

HOUSE & FENCE

Address: 30 Walter Street
Certificate of Title: 5520/499

Use: Office
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 single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors, verandah with cast iron decorative bracket and frieze elements.

The outline of this small house is visible in Town Acre 773 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 bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

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
- State Library of South Australia early photograph B 5249

HOUSE & FENCE, 30 Walter Street (cont)



SLSA - B 5249 - 1929

HOUSE

Address: 48 Walter Street
Certificate of Title: 5373/36

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

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



HISTORY AND DESCRIPTION:

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

The allotment on which this house is constructed is shown as a vacant area in the 1880 Smith Survey. This house remains an important indication of the type of residences constructed after that time, some of which, like this one were transitional in that they retained some elements of earlier house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Edwardian transitional masonry residence

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 53 Walter Street
Certificate of Title: 5273/707

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s single fronted bluestone residence. It retains important stylistic elements including brick quoins and facings to windows and doors and simple roof concealed behind a parapet with dog tooth brickwork.

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 57 Walter Street
Certificate of Title: 5677/385

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s gable ended bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, and verandah.

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an 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 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 bluestone masonry walls and detailed render.

EXTENT OF LISTING:

External form, materials and details of this early Victorian gable ended 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: 61 Walter Street
Certificate of Title: 5414/654

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

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



HISTORY AND DESCRIPTION:

This house is a good example of an 1870s gable ended bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors

The 1880 Smith Survey shows Town Acres 788 and 789 built up along Walter Street and the outline of this house is visible on the Survey. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

This house is an 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 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 bluestone masonry walls and detailed render.

EXTENT OF LISTING:

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

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

House
 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: 22 Ward Street
Certificate of Title: 5363/117

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

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



HISTORY AND DESCRIPTION:

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

The 1880 Smith Survey shows the outline of this house in Town Acre 779. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian local stone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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, excluding front porch.

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

SEMI-DETACHED HOUSES

Address: 24 & 26 Ward Street
Certificate of Title: 5506/792; 5428/602

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

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



HISTORY AND DESCRIPTION:

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

The outline of this pair of houses is shown in Town acre 779 in the Smith Survey of 1880. These houses remain an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

The significant number of stone and brick residences, like these 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 semi-detached 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 1870s.
- (d) This pair of single fronted houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical single fronted 1870s semi-detached Victorian residence displaying consistent use of characteristic materials such as sandstone masonry walls, moulded render and a verandah with decorative cast iron details.

EXTENT OF LISTING:

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:

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: 28 Ward Street
Certificate of Title: 5671/100

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is visible in Town Acre 779 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 bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically 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
- State Library of South Australia early photograph B 17042

HOUSE, 28 Ward Street (cont)



SLSA - B 17042 - 1967

HOUSE, FENCE & WALLS

Address: 34 Ward Street
Certificate of Title: 5465/555

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry side fence and front iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 779 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 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 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 Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 38 Ward Street
Certificate of Title: 5318/937

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s-1880s asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, verandah with cast iron decorative brackets and frieze and eaves brackets.

The outline of this house is shown in Town Acre 779 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 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 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 Victorian residence displaying consistent use of materials such as bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 40 Ward Street
Certificate of Title: 5695/94

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown in Town Acre 779 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 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 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 and moulded render.

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

ROW HOUSES

Address: 42-48 Ward Street
Certificate of Title: 5124/271; 5509/744;
 5167/647

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



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

HISTORY AND DESCRIPTION:

These houses are good examples of Edwardian row cottages. They retain stylistic elements including masonry construction and gable ended corrugated iron roofs. The rate assessments indicate that there may be an earlier core to these houses as there is a house on the site in 1853, and the Smith Survey of 1880 shows a similar outline to the current buildings. Later changes have created a turn of the century appearance.

STATEMENT OF HERITAGE VALUE:

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

The significant number of stone and brick residences, like these row houses, constructed between 1890-1920, 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 single fronted row houses display historical and social themes that are of importance to North Adelaide as they represent the continued construction of residences on subdivided Town Acres, particularly during the 1890s.
- (d) This single fronted row houses display aesthetic merit and design characteristics of significance to North Adelaide as they are typical single fronted Edwardian residences displaying consistent use of characteristic materials such as masonry walls and hipped corrugated iron roofs.

EXTENT OF LISTING:

External form, materials and details of these Victorian single fronted row cottages, including the walls and roof form associated with the house style. Excludes the front room/fence addition.

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
 Edwardian row cottages. Excludes front wall/fence addition.

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: 58 Ward Street
Certificate of Title: 5655/983

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

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



HISTORY AND DESCRIPTION:

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

The outline of this house is shown in Town Acre 778 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

Smith Survey 1880

HOUSE & FENCE

Address: 62 Ward Street
Certificate of Title: 5656/7

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah 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 777 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style. Also includes the masonry and iron fence characteristic of this house style.

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 66 Ward Street
Certificate of Title: 5656/10

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s residence of a transitional design. It retains important stylistic elements including sandstone construction, rendered quoins and trim to windows and doors, eaves brackets and decorative timber gable elements. It also retains a masonry and iron fence characteristic of this house style.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House and fence

Edwardian transitional masonry residence and masonry and iron fence.

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 Ward Street
Certificate of Title: 5656/9

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1870s symmetrically fronted sandstone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors and verandah. It also retains a masonry and iron fence characteristic of this house style.

The outline of this house is shown in Town Acre 777 on the Smith Survey of 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian sandstone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 94 Ward Street
Certificate of Title: 5205/116

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of a two storey 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including rendered quoins and facings to windows and doors, verandah 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 776 on the Smith Survey of 1880, although rear additions have occurred since that date. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this Victorian two storey symmetrically 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

SEMI-DETACHED OFFICES

Address: 102 & 104 Ward Street
Certificate of Title: 5874/827

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

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



HISTORY AND DESCRIPTION:

This pair of former houses is an excellent example of a two storey semi-detached 1840s-1860s residence. It exhibits important stylistic elements including rendered masonry walls, a simple pitched roof behind a parapet, cornice, modillions, string course and articulated key stones above the lower windows indicative of its early date of construction. Houses of this period are two rooms in depth.

Rate assessments indicate that this pair was constructed between 1855 and 1859. This pair of former houses remains an important indication of the type of residences constructed at that time, and the use of rendered masonry for the front elevation finish.

STATEMENT OF HERITAGE VALUE:

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

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

- (a) This pair of former 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 former houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s two storey semi-detached residence displaying consistent use of materials such as rendered masonry walls and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian two storey pair of former 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 office
 Part of early Victorian two storey former residence

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

SEMI-DETACHED OFFICES, 102 & 104 Ward Street (cont)



SLSA - B18623 - 1968

SEMI-DETACHED OFFICES

Address: 106 & 108 Ward Street
Certificate of Title: 5874/783, 784

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

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



HISTORY AND DESCRIPTION:

This pair of former houses is a good example of a two storey semi-detached 1840s-1860s residence. It exhibits important stylistic elements including rendered masonry walls, a simple pitched roof behind a parapet and rendered detailing indicative of its early date of construction. Houses of this period are two rooms in depth. There have been some modifications including addition of window trim to the first floor, removal of render details and alteration to a ground floor window.

Rate assessments indicate that this pair was constructed between 1861 and 1862. This pair of former houses remains an important indication of the type of residences constructed at that time, and the use of rendered masonry for the front elevation finish.

STATEMENT OF HERITAGE VALUE:

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

RELEVANT CRITERIA:

- (a) This pair of former 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 former houses displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s two storey semi-detached residence displaying consistent use of materials such as rendered masonry walls and simple form.

EXTENT OF LISTING:

External form, materials and details of this early Victorian two storey pair of former 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 offices
 Pair of early Victorian two storey former residences

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

REFERENCES

- ACC Rate Assessments
- Smith Survey 1880

OFFICES

Address: 175 Ward Street
Certificate of Title: 5864/174

Use: 5864/174
Carclew Policy Area: PA5
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

These offices are located in a range of one and two storey former outbuildings with sandstone walls and brick quoins and edges to openings. The outbuildings are associated with the house at 63 Palmer Place which was constructed in 1901.

A house pre dating 1880s was built with its frontage onto Palmer Place, while the stables which are recorded on the 1880 Smith Survey, were built to the rear with access to Ward Street. While the plan of the stables appears unchanged, alterations to them have the character of the early 1900s when the house was constructed. These former stables can be compared to those at 177-181 Ward Street for early 1900 modifications.

STATEMENT OF HERITAGE VALUE:

These former outbuildings are indicative of the additional buildings required to provide accommodation for all the activities of a major residential establishment up to the 1920s.

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

- (a) These former outbuildings display historical and social themes that are of importance to North Adelaide as they are indicative of the establishment of substantial properties in the area during the nineteenth century.
- (b) These former outbuildings represents customs or ways of life that are characteristic of the local area, as they provided stabling for horses which were the main source of transportation before the 1920s.
- (d) These former outbuildings displays aesthetic merit and design characteristics of significance to North Adelaide as they repeat the aesthetic of one of the major architect designed residences on Palmer Place.

EXTENT OF LISTING:

External form, materials and details of these Edwardian former outbuildings, including the walls and roof form associated with the building type.

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

Offices - 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 189-1910
- Smith Survey 1880
- LTO CTs 1311/113, 5864/274

FORMER STABLES & WALL

Address: 177-181 Ward Street
Certificate of Title: 5101/654

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

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



HISTORY AND DESCRIPTION:

These offices are located in a range of one and two storey former outbuildings with sandstone walls and brick quoins and edges to openings. The outbuildings are associated with the house at 58 Palmer Place which was constructed in 1900 and designed by English & Soward.

STATEMENT OF HERITAGE VALUE:

These former outbuildings are indicative of the additional buildings required to provide accommodation for all the activities of a major residential establishment up to the 1920s.

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

- (a) These former outbuildings display historical and social themes that are of importance to North Adelaide as they are indicative of the establishment of substantial properties in the area during the nineteenth century.
- (b) These former outbuildings represents customs or ways of life that are characteristic of the local area, as they provided stabling for horses which were the main source of transportation before the 1920s.
- (d) These former outbuildings displays aesthetic merit and design characteristics of significance to North Adelaide as they repeat the aesthetic of one of the major architect designed residences on Palmer Place.

EXTENT OF LISTING:

External form, materials and details of these Edwardian former outbuildings, including the walls and roof form associated with the building type.

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

Former Stables and wall
 Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/4/1901
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/4/1901
- ACC Rate Assessments 1851-1902
- Smith Survey 1880
- LTO CTs 1311/114, 5864/174

HOUSE

Address: 182 Ward Street
Certificate of Title: 5265/41

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

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



HISTORY AND DESCRIPTION:

This former house is an excellent example of an 1890s-1920s face red brick residence. It retains important stylistic elements including red face brick walls, a projecting gable wing with strapping and roughcast render. The rendered bay is interesting as it only occupies half of the front gable section.

This area of North Adelaide was subdivided in 1872 and subsequently developed during the decade following. This house remains an important indication of the type of residences constructed at that time, and the use of 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 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 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, roughcast render and decorative timber elements.

EXTENT OF LISTING:

External form, materials and details of this Edwardian Arts and Crafts style former residence, including walls and roof form associated with the house style.

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

House
 Edwardian Arts and Crafts style former residence

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

REFERENCES

- Smith Survey 1880

HOUSE & WALLS

Address: 235 Ward Street
Certificate of Title: 5855/228

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

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1890s-1920s Edwardian residence constructed during the Federation period. This large two storey corner residence was designed by Guy St Makin for his own occupation. Using design elements from the Arts & Craft Movement, the dominant corner villa was built in 1916 by contractor G Hudd for an estimated cost of £2600. Makin was well known for the design of several large villas before the 1950 for the fashionable and wealthy in North Adelaide. Makin was well known for the design of several large villas before the 1950 for the fashionable and wealthy in North Adelaide.

Born in Gawler in 1879, Makin served articles with two firms of Adelaide architects before working with the Architectural Association in London. Makin, who died in 1970, was independently wealthy and hence had the option to be rather careful in the commissions he accepted. He was known as an elder statesman in the architectural profession in Adelaide and was known for his rather traditional approach to architecture. He was also known for his work in a simplified Georgian style.

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 rendered masonry walls and other Arts and Crafts details. It was designed by notable architect Guy Makin.

EXTENT OF LISTING:

External and internal form, materials and details of this two storey Inter War 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 and walls

Two storey Edwardian/Inter-War residence, including interior and boundary walls

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

REFERENCES

- ACC Building Surveyors Dept - Return of Plans 30/6/1916
- ACC Building Surveyors Dept - Return of Surveyor's Notices 30/6/1916
- ACC Rate Assessments 1905-1930
- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991, 2 Vols, Item 63*, 235 Ward Street.
- Smith Survey 1880
- LTO CTs 1048/120, 5855/228
- RAIA, *Register of Twentieth Century Architecture in SA, 1986*, for G Makin

HOUSE

Address: 267 Ward Street
Certificate of Title: 5190/834

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 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with complex roof form, corrugated iron roof, face brick quoins to windows and doors, a verandah and decorative timber elements.

The Smith Survey of 1880 shows an earlier house on this allotment in Town Acre 754. This house remains an important indication of the type of residences constructed to replace early dwellings after 1880. Some of the replacement houses, like this one, were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 271 Ward Street
Certificate of Title: 5185/868

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 1890s-1920s residence of a transitional design. It retains important stylistic elements including bluestone wall construction, combined with hipped and gabled corrugated iron roof, tall brick chimneys, face brick quoins to windows and doors, with decorative timber verandah and gable elements.

The Smith Survey shows the outline of a small group of attached cottages on this allotment in Town Acre 754 in 1880. This house remains an important indication of the type of residences constructed as replacement for early structures, some of which, like this one were transitional in that they retained some elements of earlier Victorian house design.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE

Address: 275 Ward Street
Certificate of Title: 5912/216

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 asymmetrically fronted bluestone residence. It retains important stylistic elements including projecting front wing, face brick quoins and facings to windows and doors, and a verandah.

The Smith Survey shows the outline of a small building at the street line on this allotment in Town Acre 754 in 1880. This house remains an important indication of the type of residences constructed during the 1880s to replace earlier structures, 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 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 previously 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 bluestone masonry walls and red face brick trim.

EXTENT OF LISTING:

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

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

House
 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: 277 Ward Street
Certificate of Title: 5464/204

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 1870s symmetrically fronted bluestone residence. It retains important stylistic elements including red face brick quoins and facings to windows and doors, and verandah with cast iron brackets.

The Smith Survey shows the outline of this house on this allotment in Town Acre 754 in 1880. This house remains an important indication of the type of residences constructed at that time, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE, FENCE & WALL

Address: 286 Ward Street
Certificate of Title: 5366/231

Use: Residence
Carclew Policy Area: PA5
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 substantial symmetrically fronted bluestone house with two bay windows was constructed in 1870 on half of Town Acre 766. The house has retained its setting and the block has not been subdivided. The outline and siting of the house with its boundary fences can be seen 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 bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

External form, materials and details of this two storey Victorian symmetrically fronted residence, including the walls, verandah and 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, fence and wall

Two storey Victorian symmetrically fronted residence, including interior and masonry and iron fence and western boundary masonry wall.

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

REFERENCES

- ACC Rate Assessments 1867-1873
- Smith Survey 1880
- LTO CTs 1516/23, 5366/231

HOUSE & WALLS

Address: 296 Ward Street
Certificate of Title: 5351/152

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

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



HISTORY AND DESCRIPTION:

When this property was built in 1866, the *South Australian Register* for 6 January 1867 stated, 'Messrs G & E A Hamilton are the architects for the erection of a very substantial house for E K Horn of North Adelaide, containing every requisite for comfort and convenience as a good family residence'. The property remained the only structure on Town Acre 766 until Horn subdivided it to build the adjoining property at 286 Ward Street in 1870.

Others who have been associated with this dwelling were Sir William Milne in the late 1890s, and later, doctors Sir Thomas G & CG Wilson from the 1920s.

Sir TG Wilson was a prominent gynaecologist and obstetrician who did much for the advancement of this branch of medicine in South Australia. Born in Armidale in 1876 and with his early career spent in Europe, his first appointment in Adelaide was in 1902 as Honorary Assistant Gynaecologist at the Royal Adelaide Hospital. He was also associated to the Queen Victoria Maternity Hospital for nearly forty years. He received his knighthood in 1950 and died in 1958 at the age of eighty-two.

While the property has undergone several major additions and alterations, the boundary fencing has retained its mid nineteenth century character. The house now presents an Inter War Mediterranean appearance which would indicate that it was upgraded sometime in the 1920s or 1930s when this style of design was popular.

STATEMENT OF HERITAGE VALUE:

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

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

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

- (a) This house displays historical and social themes that are of importance to North Adelaide as it represents the continued adaptation of early residences after the First World War.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it appears as a typical 1920s-1930s Inter-War 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 single storey Inter War Mediterranean style residence including rendered masonry walls and expansive roof form. (Note adapted from 1860s house)

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Building Surveyors Dept - Plans between 1948-1974 ACC Rate Assessments 1865-1875
- Smith Survey 1880
- J Escourt Hughes, *A History of the Royal Adelaide Hospital*, 1982 (2nd edition), p 174.
- LTO CTs 540/2, 5351/152

HOUSE & FENCE

Address: 305 Ward Street
Certificate of Title: 5390/572

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 symmetrically fronted bluestone residence. It retains important stylistic elements including brick/rendered quoins and facings to windows and doors, verandah and eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

This dwelling was built before November 1889 for W F Crabb. The house was the last property to be built on Town Acre 756 after it was originally subdivided in 1852 when the property at 68 Strangways Terrace was built on half of the acre. The allotment is shown as vacant on the Smith Survey of 1880.

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 previously subdivided Town Acres, particularly during the 1880s.
- (d) This symmetrically 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/bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian symmetrically fronted residence, including the walls, verandah and roof form associated with the house style. Also includes brick and masonry fence pillars and plinth.

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 1880-1890
- Smith Survey 1880
- LTO CTs 1036/128, 5390/573