

HOUSE & FENCE & WALL

Address: 1-5 Wellington Square
Certificate of Title: 5389/796

Use: Residence
Wellington Square
Policy Area: PA3
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 1870s-1880s symmetrically fronted masonry residence. It was constructed in 1874 for Thomas Templer. It retains important stylistic elements including simple rectangular form and hipped roof verandah. The original verandah, which extended around three sides, has been replaced with a simple classical portico at the front. The walls have been rendered and side and rear extensions undertaken. Despite the cosmetic changes undertaken to the house during the 1920s, it retains its early form and scale. It also retains a masonry and iron fence characteristic of this house style.

The edge of Wellington Square was developed during the 1870s and 1880s as a prestigious residential address of similar status to the high parklands frontage such as Le Fevre Terrace

STATEMENT OF HERITAGE VALUE:

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

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

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

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

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. Includes the masonry and iron front fence and side boundary masonry 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, fence and wall

Victorian symmetrically fronted residence and masonry and iron front fence and side boundary masonry wall

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

HOUSE & FENCE & WALL, 1-5 Wellington Square (cont)

REFERENCES

- Smith Survey 1880
- ACC Rate Assessments



SLSA - B 2330 - 1924



SLSA - B 3244 - 1926

APARTMENTS, GARAGE OUTBUILDING & FENCE (Sunningdale)

Address: 21-29 Wellington Square
Certificate of Title: 5689/451-462 5911/134-144

Use: Residential
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

Known as Sunningdale, these flats were built in 1935 to a design by architects McMichael and Harris. The two storey building is designed in a simplified Inter War Mediterranean style with careful asymmetrical massing and repetition of elements. Typical features include smooth rendered walls in a pale stone colour, low pitched expansive roof sections, and applied classical moulding above entrance doors. Sunningdale was built in the period between the wars when self-contained apartments (usually in two storey structures), became a fashionable alternative to single houses. However, the Second World War saw the popular trend halted until the 1970s.

In 1926 Eric Michael went overseas and returned with "a fresh approach to design". He was known in the late 1920s and 1930s for his innovative work, both in terms of its design and in relation to the construction systems and materials employed. McMichael's firm designed some of the City's largest buildings of the Inter-War period, including the Darling Building and the Savings Bank of South Australia Headquarters in King William Street. His design for the Sunningdale Flats is thoroughly consistent with his approach to design displayed elsewhere at this time.

These flats can be compared to Greenways on the corner of Kermode Street and King William Road, Deep Acres at 283-291 Melbourne Street and Felicitas, also in Wellington Square. All area of similar date, although design features differ slightly for each.

STATEMENT OF HERITAGE VALUE:

Sunningdale apartment block demonstrates the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period, but which was cut short by the Second World war and subsequent building restrictions. They are a major element in the Wellington Square streetscape.

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

- (a) These apartments display historical and social themes that are of importance to North Adelaide as they demonstrate the emergence of a trend for flats as a residential alternative in North Adelaide in the Inter War period.
- (d) These apartments displays aesthetic merit and design characteristics of significance to North Adelaide as they are an intact block of Inter War apartments, designed by architects McMichael and Harris.
- (f) These apartments are a notable landmark in the Wellington Square streetscape.

EXTENT OF LISTING:

External and interior form, materials and details of the two storey Inter War apartment block, including garage, rear outbuildings and low masonry fence.

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

Apartments, garage outbuilding and fence (Sunningdale)

Two storey Inter-War apartment block, including interiors and garage outbuildings at the rear and low masonry fence

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

APARTMENTS, GARAGE OUTBUILDING & FENCE (Sunningdale), 21-29 Wellington Square (cont)

REFERENCES

- ACC, *Review of Register of City of Adelaide, Heritage Items 1986-1991*, 2 Vols, Item 71, Sunningdale Flats, Wellington Square.
- Smith Survey 1880
- LTO CTs 3637/138-149, 5689/456



SLSA - B 8747 - 1939



SLSA - B 6919 - 1942

HOUSE & WALL

Address: 41 Wellington Square
Certificate of Title: 5377/557

Use: Residence
Wellington Square
Policy Area: PA3
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 Inter-War Tudor revival style residence. It retains important stylistic elements including steeply pitched roof form with half-timber gable ends and a masonry verandah porch. This dwelling was built in 1926 for Dr J B Dawson. It was estimated to cost £2750 and the builder was J McDonough.

This style of house was constructed as infill development as town acres were further subdivided between the wars. Town Acre 840 was subdivided into four allotments in 1919. 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 Tudor revival 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 Tudor revival residence design displaying consistent use of typical materials such as brick and freestone walls, steeply pitched roof with strapped gable ends and distinctive porch elements.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Tudor revival style residence, including the walls, verandah and roof form associated with the house style. Includes earlier masonry front boundary 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

HOUSE & WALL, 41 Wellington Square (cont)

REFERENCES

- ACC Building Surveyors Dept - Return of Plans November 1925
- ACC Rate Assessments 1918-1930
- Smith Survey 1880
- LTO CTs 1410/110, 5377/557



SLSA - B 4115 - 1927

SEMI-DETACHED HOUSES & PIERS & FENCE BASE

Address: 42 & 44 Wellington Square
Certificate of Title: 5855/898; 5499/353

Use: Residences
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

These houses are excellent examples of semi-detached 1870s single fronted bluestone residences. They retain important stylistic elements including rendered quoins, string course and facings to windows and doors, verandah with decorative timber brackets. The roof form is concealed behind a low parapet with a central triangular pediment. They also retain the masonry piers and plinth of the front fence which is characteristic of this house style.

The outline of this pair of attached cottages is visible in Town Acre 837 on 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 bluestone 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) These single fronted houses display historical and social themes that are of importance to North Adelaide as they represents the continued construction of residences on subdivided Town Acres, particularly during the 1870s.
- (d) These single fronted houses display aesthetic merit and design characteristics of significance to North Adelaide as typical attached single fronted 1870s Victorian residences displaying consistent use of characteristic materials such as bluestone masonry walls, parapet and moulded render and a verandah with decorative timber brackets.

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. Includes piers and plinth of 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:

[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: 46 Wellington Square
Certificate of Title: 5119/851

Use: Residence
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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

**HISTORY AND DESCRIPTION:**

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

This small allotment in Town Acre 837 is shown as vacant on the Smith Survey of 1880. However this dwelling would have been constructed soon after. 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 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 house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1880s Victorian residence displaying consistent use of materials such as masonry walls, detailed render and decorative cast iron.

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

Address: 50 Wellington Square
Certificate of Title: 5127/613

Use: Residence
Wellington Square
Policy Area: PA3
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This house is an excellent example of an 1850s-1860s simple workers cottage. It exhibits important stylistic elements including low scale and simple detailing indicative of its early date of construction. Houses of this period display gable ended or simple hipped roof form and are one or two rooms in depth. This house retains side walls of limestone and a slate tiled roof. The front wall would appear to have been replaced.

The outline of a small cottage is visible on this allotment in Town Acre 837 on The Smith Survey of 1880. This house remains an 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:

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

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

- (a) This cottage 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 1850s-60s.
- (d) This cottage displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1850s-60s residence displaying consistent use of typical materials such as rendered masonry walls, low scale and simple form.

EXTENT OF LISTING:

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

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

House
 Frontage and side wall returns visible from the street

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

REFERENCES

- Smith Survey 1880

HOUSE & FENCE

Address: 55-59 Wellington Square
Certificate of Title: 5101/367

Use: Residence
Wellington Square
Policy Area: PA3
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 Inter-War Tudor revival style residence. It retains important stylistic elements including steeply pitched roof form with half-timber gable ends and a masonry verandah porch. The house was built for William Green between 1925 and 1926 at a cost of £2300. J McDonough, who was the builder, also constructed the property at 41-45 Wellington Square.

This style of house was constructed as infill development as town acres were further subdivided between the wars. Town Acre 840 was subdivided into four allotments in 1919. 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 Tudor revival 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 Tudor revival residence design displaying consistent use of typical materials such as brick and freestone walls, steeply pitched roof with strapped gable ends and distinctive porch elements.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Tudor revival style residence, including the walls, verandah and roof form associated with the house style. Includes earlier masonry front boundary 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

HOUSE & FENCE, 55-59 Wellington Square (cont)

REFERENCES

- ACC Building Surveyors Dept - Register of Plans September 1925
 - ACC Rate Assessments 1880-1930
 - Smith Survey 1880
 - LTO CTs 1384/26, 5100/892
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SLSA - B 4116 - 1927

HOUSE

Address: 56-60 Wellington Square
Certificate of Title: 5233/289

Use: Residence
Wellington Square
Policy Area: PA3
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 two storey asymmetrically fronted sandstone residence. It retains important stylistic elements including projecting front wing, rendered quoins and facings to windows and doors, two level verandah and eaves brackets. It was built in 1878 for Charles Wilcox.

Wilcox appears to have had an interest in a steam mill directly behind his house that operated on Town Acre 836 off Cambridge Street. Such a mill in the back streets of predominantly residential North Adelaide was unusual for this part of the city. Further, it was not common practice for a manager or owner of such an industrial facility to build his dwelling so close to his place of work.

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 sandstone masonry walls, detailed render and 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.

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 1875-1882
- Smith Survey 1880
- LTO CTs 4003/257, 5233/289

HOUSE

Address: 61 Wellington Square
Certificate of Title: 5790/916

Use: Residence
Wellington Square
Policy Area: PA3
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 Inter-War Old English style residence. It retains important stylistic elements including steeply pitched roof form and rendered walls with gable ends and a masonry verandah porch. An application to build a dwelling on this site was made by TS Shearer in July 1927. The contractor was John McDonough who also built the residences at 41 and 55 Wellington Square in the same period.

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

STATEMENT OF HERITAGE VALUE:

This house is an important example of the Old English revival style 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 Old English revival residence design displaying consistent use of steeply pitched roof form and rendered walls with gable ends and a masonry verandah porch.

EXTENT OF LISTING:

External form, materials and details of this Inter-War Old English revival style residence, including the walls, porch and roof form associated with the house style.

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

House
 Frontage and side wall returns visible from the street

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

HOUSE, 61 Wellington Square (cont)

REFERENCES

- ACC Building Surveyors Dept - Register of Plans July 1927
- ACC Rate Assessments 1925-1930
- Smith Survey 1880
- LTO CTs 1429/2, 5790/916



SLSA - B 4886 - 1928

HOUSE & FENCE

Address: 82 Wellington Square
Certificate of Title: 5865/141

Use: Residence
Wellington Square
Policy Area: PA3
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 bluestone 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, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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 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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay 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

Address: 86 Wellington Square
Certificate of Title: 5865/138

Use: Residence
Wellington Square
Policy Area: PA3
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 bay fronted bluestone 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, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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 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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, the verandah form, the 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: 90 Wellington Square
Certificate of Title: 5377/678

Use: Residence
Wellington Square
Policy Area: PA3
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 bay fronted bluestone 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, eaves brackets. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, 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 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 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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls, the verandah form, the 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 Wellington Square
Certificate of Title: 5273/409

Use: Residence
Wellington Square
Policy Area: PA3
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-1880s bay fronted masonry residence (now rendered). It retains important stylistic elements including a projecting front bay. It also retains a masonry and iron fence characteristic of this house style.

The south side of Town Acre 882 is shown as vacant in the Smith Survey of 1880. However, this house and the four other similar residences along this section of Wellington Square were constructed soon after and continued the speculative development begun on the northern edge of the Town Acre in Gover Street. This house remains an important indication of the type of residences constructed in the 1880s, and the use of South Australian bluestone as a building material.

STATEMENT OF HERITAGE VALUE:

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

EXTENT OF LISTING:

External form, materials and details of this Victorian bay fronted residence, including the walls and roof form and the front fence associated with the house style. Excludes alterations to front elevation.

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 West Pallant Street
Certificate of Title: 5493/652

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

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

**HISTORY AND DESCRIPTION:**

This house is a good example of an 1890s symmetrically fronted masonry residence. It retains stylistic elements including masonry walls, hipped corrugated iron roof and a verandah.

The Smith Survey of 1880 shows an outbuilding or shed on this allotment in Town Acre 1006, but this house was constructed in the next decade. It was built by John Pinnick, a bootmaker, in 1895. The small piece of land was part of a larger L-shaped lot that had extended from Sussex to Melbourne Street and which was owned by Samuel Higgins, a brewer and his wife until 1890. When Pinnick bought the property at 18 West Pallant Street in 1894, he decided to build another property on the land for rental and made an application to do so in January 1895.

When 14 West Pallant was given its own title in 1920, it was sold to Peter and Fanny Ann Golding who owned the dwelling for thirty one years until 1951. As was a common occurrence, for twenty five years following the Second World War, small properties such as this were eagerly bought by New Australians who preferred to buy cheaper older city properties.

STATEMENT OF HERITAGE VALUE:

This house is an example of the type of residences constructed in North Adelaide during the 1880s-1890s, 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 and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s Victorian residence displaying consistent use of materials such as masonry walls and corrugated iron roof.

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
 Frontage and side wall returns visible from the street

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

REFERENCES

- ACC Building Surveyors Plan Books 31/1895
- ACC Rate Assessments 1869-1897
- Smith Survey 1880
- LTO CTs 9/40, 72/107, 376/16, 701/72, 1190/20, 3296/99, 4016/975, 4170/18, 5493/652.

HOUSE

Address: 18 West Pallant Street
Certificate of Title: 5273/14

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

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

**HISTORY AND DESCRIPTION:**

This house is an example of an 1870s symmetrically fronted masonry residence. Rate assessments indicate that the dwelling was constructed in 1876 by Samuel Higgins, a brewer,. The land in Town Acre 1006 on which this dwelling was built was part of an L-shaped lot, almost a third of an acre, that extended from Sussex to Melbourne Street and which was owned by Higgins and his wife until 1890. He also built two houses fronting Melbourne Street before 1881.

When this property was given a separate title in 1920, it was transferred to Jessie and Fred Larnar. After that the property has a long history of being rented out. Further, as was a common occurrence for twenty five years following the Second World War, small properties such as this were eagerly bought by New Australians who preferred to buy cheaper older city properties for cash or by private loan. As they paid off one property, they bought others which were rented out, as was this dwelling between 1952 and 1968.

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. It was built 1876 for Samuel Higgins, a brewer.

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.

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

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REFERENCES

- ACC Rate Assessments 1869-1897
- Smith Survey 1880
- LTO CTs 9/40, 72/107, 376/16, 701/72, 1415/129, 3664/27, 5273/14.

HOUSE

Address: 31 West Pallant Street
Certificate of Title: 5019/523; 5019/524;
 5019/525

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



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

HISTORY AND DESCRIPTION:

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

In 1867 the Adelaide City Council Rate Assessments record 'unfinished houses' on site owned by carpenter, Charles William Skegg. By 1869 the cottages were assessed separately at ten pounds each and were rented out. Skegg owned the cottages for thirty years until his death in 1898.

Between 1920 and 1954, William and Rachel Hicks, butchers, from Mount Torrens owned the two cottages and rented them out. The West Pallant house remained divided and on a strata title arrangement before coming under one title when converted to one house.

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 1867 brick and stone cottage was built as a pair of cottages for carpenter, Charles W Skegg and it contributes to the essential nineteenth century character of this area.

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

- (a) This cottage 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 1860s.
- (d) This cottage displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1860s residence displaying consistent use of typical materials such as random limestone walls, low scale and simple form.
- (e) It is associated with a notable 1860s local builder Charles W Skegg.

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

HOUSE, 31 West Pallant Street (cont)

REFERENCES

- ACC Rate Assessments 1865-1869
- Smith Survey 1880
- LTO CTs 99/227, 2185/174, 175, 5019/525
- *Observer*, 4/6/1898, death notice for CW Skegg
- *SA Directories* 1872-1950



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