

SEMI-DETACHED HOUSES

Address: 148-150 & 152-154
Barnard Street
Certificate of Title: 5129/747; 5143/5957

Use: residential
Hill Street Policy Area: PA1
North Adelaide Historic (Conservation) Zone

Heritage Status: LHP
Other Assessments: Former LHP(T) 152 only
Conservation Reports: Nil



HISTORY AND DESCRIPTION:

This pair of semi-detached terrace houses, constructed of bluestone with a rendered parapet, was built for J E Scott between 1871 and 1877. While the adjacent property at 156-58 was built in 1871 as a two storey structure, this pair at 150-52 Barnard Street appears to have been built in three stages.

Using information from the Adelaide City Council annual rate assessments, it appears that the first part of the terrace at 152 was built as a one storey structure in 1874 when it was given a rateable value of £25. In 1876 a two storey house was built alongside at 150 Barnard Street and was rated at £70. In 1877 the annual rateable value for one storey terrace was more than doubled when it was assessed at £60, suggesting it had been added to, to become the two storey structure which is there now.

STATEMENT OF HERITAGE VALUE:

This pair of attached two storey residences 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 pair of houses, constructed between 1870 and 1890 throughout this section of the city, is 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 residences on recently subdivided Town Acres, particularly during the 1870s and 1880s.
- (d) This pair of houses 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 bluestone masonry walls, detailed render and highly decorative cast iron.

EXTENT OF LISTING:

Original external form, materials and details of this pair of two storey Victorian single fronted residences, incorporating the walls, parapet 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:

[No 150 Barnard Street](#)
[Semi-detached houses](#)
[Pair of two storey Victorian single fronted residences](#)

[No 152 Barnard Street](#)
[Semi-detached houses](#)

North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place

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 1864-1880
- Smith Survey 1880
- LTO Title records