

HOUSE

Address: 120 Finnis Street
Certificate of Title: 5781/764

Use: Residence
Finniss Policy Area: PA12
North Adelaide Historic (Conservation) Zone

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



HISTORY AND DESCRIPTION:

Cecil Jenkins was responsible for building two villas and three cottages on TA 965 in 1907. The builder for these properties was J F Gilbert. This property and the one next door at 116 were built at this time. The first owner of the new dwelling was Walter Ashford who rented it out while he continued to live at Unley. When Ashford sold his dwelling to CHW and Florence Paterson in 1924 it was for £800.

This house is a good example of a single fronted 1890s-1920s cottage of a transitional design. It retains important stylistic elements including masonry wall construction, simple hipped roof and verandah

STATEMENT OF HERITAGE VALUE:

This cottage 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 cottage, 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 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 1890s-1920s.
- (d) This cottage 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, corrugated iron roof and timber windows, doors and verandah elements.

EXTENT OF LISTING:

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

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 16/11/1906, 26/11/1906.
- ACC Rate Assessments 1893- 1909.
- Smith Survey 1883-1909
- LTO Title Records
- SA Directories