

Address: 125 Jeffcott Street
Certificate of Title: 5022/910

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

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



HISTORY AND DESCRIPTION:

These apartments known as 'Woodlands' were converted from a mid 1880s two storey residence by owner Sydney Gordon Cocks in 1940. The conversion costing £3800 and undertaken by builder T Williamson, created four self-contained flats. The external style reflected the architectural trends of the time immediately before the Second World War

Apartment living which was a trend between the wars, did not gain popularity again until the 1970s when there was a revival for apartment living. While these flats were not purpose built like Deep Acres, Greenways and Sunningdale, they were converted to create self-contained flats as opposed to the creation of rooms for rental within a private house which are more associated with a lodging house or low cost guest house.

STATEMENT OF HERITAGE VALUE:

Woodlands apartments were part of a trend for this type of city living between the wars, and demonstrate the conversion of earlier single residences to a number of dwellings.

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

- (a) The apartments display historical and social themes that are of importance to North Adelaide as they reflect the provision of a new form of residential accommodation in the 1930s.
- (d) The apartments display aesthetic merit and design characteristics of significance to North Adelaide as they are an excellent example of Inter-War design.
- (e) The apartments are associated with the trend to apartment living in the city during the 1930s and 1940s

EXTENT OF LISTING:

The external form, materials and details of the block of Inter War apartments walls, and roof form and masonry fence associated with the building style.

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

[Apartments \(Woodlands\)](#)
[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 February 1940
- ACC Rate Assessments 1887-1940
- Smith Survey 1880
- LTO Title Records
- State Library photo B10418 1941

APARTMENTS (WOODLANDS), 125 Jeffcott Street (cont)



SLSA - B10418 - 1941