

## SEMI-DETACHED HOUSES

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**Address:** 188 & 190 Barton Tce West  
**Certificate of Title:** 5432/250; 5220/182

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

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

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### 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 face red brick walls, stucco and timber gables, decorative timber verandah elements, bullnose verandah roof profile.

Town Acre 995 is shown as undeveloped and vacant in the Smith Survey of 1880 but was subsequently developed during the decades following. This pair of houses remains an important indication of the type of semi-detached residences constructed at that time, and the use of design sources from Europe and Britain including Queen Ann, 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 face brick walls and highly decorative timber elements.

### EXTENT OF LISTING:

External form, materials and details of this Edwardian/Federation pair of residences, incorporating the walls, verandah 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:

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