

SEMI-DETACHED HOUSES

Address: 11&12 Barton Terrace East
Certificate of Title: 5609/584; 5854/892

Use: Residential
Lefevre Policy Area: PA7
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

This pair of houses is an excellent example of a semi-detached 1890s-1920s Edwardian residence constructed during the Federation period. It retains important stylistic elements including rock faced sandstone walls, brick quoining and window and door surrounds, tall brick chimneys, elaborate gable ends, decorative timber verandah elements and bullnose verandah roof profile.

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

STATEMENT OF HERITAGE VALUE:

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

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

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

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

EXTENT OF LISTING:

Original external form, materials and details of this pair of Edwardian masonry semi-detached residences, including the walls, roof and verandah form associated with the house style.

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

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

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

REFERENCES

- Smith Survey 1880