

## HOUSE

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**Address:** 102 Finnis Street  
**Certificate of Title:** 5797/858

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**Use:** Residential  
**Finniss Policy Area:** R12  
**North Adelaide Historic (Conservation) Zone**

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

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### HISTORY AND DESCRIPTION:

This house was built in 1894 as part of a small subdivision by Newland Simpson for buyers who were comfortably well off. Using parts of four Town Acres, 991, 992, 965 and 966 that were vacant except for one house on TA 966, he created thirteen lots on which he built dwellings on four of the lots between 100 and 114 Finnis Street. Built towards the end of a severe recession they were rented out until sold. Many houses such as this built for the middle class in North Adelaide were investment properties for married and unmarried women who rented them out while they lived elsewhere.

This property at 102 Finnis Street on part lots 11 & 12 was sold to Agnes McEwin for £900 in June 1894. She owned the property until her death in May 1936. She was the widow of the Reverend John McEwin, who was a minister of the Hindmarsh Congregational Church. The house was transferred to two unmarried women Annie May Bell and MW Jeffries who owned the property for almost thirty years until 1965.

### STATEMENT OF HERITAGE VALUE:

This dwelling is part of an speculative subdivision of several houses built in 1894 and is an important example of the type of residences constructed in North Adelaide during that time, 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 1895 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.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1890s late 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 1890s Edwardian transitional masonry residence, incorporating the principal front rooms, the verandah form and the predominant roof form associated with the house style.

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

House  
Frontage and side wall returns visible from the street

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

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## **REFERENCES**

- ACC Building Surveyors Plan Books February-June 1894
- ACC Rate Assessments 1893-1905
- Smith Survey 1880
- *Advertiser*, 18/5/1936, obituary and death notice for Mrs Agnes McEwin.
- LTO Title Records
- *SA Directories*