows, window hood with timber detailing.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the transitional style of residences constructed in North Adelaide during the 1920s-1930s, and reflects the design, details and building materials of an earlier design idiom of the Edwardian period.

*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 recently subdivided Town Acres, particularly during the 1920s-1930s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical transitional Inter-War residence displaying consistent use of typical materials such as masonry walls, terracotta tiled roof and timber framed windows and doors.

### EXTENT OF LISTING:

External form, materials and details of the Inter-War transitional style residence, including the walls, the verandah form and the roof form associated with the house style.

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

House

Frontage and side wall returns visible from the street

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

### REFERENCES

- State Library of South Australia early photograph B 5718



SLSA - B 5718 - 1930

## HOUSE, FENCE & WALL

**Address:** 37 Strangways Terrace  
**Certificate of Title:** 5224/809

**Use:** Residential  
**Carclew Policy Area:** PA5  
**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 asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 752 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE, FENCE & WALL

**Address:** 39 Strangways Terrace  
**Certificate of Title:** 5863/433

**Use:** Residence  
**Carclew Policy Area:** PA5  
**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 two storey asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative frieze elements, and eaves brackets. It also retains a masonry and iron fence and wall characteristic of this house style.

The allotment in Town Acre 752 on which this house is constructed is shown as vacant in the Smith Survey of 1880. This house was built for Michael Odum in 1880 for the rental market. He was responsible for the building of several large houses in this part of upper North Adelaide, including a house alongside at 37 Strangways Place. Shortly after his promotion to Police Commissioner in 1882, William J Peterswald moved to this residence.

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

### EXTENT OF LISTING:

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

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- ACC Rate Assessments 1879-1905

- Smith Survey 1880
- LTO CTs 2203/83, 5863/433

## HOUSE

**Address:** 45 Strangways Terrace  
**Certificate of Title:** 5384/652

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

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



### HISTORY AND DESCRIPTION:

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

The outline of this small house is visible on Town Acre 754 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 sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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 & FENCE

**Address:** 68 Strangways Terrace  
**Certificate of Title:** 5490/21

**Use:** Residential  
**Carclew Policy Area:** PA5  
**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 1920s-1930s Inter-War Mediterranean style residence. It retains important stylistic elements including low pitched hipped roof, smooth rendered walls and classical elements.

This dwelling was built in 1927-1928 for William Poulton. Information from the rate assessment for November 1927, refer to it as an unfinished house. There was an earlier house on site and it is possible that parts of that house may have been retained in the new house. However, since it was built in 1852 for William Hutchinson, it is probably unlikely. The boundary wall and fencing from the earlier house does remain.

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on Town Acres further subdivided after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1920s-1930s Inter-War Mediterranean style residence displaying consistent use of typical materials such as smooth rendered walls and classical details.

### EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and roof form associated with the house style. Victorian masonry and iron fence included.

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

House  
 Frontage and side wall returns visible from the street

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

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**HOUSE & FENCE, 68 Strangways Terrace (cont)**

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**REFERENCES**

- ACC Register of Plans, December 1926
  - ACC Rate Assessments 1851-1930
  - Smith Survey 1880
  - LTO CTs 1435/167, 5490/21
  - State Library photo B4882
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SLSA - B 4882 - 1928

## CALVARY HOSPITAL

**Address:** 88-100 Strangways Terrace  
**Certificate of Title:** 5187/583, 584, 587, 589, 591

**Use:** Hospital  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

Calvary Hospital was established in the early 1900s in a substantial mansion located on this corner. The house was augmented with purpose built hospital buildings from 1905 onwards. As the last major part of the expansion of facilities, the three storey maternity wing at Calvary Hospital was constructed in the 1940s on the site of the original building. The new building was designed by the Adelaide architectural firm of Woods Bagot Laybourne Smith and Irwin. It was constructed of red face brick matching the earlier section of the hospital, with hipped terracotta tiled roof, white painted timber window and door joinery and prominent brick chimneys. The building also had arched loggias to the ground floor and open balconies with brick balustrades to the first and second floors. Some of the balconies have since been enclosed.

### STATEMENT OF HERITAGE VALUE:

This maternity wing is an important example of the inter war style of institutional architecture constructed during the 1940s. It reflects the continued provision of hospital services by religious orders and the involvement of philanthropic members of the South Australian community in the provision and funding of hospital facilities.

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

- (a) Calvary Hospital displays historical and social themes that are of importance to North Adelaide as it reflects the continued provision of hospital services by religious orders and the involvement of philanthropic members of the South Australian community in the provision and funding of hospital facilities.
- (b) Calvary Hospital represents customs or ways of life that are characteristic of the local area as it has been a substantial community facility since its establishment in the early 1900s.
- (c) Calvary Hospital has played an important part in the lives of local residents as a focus of health care for the immediate and wider community.
- (d) Calvary Hospital displays aesthetic merit and design characteristics of significance to North Adelaide as it is an excellent example of an architect designed Inter-war institutional building of the 1940s displaying consistent use of typical materials such as red face brick walls, terracotta tiled hipped roof and classically derived detailing.

### EXTENT OF LISTING:

External form, materials and details of the 1940 Maternity Ward including roof and building form, open and enclosed balconies, red brick walls and arched ground floor verandahs.

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

Calvary Hospital  
 1940 Maternity Ward

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

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**CALVARY HOSPITAL, 88-100 Strangways Terrace (cont)**

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**REFERENCES**

- ACC Town Clerks Digests
- State Library of South Australia early photograph B 10548



SLSA - B10548 - 1941

## HOUSE & WALL

**Address:** 110 Strangways Terrace  
**Certificate of Title:** 5028/352

**Use:** Residence  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an Inter-War Mediterranean style residence. It retains important stylistic elements including rendered masonry walls, low to medium pitched terracotta tiled roof, upper floor balconies and timber framed windows. The house was completed in 1937.

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 Inter-War Mediterranean style 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 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 Mediterranean residence design displaying consistent use of typical materials such as rendered brick walls, low to medium pitched roof, and timber framed windows.

### EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and roof form associated with the house style. Brick and stone fence 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 and wall

Two storey rendered masonry Inter-War Mediterranean residence and brick and stone front and side boundary walls included.

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

### REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

**HOUSE & WALL, 110 Strangways Terrace (cont)**

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SLSA - B7410 - 1938

## HOUSE & FENCE

**Address:** 114 Strangways Terrace  
**Certificate of Title:** 5007/13

**Use:** Residential  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

A substantial brick and limestone house was built on site in 1864 for John Varley, which underwent alterations in 1882, possibly by Bayer & Withall. Further major additions were made in 1897 by English & Soward. However, the present form and character dates from 1925 when well known architect of the period, Guy Makin undertook major remodelling of the property. The embellishments of the Victorian period were removed and the large two storey brick and limestone dwelling was remodelled and rendered. The resultant style is that of an Inter War Mediterranean residence.

Makin was very much the architect for the well-to-do in the second and third decade of the twentieth century. He undertook interior alterations to Kingsmead in Brougham Place, and was designer of 235 Ward Street, 70 Pennington Terrace, and 117 Barnard Street.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the Inter-War Mediterranean style 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 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 Mediterranean residence design displaying consistent use of typical materials such as rendered brick walls, low to medium pitched roof, and timber framed windows.

### EXTENT OF LISTING:

External form, materials and details of this two storey rendered masonry Inter War Mediterranean residence, including the walls and the roof form associated with the house style. (Note: converted Victorian asymmetrically fronted house). Masonry and iron fence included.

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

House  
 Frontage and side wall returns visible from the street

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

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## HOUSE & FENCE, 114 Strangways Terrace

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### REFERENCES

- ACC Building Surveyors Dept - Register of Plans June 1925
  - ACC Building Surveyors Dept - Return of Surveyor's Notices 31/7/1882,
  - ACC Rate Assessments 1861-1930
  - Smith Survey 1880
  - LTO CTs 4275/837-847, 5007/13
  - RAIA *Register of Significant Architecture - South Australia*, for Makin
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SLSA - B 4177 - 1927

## HOUSE & FENCE

**Address:** 132 Strangways Terrace  
**Certificate of Title:** 5535/967

**Use:** Residential  
**Hill Street**  
**Policy Area:** PA1  
**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 two storey bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah with cast iron decorative brackets and frieze elements, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This residence appears to have been built in 1880-1881 when an unfinished house for J Bennett was recorded in the annual rate assessments. Rated at £30 when it was unfinished in November 1880, by 1883 it had a rateable annual value of £80, suggesting a substantial structure. It was built after the 1880 Smith Survey was published so its building outline does not appear on it.

Major additions were undertaken in 1920 by the dwelling's then owner Sir Constantine Trent de Crespigny. He was a renowned medical doctor involved in the establishment of Rua Rua Hospital on Barton Terrace as well chairman of the Council of the Institute of Medical and Veterinary Science. Knighted in 1941, he died in 1952. By 1954 the house had been adapted into several flats.

### STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This bay fronted house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This bay fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a 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:

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

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

House  
 Frontage and side wall returns visible from the street

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

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**REFERENCES**

- ACC Building Surveyors Dept - Return of Surveyor's Notices July 1920
- ACC Rate Assessments 1879- 1927.
- Smith Survey 1880
- LTO CTs 2353/58, 5535/967
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, pp 288-289.

## HOUSE

**Address:** 137 Strangways Terrace  
**Certificate of Title:** 5793/248

**Use:** Residence  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian mansion constructed during the Federation period. It retains important stylistic elements including bluestone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements. The house was constructed in 1897-8 for Miss R B Andrews, and was designed by architects Garlick Jackman and Garlick.

This area of North Adelaide was subdivided in the 1880s and subsequently developed during the decades following. This house remains an important indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'Federation' type.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

The external form, materials and details of this 1897 two storey Edwardian/Federation period bluestone and brick 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

Two storey Edwardian/Federation period bluestone and brick residence. Excludes northern/rear wall.

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

### REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

## HOUSE

**Address:** 141 Strangways Terrace  
**Certificate of Title:** 5280/322

**Use:** Residential  
**Hill Street**  
**Policy Area:** PA1  
**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 bay fronted sandstone residence. It retains important stylistic elements including a projecting front bay with moulded rendered details, rendered quoins and surrounds to windows and doors, verandah and eaves brackets.

In the Smith Survey of 1880 this allotment in Town Acre 751 is shown as vacant but fenced by a stone wall. This house would have been constructed soon after the Survey. It remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, 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:** 153 Strangways Terrace  
**Certificate of Title:** 5133/167

**Use:** Residence  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house is an example of an 1870s-1880s asymmetrically fronted residence which has been substantially altered. It retains stylistic elements including projecting front wing and hipped corrugated iron roof elements.

This house is shown as one of three houses on Town Acre 757 on the Smith Survey of 1880. This house remains an indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1870s-1880s.
- (d) This asymmetrically fronted house displays design characteristics of significance to North Adelaide as it is typical of an 1870s-1880s Victorian residence.

### EXTENT OF LISTING:

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

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

#### House

Victorian asymmetrically fronted residence. Excludes later front additions.

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 155 Strangways Terrace  
**Certificate of Title:** 5081/588

**Use:** Residence  
**Hill Street**  
**Policy Area:** PA1  
**North Adelaide Historic (Conservation) Zone**

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



### HISTORY AND DESCRIPTION:

This house is a good example of a Victorian 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors.

This house is shown as one of three houses on Town Acre 757 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, 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 subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s Victorian residence displaying consistent use of materials such as sandstone masonry walls and detailed render.

### EXTENT OF LISTING:

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

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

House  
 Victorian symmetrically fronted residence.

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 7 & 9 Sussex Street  
**Certificate of Title:** 5877/909; 5836/301

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1880s single fronted masonry residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah and eaves brackets.

An earlier small dwelling is shown on this allotment in Town Acre 1009 on the 1880 Smith Survey. This pair of houses would have been constructed soon after and remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

This pair of houses 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 pair of houses, constructed between 1870 and 1890 throughout this section of the city, are an important element of the distinctive historic residential character of North Adelaide.*

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 8 & 10 Sussex Street  
**Certificate of Title:** 5874/775; 5470/867

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is a very good example of a semi-detached 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with half gabled roof form, corrugated iron roof, rendered quoins and facings to windows and doors.

The 1880 Smith Survey shows this part of Town Acre 1012 as undeveloped and this pair of houses remains an indication of the type of residences constructed in the decades following. Some constructed at the turn of the century, like this one, were transitional in that they retained some elements of earlier Victorian house design.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional pair of masonry residences, including the walls and roof form associated with the house style, but excluding the verandah roof which has been made continuous with the main roof.

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

Semi-detached houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 13 Sussex Street  
**Certificate of Title:** 5410/706

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

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



### HISTORY AND DESCRIPTION:

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

The Smith Survey of 1880 shows Town Acre 1008 as vacant and it was subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

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

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:** 14 Sussex Street  
**Certificate of Title:** 5728/721

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

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



### HISTORY AND DESCRIPTION:

This house is a very good example of an 1880s-90s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

An earlier small dwelling is shown on this allotment in Town Acre 1012 in the Smith Survey of 1880. The site was obviously redeveloped in the decade following and this house remains an 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 a good example of the type of residences constructed in North Adelaide during the 1880s-1890s, 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-90s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s-90s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, brick quoins and facings to windows.

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls and roof form associated with the house style but excluding the verandah roof which has been made continuous with the main roof.

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 15 & 17 Sussex Street  
**Certificate of Title:** 5608/361; 5212/155

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of an 1880s single fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements, eaves brackets.

The Smith Survey of 1880 shows Town Acre 1008 as vacant and it was subsequently developed during the decade following. This pair of houses 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 pair of houses 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 pair of single fronted houses displays historical and social themes that are of importance to North Adelaide as it represents the continued construction of residences on recently subdivided Town Acres, particularly during the 1880s.
- (d) This pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical semi-detached 1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with highly decorative cast iron details.

### EXTENT OF LISTING:

External form, materials and details of this Victorian pair of single fronted cottages, 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:

Semi-detached Houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES & WALL

**Address:** 22 & 24 Sussex Street  
**Certificate of Title:** 5672/387; 5299/547

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is an example of a semi-detached 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 roof form behind a parapet and are one or two rooms in depth.

The outline of this early pair of cottages is visible in Town Acre 1013 in the Smith Survey of 1880. This pair of houses remains an indication of the type of residences constructed well before the Survey date. A significant number of small residences, like this pair of cottages, remain from the earliest period of housing development in North Adelaide.

### STATEMENT OF HERITAGE VALUE:

Residences, like this pair of cottages, remaining from the earliest period of housing development in North Adelaide, are 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 pair of cottages 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 pair of cottages 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:

External form, materials and details of this early Victorian pair of single fronted cottages including the walls and the roof form associated with the house style. Excludes the verandah form and the first floor additions to No. 22.

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

Semi-detached houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 26 Sussex Street  
**Certificate of Title:** 5553/296

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

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



### HISTORY AND DESCRIPTION:

This house is a very good example of a pre 1870s pair of single fronted sandstone cottages, now converted into one residence. It retains important stylistic elements including brick quoins and facings to windows and doors.

An earlier attached pair of cottages are shown on this allotment in Town Acre 1013 in the Smith Survey of 1880. This house remains an indication of the type of residences constructed as replacement after that time, and the use of South Australian sandstone as a building material,

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, including the walls and roof form associated with the house style, excluding the verandah roof which has been made continuous with the main roof.

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

House  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 27 Sussex Street  
**Certificate of Title:** 5628/681

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

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



### HISTORY AND DESCRIPTION:

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

This house replaced earlier dwellings on this site, which were visible 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 sandstone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Edwardian transitional 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:** 46 Sussex Street  
**Certificate of Title:** 5659/178

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted masonry residence. It retains important stylistic elements including hipped roof, brick chimneys, face brick quoins and facings to windows and doors.

The Smith Survey of 1880 shows this section of Town Acre 1014 as vacant but it was subsequently developed in the following decade. This house remains an important indication of the type of residences constructed at that time.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

**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:** 53 Sussex Street  
**Certificate of Title:** 5509/163

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted masonry residence. It retains important stylistic elements including brick quoins and facings to windows and doors, and verandah.

The Smith Survey of 1880 shows the outline of this house in Town Acre 1007. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian masonry as a building material.

### STATEMENT OF HERITAGE VALUE:

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

### EXTENT OF LISTING:

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

## SEMI-DETACHED HOUSES

**Address:** 59 & 61 Sussex Street  
**Certificate of Title:** 5019/900, 901

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is a good example of a semi-detached 1890s-1920s red face brick residence. It retains important stylistic elements including red face brick walls, tall brick chimneys and timber gable ends and verandah brackets.

This area of North Adelaide was quite densely settled by 1880 and subsequently developed further during the decades following. This house remains an indication of the type of residences constructed at that time, and the use of design sources from Europe and Britain including Arts and Crafts, and art nouveau often resulting in a distinctly Australian 'federation' type.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this red brick Edwardian 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:

[Semi-detached Houses](#)  
[Edwardian residences](#)

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 66 & 68 Sussex Street  
(crn West Pallant Street)  
**Certificate of Title:** 5224/698, 5577/345

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

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



### HISTORY AND DESCRIPTION:

This pair of attached cottages is an excellent example of 1850s simple workers dwellings. 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 behind a low parapet and are one or two rooms in depth. A significant number of small residences, like this cottage, remain from the earliest period of housing development in lower North Adelaide.

These attached cottages comprise part of the 226 lots which formed the 1839 Chichester Gardens Subdivision, the only named subdivision in the city, established by J B Hack and sold on his behalf by agents Watson & Cock. These early rendered brick and stone cottages were built over about five years from 1851 as four attached cottages for German migrant Gottfried Rieger. He bought Lots 143 and 144 for £25 in September 1850. The first two cottages comprising two rooms each were referred to by the first City council rate assessment records that included North Adelaide, as '1 double cottage, brick and stone, 4 rooms'. In the information contained in the documents related to the Real Property Act Application 17509, Rieger's occupation is given as bricklayer, making it a strong possibility that he built the cottages himself. He and his family owned the property for fifty two years.

The cottages were altered in the late 1920s to become two cottages by then owner, Alex White, a dentist who owned the property for thirty-nine years. He removed doors but retained the original windows.

### STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of cottages 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 pair of cottages displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.
- (e) This pair of cottages are associated with the 1839 Chichester Gardens subdivision and J B Hack.

### EXTENT OF LISTING:

External and interior form, materials and details of this pair of 1850s cottages, including the walls and roof form associated with the house style.

**SEMI-DETACHED HOUSES**, 66 & 68 Sussex Street (cont)

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

Semi-detached houses

1850 attached cottages, including interiors

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 1849-1856
- Smith Survey 1881
- LTO CTs 1046/93, 3054/139, 4200/732, 5224/698, 5577/345
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 382-3.
- RPA Application 17509 4/7/1879
- State Library photo MLSA B4249



SLSA - B 4784 - 1928

## ROW HOUSES

**Address:** 79-87 Sussex Street  
**Certificate of Title:** 5624/625; 5133/299;  
 5454/735; 5866/198;  
 5431/552; 5666/616;  
 5290/42; 5435/166

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

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



### HISTORY AND DESCRIPTION:

These cottages are an excellent example of 1870s single fronted bluestone row houses. They retain important stylistic elements including rendered quoins and facings to windows and doors, and continuous verandah roof.

The outline of this row of small attached cottages is visible in Town Acre 1005 in the 1880 Smith Survey. These cottages remain an important indication of the type of residences constructed before the survey date, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

These cottages are an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials characteristic at that time.

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

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

- (a) These cottages display 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) These cottages display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted 1870s Victorian row houses displaying consistent use of characteristic materials such as bluestone masonry walls, moulded render and a verandah.

### EXTENT OF LISTING:

External form, materials and details of these Victorian single fronted row cottages, 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:

Row houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## HOUSE

**Address:** 99-101 Sussex Street  
**Certificate of Title:** 5816/265, 5819/357

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of a 1920s-1930s Inter-War Bungalow style residence. It retains important stylistic elements including broad roof form, rendered chimneys, masonry verandah pillars, brick walls.

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

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

External form, materials and details of this Inter-War Bungalow style residence, including the walls, verandah and roof form associated with the house style.

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

Row houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- State Library of South Australia early photograph B 6924

**HOUSE**, 99-101 Sussex Street (cont)

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SLSA - B 6924 - 1937

## HOUSE

**Address:** 112 Sussex Street  
**Certificate of Title:** 5826/201

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

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



### HISTORY AND DESCRIPTION:

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

Earlier small houses are visible in this section of Town Acre 1007 in the 1880 Smith Survey. 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 and detailed render.

### EXTENT OF LISTING:

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

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

Row houses  
 Frontage and side wall returns visible from the street

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

### REFERENCES

- Smith Survey 1880

## SEMI-DETACHED HOUSES

**Address:** 113 & 115 Sussex Street  
**Certificate of Title:** 5292/919; 5876/363

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is a good example of semi-detached 1870s simple workers cottages. 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 land, part of the original Chichester Gardens Estate, was owned by George John William Stevenson (son of George Stevenson secretary to Governor Hindmarsh) and he sold it to Henry Davis and Albert Sydney after 1876.

The cottages were built after 1876 but before 1879 as they are on the Smith Survey of 1880 as are the pair of cottages at 117 and 117A.

Small homes such as these on tiny city lots, attracted people of limited means and in the post war period, several New Australians made this property their first South Australian home.

### STATEMENT OF HERITAGE VALUE:

Residences, like these cottages, 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. The cottages although built after 1876 and before 1879 complement the existing small scale character that makes up this large and named subdivision Chichester Gardens that dates from 1839.

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

- (a) This pair of houses displays historical and social themes that are of importance to North Adelaide as it represents the initial settlement in the area and housing development in newly subdivided Town Acres.
- (d) This pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s semi-detached residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.
- (e) They are associated with the 1839 Chichester Gardens subdivision.

### EXTENT OF LISTING:

External form, materials and details of this pair of early Victorian residences, including the walls and roof form associated with the house style.

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

Semi-detached houses  
 Frontage and side wall returns visible from the street

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

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**REFERENCES**

- Smith Survey 1880

## HOUSE

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|                              |                   |
|------------------------------|-------------------|
| <b>Address:</b>              | 114 Sussex Street |
| <b>Certificate of Title:</b> | 5173/486          |

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|  |             |
|--|-------------|
| <b>Use:</b>  | Residential |
| <b>Kentish Arms</b>                                |             |
| <b>Policy Area:</b>                                | PA11        |
| <b>North Adelaide Historic (Conservation) Zone</b> |             |

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|                              |        |
|------------------------------|--------|
| <b>Heritage Status:</b>      | LHP    |
| <b>Other Assessments:</b>    | LHP(T) |
| <b>Conservation Reports:</b> | Nil    |

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### HISTORY AND DESCRIPTION:

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

It is believed that 114 Sussex Street was built in 1894. There is an element of confusion with the ACC rate assessment records for this period, but stylistically the date is appropriate.

The house is within the 1839 Chichester Gardens Subdivision which by the 1870s still comprised many vacant lots. In July 1910 the British Empire Mortgage Company sold one of its cottages on a lot size that measured 99 x 49 ft to Mrs Bridget Mullins, which is possibly this dwelling. Bridget and her husband James, a labourer in North Adelaide, owned the property for forty one years until Bridget's death in 1942, when it was transferred to other members of the Mullin's family. They sold the property in 1951.

Although there was a accommodation crisis following the Second World War, small city property as was found in the West End and Lower North Adelaide was cheaper than elsewhere in the city. Properties such as this were city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs. From 1954 this property became home to New Australians

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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

**HOUSE**, 114 Sussex Street (cont)

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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**

- ACC Building Surveyors Plan Books December 1894, HT Sheppey.
- ACC Rate Assessments 1884-1911
- Smith Survey 1881
- LTO CTs 113/25, 763/160, 848/179, 5820/201
- *SA Directories*

## SEMI-DETACHED HOUSES

**Address:** 117 & 117a Sussex Street  
**Certificate of Title:** 5282/849; 5189/832

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

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



### HISTORY AND DESCRIPTION:

This pair of houses is a good example of semi-detached 1870s simple workers cottages. 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 land, part of the original Chichester Gardens Estate, was owned by George John William Stevenson (son of George Stevenson secretary to Governor Hindmarsh) and he sold it to Henry Davis and Albert Sydney after 1876. The cottages are shown on the Smith Survey of 1880, and were built for George Murray between January and November 1877 and he rented them out for a number of years. Then in 1897 William Bond, a Modbury gardener, and his wife Ellen, bought the cottages which they owned until 1929. After both their deaths the cottages were managed by a trustee agency for twenty years when they were sold to New Australians in 1952. The cottages which were on one title up to this date, were given separate titles enabling them to be sold separately.

Properties such as this were sometimes city investment properties or first homes to New Australians, particularly from Italy and Greece who paid cash for older homes. This was in contrast to British and German migrants who traditionally bought land and obtained mortgages to build their home in the new suburbs. It was during ownership of such an owner that the pair of cottages were given separate titles in 1950.

### STATEMENT OF HERITAGE VALUE:

Residences, like these cottages, 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. The cottages although built after 1876 and before 1879 complement the existing small scale character that makes up this large and named subdivision Chichester Gardens that dates from 1839.

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

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

### EXTENT OF LISTING:

External form, materials and details of this pair of Victorian residences, including the walls, verandah form and roof form associated with the house style.

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

Semi-detached houses

Frontage and side wall returns visible from the street

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

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## REFERENCES

- ACC Rate Assessments 1865-1878
- Smith Survey 1880
- LTO CTs 419/98, 2117/83, 2198/91, 2198/92

## HOUSE

**Address:** 118 Sussex Street  
**Certificate of Title:** 5340/431

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

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



### HISTORY AND DESCRIPTION:

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

The outline of this house and the adjacent properties on Town Acre 1018 are visible in the Smith Survey of 1880. This small house remains an important indication of the type of residences constructed on the small allotments of the Chichester Gardens subdivision during the 1860s and 1870s.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1870s, and reflects the design, details and building materials 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 masonry walls, moulded render and a verandah.

### EXTENT OF LISTING:

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:** 119 Sussex Street  
**Certificate of Title:** 5732/930

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

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



### HISTORY AND DESCRIPTION:

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

The Adelaide City Council Rate Assessments for TA 1003 in November 1881, refers to a property owned by stone cutter Chas Vye as an unfinished house. A year before in November 1880, Vye's property is simply referred to as 'land'.

The house has had about ten owners and been associated with workers such as bootmakers, stone cutters and labourers.

### 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 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 1870s-1880s Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls and moulded render and a verandah with decorative details.

### EXTENT OF LISTING:

External form, materials and details of this Victorian single fronted cottage, 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

- ACC Rate Assessments 1878-1881

- Smith Survey 1881
- LTO CTs 245/125, 1637/109, 5732/930

## HOUSE

**Address:** 120 Sussex Street  
**Certificate of Title:** 5813/614

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 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 gable ended roof form and are one or two rooms in depth.

This attached brick cottage was built for Andreas Borchard, a German basket maker, about 1854. He bought the Lot 122 for this cottage for fifteen pounds in 1851. By 1854 when this cottage was built, he owned four lots in the vicinity. After his death the cottages were transferred to his widow Henriette who remarried to become the wife of Johann Peter Renny. She owned the property until 1896 when it was transferred to other German migrants, thus continuing German association to this part of lower North Adelaide.

The cottage comprises German constructional vernacular which is displayed as an external loft access in the eastern facing gable. Although the property was given a new tiled roof about 1989, it covers an earlier corrugated iron roof, which in turn covers an even earlier wooden shingle roof dating from the early 1850s.

### STATEMENT OF HERITAGE VALUE:

Residences, like this cottage, remaining from the earliest period of housing development in North Adelaide, are important examples of the type of houses constructed in the city during the process of settlement. They reflect the style, scale, materials and detail characteristic of dwellings of the 1850s and 1860s. This early 1854 brick attached cottage is an important element of the 1839 Chichester Gardens Estate Subdivision. It retains German vernacular constructional elements and represents important links to a small German community that lived in this part of North Adelaide up until the end of the nineteenth century.

### 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 in the Chichester Gardens estate of lower North Adelaide.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.

### EXTENT OF LISTING:

External and interior form, materials and details of this former pair of early Victorian residences, 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  
 Former pair of early Victorian residences, including interior

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 1851-1872
- Smith Survey 1880
- LTO CTs 245/124, 928/116, 2830/180, 5173/486
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: An Illustrated guide*, 1990, p 383.

## HOUSE & FENCE

**Address:** 122 Sussex Street  
**Certificate of Title:** 5105/844

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its date of construction. Houses of this style display gable ended roof form and are one or two rooms in depth. This limestone and brick cottage was built for Eli Hoskins who bought lots 121 and part lot 120 of the Chichester Gardens Subdivision from Henrietta W Borchard, the widow of Andreas in July 1871 for £25. The Borchards who had owned these lots since 1854 and those of lots 122 and 123, built the cottage next door at 120 Sussex Street in 1854.

Hoskins sold the cottage in December 1877 to Charles Vye, a stone cutter who owned it until 1896. There followed almost forty years ownership until 1935 by laborer, Patrick Kelly and his family.

'The cottage's original appearance and frontage, almost on the pavement, is consistent with the grain and texture of development undertaken on Hack's Chichester Gardens Estate, when in 1839, over two hundred blocks were subdivided with 24 feet or 48 feet frontages.' This cottage and the one at 120 Sussex Street contribute an important element of scale and character of this part of Sussex Street.

### STATEMENT OF HERITAGE VALUE:

Located within the Chichester Gardens Estate that was subdivided in 1839, this cottage although built in 1872 for Eli Hoskins, continues in the character and scale that identifies the earlier dwellings built within this early city subdivision. It reflects 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 pair of houses 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 pair of houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s semi-detached residence displaying consistent use of materials such as rendered masonry walls, low scale and simple form.
- (e) It is associated with Chichester Gardens Estate subdivision

### EXTENT OF LISTING:

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

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

House and fence  
 Early Victorian residence, including interior and timber picket fence.

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 1853-1878
- Smith Survey 1880
- GRO RPA Application 16534 8/1/1878
- LTO CTs 299/238, 4376/843, 5813/164
- S Marsden, P Stark & P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 19990, pp 383-4

## HOUSE

**Address:** 125 Sussex Street  
**Certificate of Title:** 5829/242

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted bluestone residence. It retains important stylistic elements including face brick quoins and facings to windows and doors and a verandah.

This area was initially subdivided in 1839 as Chichester Gardens Estate but the Smith Survey of 1880 shows most of the area as vacant land. This house remains an important indication of the type of residences constructed after the Survey, 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 subdivided Town Acres, particularly during the 1880s.
- (d) This single fronted house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1880s Victorian residence displaying consistent use of characteristic materials such as bluestone masonry walls, face brick trim and a verandah.

### EXTENT OF LISTING:

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:** 127 Sussex Street  
**Certificate of Title:** 5809/752

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

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



### HISTORY AND DESCRIPTION:

This house is an excellent example of an 1880s single fronted bluestone residence. It retains important stylistic elements including face brick quoins and facings to windows and doors and a verandah with cast iron brackets.

This area was initially subdivided in 1839 as Chichester Gardens Estate but the Smith Survey of 1880 shows most of the area as vacant land. This house remains an important indication of the type of residences constructed after the Survey, and the use of South Australian bluestone as a building material.

### STATEMENT OF HERITAGE VALUE:

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

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

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

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

### EXTENT OF LISTING:

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 & WELL

**Address:** 128 Sussex Street  
**Certificate of Title:** 5671/233

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

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



### HISTORY AND DESCRIPTION:

The large two storey dwelling which is set back from the Sussex Street frontage is built of limestone, probably quarried on site. Although it was built as a two storey structure circa 1850, it may have evolved from an earlier stone or brick one storey dwelling which is recorded on the Kingston Map of 1842. There is a large cellar under the whole of the stone sections of the house, and alongside is former well that was the initial water supply for the property.

The dwelling is located in the 1839 Chichester Gardens Estate that was subdivided across fourteen Town Acres to create 228 lots. John Barton Hack placed this subdivision into the hands of agents, Henry Watson and Robert Cock, who sold the lots by auction or by private contract. On 27 July 1842 13 lots on TA 1018 were transferred to George Hutton Barnard for £65. In July 1845 Barnard borrowed £150 from William Littlejohn O'Halloran, (Governor Grey's secretary) which may have been used to build the house at 78 Jerningham Street. In April 1847 Barnard sold the 13 lot property to John Bullock, a successful land agent and auctioneer for £350.

When John Gale bought the property from Bullock in 1849 for £410 the 13 lots was 'with dwelling house...together with the messuage or tenement out offices and buildings thereon erected by the said George Hutton Barnard'. This was the two storey dwelling at 78 Jerningham Street, but the messuage or tenement out offices may have referred to the structure that evolved into the Sussex Street property.

In April 1850, Gale obtained a mortgage for £500 and it is assumed he used some of the proceeds to add to the earlier building or to build a new dwelling in Sussex Street, for in August 1854 Gale divided the 13 lots into two parcels of land and sold the eastern parcel comprising the Sussex Street property to Robert Robinson of Walkerville for £800. By this time the Sussex Street property comprised a substantial two storey house on several lots with access to both Stanley and Sussex streets.

The first ACC Rate assessments that recorded properties in North Adelaide for 1849-1851 refers to two substantial buildings which were located on Town Acre 1018. Both were of two storeys and built in stone. Both were owned by John Gale and both still exist. In 1853 the Sussex Street property was referred to as an '8 room 2 storied house'.

An 1860s photograph shows the two houses. It depicts the Sussex Street property with verandahs encircling the northern part of the house. The dwelling's much increased floor plan is also shown on the 1880 Smith Survey. Since then, however, the later additions and possibly the 1840s section were demolished. What remains on site today is the circa 1850s two storey stone building.

The house had minor alterations, including a new balcony and verandah during the ownership of Mary J Taversham (1922-1926) and Isabelle A Schirmer (1943-1955). Major alterations took place in 1972 to the design of Dudley Campbell Smith during the ownership of J D S George when a two storey section was added comprising a kitchen, hallway and bathroom. In 1975 the house was extended at the rear and in 2001 further alterations were undertaken by architect Pauline Hurren, believed to be the niece of D C Smith.

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**HOUSE & WELL, 128 Sussex Street (cont)**

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**STATEMENT OF HERITAGE VALUE:**

Situated in the 1839 Chichester Gardens Estate Subdivision, this limestone dwelling which is an example of early Adelaide architecture, is one of less than half a dozen nineteenth century two storey dwellings in Lower North Adelaide. Still surviving in the grounds on Lot 117 is an old well that is recorded on the 1842 Kingston Map and the 1839 subdivision map for Chichester Gardens.

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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 1850-60s residence displaying consistent use of materials such as rendered masonry walls and simple form.
- (e) It is associated with the development of the Chichester Gardens estate in Lower North Adelaide

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**EXTENT OF LISTING:**

External and interior form, materials and details of this early Victorian two storey residence, including the walls, verandah and roof form associated with the house style. Also includes early well.

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

House and wall

Early Victorian two storey residence, including interior and well.

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

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**REFERENCES**

- ACC Building and surveying plans 8997, 18925, 20734, 21541
- ACC Digest of Proceedings, 10/9/1923
- ACC Rate Assessments 1849-1989
- ACC, Review of Register of City of Adelaide, Heritage Items 1986-1991, 2 Vols, Item 80, 128 Sussex Street.
- Smith Survey 1880
- General Registry Office, Memorial Book Vol 8 Folio 200, 1/1/1847; RPA Application No 8726
- Kingston Map 1842
- GE Loyau, *Notable South Australians*, WL O'Halloran p104, W Whinham, pp43-5
- LTO CTs 113/25, 1261/180, 2342/126, 5671/123
- Smith Survey 1880
- State Library photo MLSA B5206