

## HOUSE

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**Address:** 15 Finnis Court  
**Certificate of Title:** 5202/861

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

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**Heritage Status:** LHP  
**Other Assessments:** Townscape Initiative 1993  
**Conservation Reports:** Nil

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### HISTORY AND DESCRIPTION:

This house is an interesting example of an 1880s-1890s late Victorian brick straight fronted residence with a projecting gable at the northern end of the front wall.

Town Acre 964 had been divided into long narrow allotments by the time of the Smith Survey in 1880 but the houses in the lane to be known as Finnis Court had not been constructed. This house remains an important indication of the type of residences constructed after that time, and the use of brick as a building material.

### STATEMENT OF HERITAGE VALUE:

This house is an important example of the type of residences constructed in North Adelaide during the 1880s-1890s, 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 1880 and 1890 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 1880s and 1890s.
- (d) This house displays aesthetic merit and design characteristics of significance to North Adelaide as it is a late Victorian residence displaying consistent use of typical materials such as brick masonry walls and incorporating a verandah and gable along the front elevation.

### EXTENT OF LISTING:

Original external form, materials and details of this late Victorian residence, including the walls and roof form and verandah. Excludes rear extensions and carport.

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

House  
Early Victorian residence. Excludes rear additions

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

### REFERENCES

- Smith Survey 1880